

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
RP-101 King County shall strive to provide a high quality of life for all of its residents by: working with cities, special purpose districts, and residents to develop attractive, safe, and accessible communities at appropriate urban and rural service levels; <del>((retain)) retaining</del> rural character and rural neighborhoods; planning for and accommodating housing affordable to all income levels; <del>((support)) supporting</del> economic development; <del>((promote)) promoting</del> equity and racial and social justice; <del>((preserve and maintain)) preserving and maintaining</del> resource and open space lands; <del>((preserve)) preserving</del> the natural environment; and <del>((protect)) protecting</del> significant cultural and historic resources.	Substantive change	Updated to reflect 2022 <a href="#">House Bill 1220</a> and Countywide Planning Policy housing mandates  Clarifying edits to reflect existing intent	County actions support development of, and access to, housing affordable to all incomes	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory (K.C.C)</li> <li>Description of proposed regulations:                             <ul style="list-style-type: none"> <li>Expand voluntary inclusionary housing program to all urban unincorporated areas and two rural towns.</li> <li>Streamline permitting processes for, and incentivize development of, middle housing.</li> <li>Streamline permitting processes for emergency housing.</li> </ul> </li> <li>Anticipated resource need: none identified</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Added language is consistent with recent changes in state and countywide requirements for affordable housing planning.</li> <li>The policy format could be clarified by numbering the subsections.</li> </ul>
RP-102 In its planning processes, including the development, update, and implementation of King County plans, <del>((King)) the</del> County shall use equitable engagement strategies to actively solicit public participation from a wide variety of sources, particularly from populations historically underrepresented or excluded from planning processes <del>((in its planning processes, including the development, update, and implementation of its plans)).</del>	Substantive change	To improve equitable planning framework and address Countywide Planning Policies about prioritizing needs of underrepresented communities in access to services/process. To move beyond public participation, to not only engagement, but equitable engagement.	Improved engagement with priority populations, which can result in more equitable outcomes for those populations in County plans	Countywide Planning Policies, FW-6 and FW-8  Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Yes</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. There is a work plan action (#2) in Chapter 12 related to the changes in this policy. As noted in the Executive's information here and in the Equity Analysis, additional resources would be needed to implement this policy.</li> </ul>
RP103 King County shall <del>((seek comment from)) coordinate with</del> Indian tribes during its planning processes in a manner that respects their sovereign status, promotes tribal self-determination and self-governance, and honors past and present agreements.	Substantive change	Policy amendment for consistency with 2022 <a href="#">House Bill 1717</a> , and to clarify the manner in which the County will coordinate with Indian tribes consistent with existing practices.	Improved coordination with Indian tribes	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. Exec staff note that the new language was in the Public Review Draft and the Tulalip, Squamish, and Snoqualmie Tribes were individually emailed about the release of the PRD.</li> </ul>
<del>((R-102)) RP-103a</del> King County <del>((will)) shall</del> continue to support the diversity and richness of its rural communities and their distinct character by working with its rural constituencies through its Community Service Areas program to sustain and enhance the rural character of Rural Area and Natural Resource Lands.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
RP-104 King County's planning <del>((should)) shall</del> include multicounty, countywide, and subarea levels of planning. Working with planning partners, such as residents, special purpose districts <del>((and))</del> , cities, and Indian tribes <del>((as planning partners)), the ((e))County shall</del> strive to balance the differing needs identified across or within plans at these geographic levels.	Substantive change	Reflects current mandates for, and scope of, County land use planning.  Reoriented to a "such as" list, as this may not be the full range and it may vary in certain instances.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice to change the "should" to a "shall." The change is consistent with current practice, as well as state and regional planning requirements.</li> </ul>

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		Including Indian tribes to align with RP-103			<ul style="list-style-type: none"> <li>Anticipated timeline: n/a</li> </ul>	
RP-105 King County <del>((should))</del> shall work with the Growth Management Planning Council to adopt Countywide Planning Policies that support <del>((annual ratifications to))</del> allocated housing and employment growth targets for cities and the county, <u>approve designations of countywide centers, and address other countywide planning topics.</u>	Substantive change	Reflects current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice to change the "should" to a "shall." The change is consistent with current practice.</li> <li>According to Exec staff, "other countywide planning topics" could include:                             <ul style="list-style-type: none"> <li>CPP or UGA amendments that are not related to growth targets;</li> <li>coordination with PSRC on regional planning issues;</li> <li>review and recommendation on urban growth area amendments;</li> <li>reporting and coordination on implementing the school siting policies; and</li> <li>involvement in review of city comprehensive plan housing-related provisions.</li> </ul>                             These other topics are consistent with the CPPs and the GMPC is the appropriate venue for addressing these topics.                         </li> </ul>
RP-106 <del>((Except for Four-to-One proposals,))</del> King County shall not amend the Urban Growth Area prior to the Growth Management Planning Council taking action on the proposed amendment to the Urban Growth Area.	Substantive change	To align with existing mandates in the Countywide Planning Policies, current practice, and Growth Management Planning Council Four-to-One program review recommendations	No change; reflects existing practice and requirements	Countywide Planning Policy DP-16	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> <li>Flag for Four-to-One Program review.</li> </ul>
RP-107 King County shall not forward to the Growth Management Planning Council for its recommendation any proposed amendment to the Urban Growth Area unless the proposal was: <ol style="list-style-type: none"> <li>Included in the scoping motion for a King County Comprehensive Plan update;</li> <li><del>((An))</del> Subject to area zoning study <del>((of the proposal))</del> that was included in the public review draft of a proposed King County Comprehensive Plan update; or</li> <li>Subjected to the hearing examiner process for site specific map amendments as <del>((contemplated))</del> <u>established</u> by the King County Code.</li> </ol>	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> <li>Flag for Four-to-One Program review.</li> </ul>
RP-108 King County shall implement the Countywide Planning Policies through its Comprehensive Plan and through Potential Annexation Area, preannexation, and other interlocal agreements with <del>((its))</del> cities.	Clarification of existing policy intent	"Its" inaccurately implies ownership of/jurisdiction over the cities by the County	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
RP-109 King County should establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan <del>((, such as:))</del>	Substantive change	List is not necessary and is also not reflective of all the [policy] areas the County does this, which could result in a very long list. As noted in the narrative following this	No change; the "should" directive in this	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is unclear what the underlying policy adds to the comprehensive plan that is not required or not covered by another policy.</li> </ul>

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<p><del>a. The King County Cities Climate Collaboration (the "K4C") to confront climate change,</del></p> <p><del>b. The Puget Sound Regional Council's Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs,</del></p> <p><del>c. The Eastside Rail Corridor Regional Advisory Council, or successor groups, to support a vision that includes dual use (recreation trail and public transportation) and multiple objectives, consistent with its federal railbanked status, and</del></p> <p><del>d. The Regional Code Collaboration to collaborate on development of and updates to green building codes.)</del></p>		policy, these issues are addressed throughout the Comp Plan.	policy will continue		<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	Councilmembers could consider deleting this policy.
<p>RP-109a Upon notification from a city that abuts the Rural Area or Natural Resource lands regarding proposed large, mixed-use developments, King County shall coordinate the city to ensure that the development review process mitigates impacts on the surrounding Rural Area and Natural Resource Lands.</p>	New policy	Addresses Countywide Planning Policy change concerning rural-adjacent cities with proposed large developments adjacent to rural area need to coordinate to mitigate impacts.	Help to ensure that development impacts on the rural area and natural resource lands are considered during the development review process.	Countywide Planning Policy DP-11	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: 2025</li> </ul>	<ul style="list-style-type: none"> <li>CPP DP-11 puts the burden on permitting cities to collaborate with the County during the review process. The language proposed is different in scope than CPP DP-11 and the County does not have jurisdiction over other cities' development review processes. Councilmembers may want to consider a revision to more accurately reflect the policy direction from the CPP.</li> </ul>
<p>RP-110 King County's planning should strengthen communities by addressing all the elements, resources and needs that make a community whole, <del>((including:))</del> such as housing affordable to all income levels, economic growth and the built environment, environmental sustainability, regional and local mobility, health and human potential, and justice and safety.</p>	Substantive change	<p>Updated to reflect 2022 House Bill 1220 and Countywide Planning Policy housing mandates</p> <p>Clarifying edits to reflect existing intent</p>	County actions support development of and access to housing affordable to all	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>((RP-112 King County shall incorporate approaches to reduce greenhouse gas emissions and prepare for the impacts of climate change into its land use and transportation planning, economic development efforts, and natural resource management.))</del></p>	Clarification of existing policy intent	Redundant to other policies, including new climate change Guiding Principle in RP-207	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>RP-113 The King County Comprehensive Plan Land Use Map is adopted as part of <del>((this))</del> the Comprehensive Plan. <del>((#))</del> The Land Use Map shall depict<del>((s))</del> the <del>((Urban Growth Area,))</del> Urban Growth Area <del>((B))</del> boundary<del>((,))</del>; land use designations for unincorporated urban areas, the Rural Area, and Natural Resource Lands; and other <del>((land uses))</del> appropriate information. The official Land Use Map shall be maintained in the King County Geographic Information System, and the Land Use Map at the end of this chapter generally represents the official <del>((Comprehensive Plan Land Use M))</del> map.</p>	Clarification of existing policy intent	Edited for accuracy and to reflect policy direction, as these are currently written as statements.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>RP-114 When updating the Comprehensive Plan, King County shall <del>((continue its process of reviewing county regulatory and administrative actions))</del> review proposals so as to avoid unconstitutional takings of private property.</p>	Substantive change	To reflect current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The proposed change would limit the scope of when the County considers takings to only comprehensive plan updates, rather than all updates and actions. Further, this is a constitutional requirement, and this</li> </ul>

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						policy is unnecessary and could be deleted.
<p>RP-115 (<del>Subarea plans, including area zoning studies, provide detailed land use plans for local geographic areas.</del>) Subarea plans implement and shall be elements of the King County Comprehensive Plan and shall be consistent with the Plan's policies, development regulations, and Land Use Map. <del>(The s)</del>Subarea plans should be consistent with functional plans' facility and service standards. <del>(The s)</del>Subarea plans may include, but are not limited to:</p> <p>a. Identification of policies in the Comprehensive Plan that apply to the subarea;</p> <p>b. Review and update of applicable <del>(e)</del>Community Service Area Subarea <del>(p)</del>Plan policies;</p> <p>c. Specific land uses and implementing zoning, consistent with the Comprehensive Plan;</p> <p>d. Identification of the boundaries of Unincorporated Activity Centers, <u>countywide centers</u>, and Rural Towns;</p> <p>e. Recommendations for the establishment of new Unincorporated Activity Centers<del>(r)</del> and <u>Regional</u>, Community, and Neighborhood Business Centers, if appropriate;</p> <p>f. Recommendations for additional Open Space designations and park sites;</p> <p>g. Recommendations for capital improvements<del>(, the means and schedule for providing them and amendments to functional plans)</del> to support planned land uses <u>and community priorities</u>;</p> <p>h. Resolution of land use and service issues in Potential Annexation Areas;</p> <p>i. Identification of new issues that need resolution at a countywide level;</p> <p>j. Identification of all necessary implementing measures needed to carry out the plan;</p> <p>k. Specific land uses and zoning that encourage healthy, livable communities by promoting physical activity of walking and bicycling; and</p> <p>l. Identification of locations and conditions for special overlay districts.</p>	Substantive change	<p>Countywide centers is added to the "may be included in subarea plans:" in sub-d to reflect the Countywide Planning Policies states that the center should be identified in the comprehensive plan, and that planning for the center can be, but does not have to be, a part of a subarea or center plan, or as a part of the comprehensive plan.</p> <p>Includes clarifying edits to reflect existing intent and to remove a statement that is redundant to the narrative.</p>	Allows for subarea plans, including but not limited to, Community Service Area subarea plans, to consider planning supportive of potential countywide center designations in the Countywide Planning Policies	Countywide Planning Policies Appendix 6 (Part 2.A.1 and Part 2.B.1)	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Right before the subsections (subs), the sentence could be changed to provide policy direction, by changing "may", to "should".</li> <li>In sub e. "Regional" could be removed. King County has a regional business zone, but not a regional business center. There are no corresponding code changes to implement this change.</li> <li>In sub j., the CSA subarea plans do not identify all implementation measures. This bullet could be reworded to reflect the implementation approach currently in the CSA subarea plans, or could be deleted. The subs are "should/may" statements, and while technically there could be another type of subarea plan (outside the CSA planning program) that could include implementation measures, one has not been done for over a decade, so this sub could be misleading as currently written.</li> <li>In sub l., P-suffix conditions and demonstration project areas could be added.</li> </ul>
<p>RP-117 Functional plans for facilities and services (<del>should</del>):</p> <p>a. <del>Shall ((B))</del>be consistent with the Comprehensive Plan and subarea <del>(and neighborhood)</del> plans;</p> <p>b. <del>((Define required))</del> <u>Shall be consistent with</u> service levels that are appropriate for the Urban Growth Area, Rural Area, and Natural Resource Lands;</p> <p>c. <u>May ((P))</u>provide standards for location, design, and operation of public facilities and services;</p> <p>d. <u>Should ((S))</u>specify adequate, stable, and equitable methods of pay for public facilities and services;</p> <p>e. <u>May ((B))</u>be the basis for scheduling needed facilities and services through capital improvement programs; and</p> <p>f. <u>Should ((P))</u>plan for maintenance of existing facilities.</p>	Substantive change	Updated to reflect nuance of what the current adopted plans do and what possible future plans might do	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice for Councilmembers to retain "should" in sub a and b. or make the change to "shall."</li> </ul>
<p><del>(RP-118 Existing functional plans that have not been adopted as part of this Comprehensive Plan shall remain in effect and continue as official county policy until reviewed and revised to be consistent with the Comprehensive Plan, or until repealed or replaced. In case of conflict or inconsistency between applicable</del></p>	Clarification of existing policy intent	The County reviewed all functional plans and have updated the Code to reflect current applicability. Given this, this policy is no longer needed.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<del>policies in existing community and functional plans and the Comprehensive Plan, the Comprehensive Plan shall govern.</del>					<ul style="list-style-type: none"> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	
<p><del>RP-119 King County shall prepare functional plans to identify countywide facility and service needs and define ways to fund these consistent with the King County Comprehensive Plan. Independent special purpose districts and other public agencies also prepare functional plans that should be considered by King County.)</del></p>	Substantive change	<p>This is not current/applicable to the current functional planning framework. This was based on a robust functional planning approach in the 1994 Comprehensive Plan. The County now only has two functional plans, and instead has other non-functional plans that address the intent of this policy. But those are implementation/ strategic plans and are not formally part of the Comprehensive Plan. See new "other planning" subsection in Chapter 1.</p>	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p><del>RP-120 King County will measure and assess agency performance and the achievement of Countywide Planning Policies and Comprehensive Plan goals.</del></p>	Clarification of existing policy intent	Duplicative of I-301	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p><del>RP-121 Using best management practices, King County shall develop assessment and review tools to ensure that health, equity, social, and environmental justice impacts are considered in the development, implementation and funding of county projects and programs.</del></p>	Clarification of existing policy intent	These tools have been developed. The policy is no longer needed	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p><del>RP-122 Planning in King County shall be consistent with the King County Strategic Plan by:</del>  <del>a. Encouraging vibrant, economically thriving and sustainable communities;</del>  <del>b. Enhancing the county's natural resources and the environment;</del>  <del>c. Supporting safe communities; and</del>  <del>d. Providing equitable opportunities for all individuals.)</del></p>	Clarification of existing policy intent	Global edit throughout the Comprehensive Plan to remove King County Strategic Plan references, consistent with Ordinance 19540.	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>RP-201 In its policies and regulations, King County shall <del>((strive to))</del> promote sustainable and equitable neighborhoods and communities. King County shall seek to ensure that the benefits and impacts of the <del>((e))</del> County's activities are equitably distributed among all segments of the population.</p>	Substantive change	Updated to reflect current practice and equity goals	Improved equitable outcomes for priority populations, including more accessible housing	<p>Countywide Planning Polices H-18, H-19</p> <p>King County Equity and Social Justice Strategic Plan</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic and Regulatory</li> <li>• <u>Description of proposed regulations:</u> <ul style="list-style-type: none"> <li>○ Expand voluntary inclusionary housing program to all urban unincorporated areas and two rural towns.</li> <li>○ Streamline permitting processes for and incentivize development of middle housing.</li> <li>○ Streamline permitting processes for emergency housing.</li> </ul> </li> <li>• <u>Anticipated resource need:</u> No</li> </ul>	<ul style="list-style-type: none"> <li>• It is a policy choice to remove "strive to." The change would strengthen the policy and is consistent with the CPPs, county equity goals, and other policies in the KCCP.</li> <li>• Councilmembers may wish to define equitable neighborhoods and communities in the glossary.</li> </ul>

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RP-203 King County shall continue to <del>((support the reduction of))</del> limit sprawl by focusing growth and future development in the Urban Growth Area, consistent with adopted growth targets.	Clarification of existing policy intent	Streamlining and to reflect current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Anticipated timeline: Ongoing</li> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice to remove "support the reduction of." This change would strengthen the policy from "supporting reduction" to "limit." This change is consistent with the language in CPP DP-17.</li> </ul>
RP-205 King County <del>((will))</del> shall, when implementing and evaluating its land use policies, programs, investments and practices, <del>((seek to reduce health inequities))</del> identify and proactively address issues of equity <del>((;))</del> ; racial, social, and environmental justice; disparate health outcomes; and physical, economic, and cultural displacement <del>((when evaluating and implementing its land use policies, programs, and practices))</del> .	Substantive change	<p>Reflects current practice of evaluating equity and racial and social justice impacts, and Countywide Planning Policies about community investment strategies, engagement activities and planning, and addressing health disparities through land use strategies.</p> <p>Additional edits for clarity, and to reflect that "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p>	Ensure impacts are more fully considered in planning practices, which can result in more equitable outcomes for priority populations	<p>Countywide Planning Policy DP-6</p> <p>King County Equity and Social Justice Strategic Plan.</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Councilmembers may wish to define "displacement" in the glossary. The CPPs have a definition of displacement that includes physical, economic, and cultural components.</li> </ul>
RP-206 King County <del>((will))</del> shall protect, restore and enhance its natural resources and environment <del>((;))</del> and encourage sustainable agriculture and forestry <del>((, reduce climate pollution and prepare for the effects of climate change, including consideration of the inequities and disparities that may be caused by climate change))</del> .	Clarification of existing policy intent	<p>Climate elements addressed in new Guiding Principle RP-207</p> <p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>RP-207 King County shall reduce greenhouse gas emissions, advance climate equity, and prepare for climate change impacts. The following principles shall guide and be integrated in County climate action:</p> <p>a. Act with urgency and intention;</p> <p>b. Lead with racial justice and equity;</p> <p>c. Respond to community needs and priorities;</p> <p>d. Use and develop a comprehensive and data- and science-driven approach;</p> <p>e. Seek systemic solutions;</p> <p>f. Build partnerships;</p> <p>g. Lead through local action;</p> <p>h. Prioritize health and co-benefits; and</p> <p>i. Be transparent and accountable.</p>	New policy	<p>Consolidates climate elements from RP-206, with updates to:</p> <ul style="list-style-type: none"> <li>align with the three main sections and guiding principles of the Strategic Climate Action Plan;</li> <li>reflect new climate change Growth Management Act planning goal; and</li> <li>address directives of the Countywide Planning Policies.</li> </ul>	Advances the County's work to establish a framework for its climate change-related work and to improve implementation and related community outcomes.	<p>Countywide Planning Policies DP-5, DP-6, EN-5, and EN-28</p> <p>Strategic Climate Action Plan</p> <p>2023 <a href="#">House Bill 1181</a></p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: Recent updates to county green building standards in K.C.C. Title 18</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Climate change impacts are already occurring. "Prepare for" could be changed to "Respond to". The 2020 SCAP uses "prepare for," so a change here may also lead to a change in the 2025 SCAP.</li> <li>The subs to this policy are strategies, not policy intent. These could be moved to the lead-in text or deleted.</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>U-102 The Urban Growth Area designations shown on the official Land Use Map include enough land to provide the countywide capacity, as required by the Growth Management Act, to accommodate residential (including housing affordable to all income levels), commercial, and institutional growth expected <del>((over the period 2006-2031))</del> between 2019 and 2044. These lands should include only those lands that meet the following criteria:</p> <p>a.1. Are characterized by urban development that can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools, and other urban governmental services within the next 20 years;</p> <p><del>((b-))</del> 2. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;</p> <p><del>((c-))</del> 3. Respect topographical features that form a natural edge, such as rivers and ridge lines;</p> <p><del>((d-))</del> 4. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts, unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;</p> <p><del>((e- Are included within the Bear Creek Urban Planned Development sites; and</del></p> <p><del>f-))</del> 5. Are not Rural Area or Natural Resource Lands; and</p> <p>6. Are not within the 100-year floodplain of any river or river segment that has a mean annual flow of 1,000 or more cubic feet per second as determined by the Washington State Department of Ecology, unless otherwise exempted under Chapter 36.70A Revised Code of Washington; or</p> <p>b. Are included within the Redmond Ridge, Redmond Ridge East, and Trilogy neighborhoods.</p>	<p>Substantive change</p>	<p>Updated to reflect 2022 <a href="#">House Bill 1220</a> and Countywide Planning Policy housing mandates</p> <p>Sub-a.6. is added to address requirements in RCW 36.70A.110(8)</p> <p>Clarifies existing intent: This is an "and" list – meaning that Urban Growth Area lands need to meet all of the things on this list, which is not the case for current sub-e, as there are urban lands outside of the former- Urban Planned Developments. Restructured and added the former- Urban Planned Developments using their current names as a separate "or" in sub-b. to address this exception.</p>	<p>Ensures there is enough zoned capacity for housing needs and urban lands are free from extreme flood hazards</p>	<p>Countywide Planning Policies H-1, H-15</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>U-103 Parcels that are split by the Urban Growth Area boundary <del>((line))</del> should be reviewed for possible redesignation to either all urban area or all Rural Area or Natural Resource Lands taking into consideration:</p> <p>a. Whether the parcel is split to recognize <del>((environmentally sensitive features))</del> critical areas;</p> <p>b. The parcel's geographic features;</p> <p>c. Whether the parcel will be added to an adjoining city's Potential Annexation Area; and</p> <p>d. The requirements of interlocal agreements, or the requirements of King County plans.</p>	<p>Clarification of existing policy intent</p>	<p>Reflect current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>U-104 Rural zoned properties that are immediately adjacent to a city and are planned or designated for park purposes by that city may be redesignated to urban when the city has committed to designate the property in perpetuity in <del>((a form satisfactory to))</del> an interlocal agreement or conservation easement adopted by the King County Council for park purposes and:</p> <p>a. The property is <del>((no more))</del> less than 30 acres in size and was acquired by the city prior to 1994; or</p> <p>b. <del>((The property is no more than 30 acres in size and receives county support through a park or recreation facility transfer agreement between King County and a city; or</del></p> <p><del>e-))</del> The property is <del>((or was formerly))</del> a King County park and is being <del>((or has been))</del> transferred to a city.</p>	<p>Substantive change</p>	<p>To align with existing mandates in the Countywide Planning Policies.</p> <p>Updates form of implementing vehicle to for clarity to reflect the legal options to enforce this</p>	<p>No change; reflects existing practice and requirements</p>	<p>Countywide Planning Policy DP-17</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff indicate that the intent is to require an interlocal to be approved by the Council, and for conservation easements to be approved administratively. The language could be updated to reflect this (which is also current practice).</li> <li>This policy is also being reviewed as part of the Four-to-One program and CPP changes (to be provided in a separate matrix)</li> </ul>

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<p><del>((U-105 Existing or proposed churches in the Rural Area may be included within the Urban Growth Area when all of the following criteria are met:</del></p> <p><del>a. The church property must have an interior lot line as defined by King County Code 21A.06.730 that is adjacent to the original Urban Growth Area boundary as established by the 1994 King County Comprehensive Plan, excluding the Urban Growth Areas of Cities in the Rural Area and excluding Urban Growth Area boundaries established through the Four to One Program;</del></p> <p><del>b. The church property shall not be adjacent to an Agricultural Production District or the Forest Production District;</del></p> <p><del>c. Sewer service is required once the property is included in the Urban Growth Area;</del></p> <p><del>d. Direct vehicular access to a principal arterial road is required; and</del></p> <p><del>e. The church property shall be included in the Potential Annexation Area of the appropriate city at the same time it is included in the Urban Growth Area.</del></p>	<p>Clarification of existing policy intent</p>	<p>Outdated policy that has since been implemented and is no longer needed</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>[Lead-in text on Page 2-6] The two unincorporated activity centers (Skyway and White Center) meet the criteria for countywide center designation in the Countywide Planning Policies. King County intends to apply for this designation following adoption of the 2024 Comprehensive Plan.</p>						<ul style="list-style-type: none"> <li>Exec staff state that engagement on potential designation as Countywide Centers began during the subarea planning process and was discussed again during the 2024 Comprehensive Plan Update process. The 2024 KCCP engagement included dedicated outreach and engagement with North Highline and Skyway-West Hill community members, including through the White Center CDA, through social media, at a monthly Skyway leaders meeting, at Nia Fest, and at a WHCA Community Quarterly Meeting. Based on that engagement and associated input, the proposal to apply to designate the areas as countywide centers was retained as a mechanism to potentially bring more resources for needed infrastructure.</li> </ul>
<p>U-107 King County should support <del>((land use and zoning))</del> actions that promote public health <del>((by increasing opportunities for every resident to be more physically active));</del> address racially and environmentally disparate outcomes; support safe and convenient daily physical activity and social connectivity; protect from exposure to harmful substances and environments; increase life opportunities and access to employment; and support housing in high-opportunity areas<del>((Land use and zoning actions include)), through activities such as:</del></p> <p><del>a. ((e)) Concentrating growth, infrastructure, and services into the Urban Growth Area;</del></p> <p><del>b. ((p)) Promoting urban centers;</del></p> <p><del>c. ((a)) Allowing mixed-use developments;</del></p> <p><del>d. ((s)) Supporting access to healthy, affordable retail foods; and</del></p>	<p>Substantive change</p>	<p>Addresses Countywide Planning Policies regarding addressing health disparities through land use strategies, including but beyond physical activity.</p> <p>Also consolidates Comprehensive Plan Policies U108, U-109, and U-109a.</p>	<p>Improved health outcomes for priority populations.</p>	<p>Countywide Planning Policy DP-6</p> <p>King County Equity and Social Justice Strategic Plan.</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is unclear what “environmentally disparate” and “high-opportunity area” mean in the context of this policy, as these terms are not defined or described in the Comprehensive Plan. It appears that these terms come from VISION 2050 and the Countywide Planning Policies, where <i>environmentally disparate</i> outcomes relate to disparate health outcomes that vary by race and place, and <i>high opportunity areas</i> is a reference to places indicated as high opportunity</li> </ul>



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e. <del>(a)</del> Adding pedestrian and bicycle facilities and connections.						areas by PSRC's opportunity mapping. Councilmembers may wish to clarify the terminology used in this policy.
<del>((U-108 King County should support the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation and to promote healthy communities; improving access to these services helps address social and economic needs of all residents, including disadvantaged communities. Strategies may include exploring opportunities for joint development or transit-oriented development, siting civic uses in mixed-use areas, and leveraging or utilizing existing county assets in urban centers.</del>	Clarification of existing policy intent	Consolidated in U-107	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>U-109 King County should concentrate facilities and services within the Urban Growth Area to make it a desirable place to live and work, to increase the opportunities for walking and biking within the community, to more efficiently use existing infrastructure capacity and to reduce the long-term costs of infrastructure maintenance.</del>	Clarification of existing policy intent	Consolidated in U-107	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>U-109a King County should encourage development, facilities and policies that lead to compact communities that transit can serve efficiently and effectively. As funding permits, King County should partner with jurisdictions and the private sector to spur development of compact communities and infrastructure investments that enhance alternatives to single occupant vehicles such as transit, safe walking paths and trails, bicycle facilities, car and van pools, and other modes.)</del>	Clarification of existing policy intent	Consolidated in U-107	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified</li> </ul>
U-111 Development standards for urban areas should emphasize ways to allow maximum permitted densities and uses of urban land while not compromising the function of critical environmental areas. Mitigating measures should serve multiple purposes, such as drainage control, groundwater recharge, stream protection, air quality improvement, open space preservation, cultural and historic resource protection and landscaping preservation. When technically feasible, standards should be simple and measurable, so they can be implemented without lengthy review processes.	Policy staff flag				<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>The existing policy includes language that is duplicative of other policies and does not provide further clarification. This policy could be simplified by removing language on mitigation measures, which is addressed elsewhere in both the Comprehensive Plan and in the King County Code. It is unlikely that a reader would turn to this policy to review mitigation measures.</li> </ul>
<del>((U-132a)) U-111a</del> King County shall allow and support the development of <del>((innovative))</del> community gardens and urban agriculture throughout <del>((the public realm of))</del> residential and commercial areas.	Substantive change	<p>Changes to related to 2016 Work Plan Action 5 – Implementation Needs.</p> <p>Relocated to reflect original intent; previous location in "mixed use development" section implied it was limited to mixed use development, which it was not meant to</p> <p>"Innovative" is unclear what it would entail. Allowing urban agriculture in residential and commercial zones is a new substantive change as it is. It's unknown what being more innovative beyond that would entail.</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: Revise the zoning code related to growing and harvesting crops and agricultural activities in Sections 108 and 128 of the Proposed Ordinance</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Corresponding changes are proposed to be made to the King County Code.</li> </ul>

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		<p>"Public realm" is unclear. This could/should be both for common areas of urban residential and urban commercial developments, but also as standalone uses in urban residential and urban commercial zones. It is not necessary for the policy.</p> <p>Note that, as an outstanding Work Plan Action 5 item, this also has related Code changes proposed in K.C.C. Title 21A to implement policy amendments adopted in 2016</p>				
<p>U-112 King County <del>((will))</del> shall work with cities, communities, residents, and developers to <del>((design communities and development projects that))</del> employ green infrastructure and other <del>((techniques))</del> approaches that help reduce heat islands <del>((throughout the community and the region))</del> and the health effects of extreme heat on residents, particularly in frontline communities and historically underserved neighborhoods with less tree canopy and open spaces.</p>	<p>Substantive change</p>	<p>Changes address Countywide Planning Policies regarding creating and protecting green infrastructure systems and prioritizing neighborhoods with green infrastructure underinvestment.</p> <p>Clarifying change: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p>	<p>Improve built environments and thereby improve health outcomes.</p>	<p>Countywide Planning Policy DP-43</p> <p>Strategic Climate Action Plan</p> <p>King County Equity and Social Justice Strategic Plan.</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>U-114 Land use policies and regulations shall accommodate a growth target of approximately <del>((41,440))</del> 5,412 housing units and approximately <del>((6,840))</del> 3,340 jobs by <del>((2034))</del> 2044, as established in the Countywide Planning Policies for the unincorporated portion of the Urban Growth Area.</p> <p>a. As part of accommodating the housing growth target, King County shall plan for and accommodate its jurisdictional housing need, as established in the Countywide Planning Policies; and</p> <p>b. The targets allocated to urban unincorporated King County shall be monitored and may be refined through future planning that includes the community, adjacent cities, and service providers.</p>	<p>Substantive Change</p>	<p>Updated to reflect 2022 House Bill 1220 and Countywide Planning Policy housing mandates</p> <p>Consolidates U-116</p>	<p>Ensures there is enough zoned capacity for housing needs</p>	<p>Countywide Planning Policies H-1, H-15</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: <ul style="list-style-type: none"> <li>Expand voluntary inclusionary housing program to all urban unincorporated areas and two rural towns.</li> <li>Streamline permitting processes for and incentivize development of middle housing.</li> <li>Streamline permitting processes for emergency housing.</li> </ul> </li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is unclear how the addition of subsection (sub) a. is substantially different than the existing text. Exec staff state that the intent of this sub is to acknowledge that the County will confirm its growth target is consistent with and in alignment with its housing need. Further, the Exec staff indicate that housing need and growth targets are separate but related policies in the Countywide Planning Policies, with the <i>growth targets</i> as the overall number of units King County is planning to accommodate and the <i>jurisdictional housing need</i> as the types of housing needed to house King County households by income over the same planning period, totaling to the housing growth target. The policy is intending to address revised Countywide Planning Policies DP-12, DP-13, and DP-14, which were ratified in late 2023 and which require jurisdictions to plan for both the growth target and the jurisdictional housing need.</li> </ul>

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U-115 King County shall provide adequate land capacity for residential <u>(including to plan for and accommodate housing affordable to all income levels)</u> , commercial, industrial, and other non-residential growth in the urban unincorporated area. As required under the Growth Management Act, this land capacity shall: a. <del>((b))</del> Be calculated on a countywide basis <u>and be consistent with the Countywide Planning Policies</u> ; and b. <del>((shall i))</del> Include both redevelopment opportunities as well as opportunities for development on vacant lands. <del>((+))</del>	Substantive Change	Updated to reflect 2022 House Bill 1220 and Countywide Planning Policy housing mandates  Edits for clarity	Ensures there is enough zoned capacity for housing needs	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: <ul style="list-style-type: none"> <li>Expand voluntary inclusionary housing program to all urban unincorporated areas and two rural towns.</li> <li>Streamline permitting processes for and incentivize development of middle housing.</li> </ul> </li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Policy U-115 and U-114 still overlap and could be combined.</li> </ul>
<del>((U-116 King County shall use housing and employment targets to implement the Comprehensive Plan in urban communities. The targets allocated to subareas of unincorporated King County will be monitored and may be refined through future planning that includes communities, affected cities and service providers.</del>	Clarification of existing policy intent	Consolidated in U-114	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-118 New residential development in the Urban Growth Area should occur where facilities and services can be provided at the lowest public cost and in a timely fashion. The Urban Growth Area <del>((should have))</del> shall include zoning that provides for a variety of housing types and prices, including mobile home parks, <del>((multifamily development))</del> apartments, middle housing, townhouses, and small-lot <del>((;))</del> single <del>((family))</del> detached home development.	Substantive change	Updated to reflect current mandates and regulations, and to use current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The statement “a variety of housing types and prices” could be changed to include housing size and reflect affordability instead of price, to encompass different housing considerations.</li> <li>This policy breaks out multifamily into specific types, but later policies retain the use of that term. The policies could be changed to be consistent with terminology.</li> </ul>
U-119 King County shall seek to achieve through future planning efforts, over the next 20 years, including collaborative efforts with cities, an average zoning density of at least eight homes per acre in the Urban Growth Area through a mix of densities and housing types. A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment.	Policy staff flag					<ul style="list-style-type: none"> <li>Councilmembers may wish to clarify the intent in Policy U-119. The policy could apply exclusively to urban unincorporated areas rather than countywide. Additionally, language on lower density zones is not necessary for clarification, as the policy sets an average.</li> </ul>
U-120 King County should apply the urban residential, low land use designation in limited circumstances in unincorporated urban areas <del>((in order))</del> to protect <del>((;))</del> floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and the link these environmental features have to a network of open space, fish and wildlife habitat, and urban separators. The residential density for land so designated should be maintained at one unit per acre, and lands that are sending sites under the Transfer of Development Rights Program may transfer density at a rate of at least four units per acre.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

~~((+As amended by Ordinance 17687.))~~

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>U-121 New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density and development pattern that supports transit and allows for a range of housing choices. Multifamily housing in unincorporated urban areas should be sited as follows:</p> <ol style="list-style-type: none"> <li>In or next to unincorporated activity centers or next to community or neighborhood business centers;</li> <li>In mixed-use developments in centers and activity areas; and</li> <li>On small, scattered parcels integrated into existing urban residential areas. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on larger sites.</li> </ol>	<p>Policy staff flag</p>					<ul style="list-style-type: none"> <li>This policy addresses two concepts – the character and scale of multifamily housing, and where multifamily housing should be located. Policies U- 150, U-159 and U-164 address the location of multifamily housing as mixed-use in unincorporated activity centers, community business and neighborhood business centers. This policy could be streamlined with other policies.</li> <li>Executive staff state the intent of the sub items is to show how the County sees multifamily housing developing over time.</li> </ul>
<p><del>(U-122 Land zoned for multifamily uses should be allowed to be converted to nonresidential zone categories only after new multifamily sites are identified and rezoned to replace the multifamily housing capacity lost due to the conversion.)</del></p>	<p>Substantive change</p>	<p>To reflect current practice. The County considers a wide variety of impacts of any zoning change; this specific direction is unnecessary.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>U-122a King County <del>(should)</del> shall explore zoning policies and provisions and tools that increase housing density and affordable housing opportunities within unincorporated urban <del>((growth))</del> areas, with a focus on areas near frequent transit and commercial areas.</p>	<p>Substantive change</p>	<p>To reflect current practice, and edits for clarity</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> Regulatory</li> <li><u>Description of proposed regulations:</u> "a higher maximum density in the R-1 thru R-48 for duplex, triplex, fourplex, and townhouse development with 9 or fewer units when located within a half mile of high capacity or frequent transit was proposed. This is a higher density than ordinarily allowed. (See PO line 6021.) The proposed expanded inclusionary housing program also achieves these goals, as well as the associated Work Plan item to explore mandatory inclusionary housing and community preference further."</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policy language in U-122a is similar to U-121. U-121 is a "should" policy, while U-122a is a "shall" policy. These two policies could be consolidated, by making U-121 a "shall" policy, and adding "near...commercial areas" to U-121.</li> </ul>
<p>U-123 King County should apply minimum density requirements to all unincorporated urban residential zones of four or more homes per acre, except under limited circumstances such as the:</p> <ol style="list-style-type: none"> <li>Presence of significant physical constraints such as those noted in policy U-120, or</li> <li>Implementation of standards applied to a property through a property-specific development condition(;) or special district overlay(, or subarea study).</li> </ol>	<p>Clarification of existing policy intent</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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		<p>Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case of sub-b, property standards that would diverge from the minimum lot area above would only be imposed via a p-suffix or special district overlay; such standards are not set via an area zoning and land use study nor a subarea plan. So, the reference should just be removed.</p>				
<p>U-124 Requests for increases in density of unincorporated urban residential property zoned for one dwelling unit per acre shall be considered unless the property meets the criteria for low land use designation in set forth in Policy U-120.</p>	<p>Technical change</p>	<p>Grammar correction</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>U-125 King County should support proposed zoning changes to increase density within the unincorporated urban area when consistent with the King County Comprehensive Plan Land Use Map and when the following conditions are present:</p> <p>a. The development will be compatible with the character and scale of the surrounding neighborhood;</p> <p>b. Urban public facilities and services are adequate, consistent with adopted levels of service and meet Growth Management Act concurrency requirements, including King County transportation concurrency standards;</p> <p>c. The proposed density change will not increase unmitigated adverse impacts on environmentally critical areas or increase unmitigated adverse displacement impacts on residents or businesses, either on site or in the vicinity of the proposed development;</p> <p>d. The proposed density increase will be consistent with or contribute to achieving the goals and policies of <del>((this)) the ((e)) Comprehensive ((p)) Plan((:)) and the subarea plan ((or subarea study)) for that geography, if applicable((,-or)):</del></p> <p>e. <del>((t))</del>The development is within walking distance of transit corridors or transit activity centers, retail and commercial activities, and is accessible to parks and other recreation opportunities; and <del>((e-)) f.</del> An equity impact analysis has been completed that identifies all potential equity impacts and displacement risk to residents or businesses located on or adjacent to the site proposed for zoning reclassification:</p> <ol style="list-style-type: none"> <li>For <del>((area zoning or))</del> zoning reclassifications initiated by the County in a subarea plan or area zoning and land use study, the analysis shall include, at a minimum, <del>((use of the County's Equity Impact Review tool))</del> an equity impact review.</li> <li>For zoning reclassifications not initiated by the County, a community meeting shall be held that meets the requirements of <del>((K.C.C.))</del> King County Code 20.20.035 prior to submittal of</li> </ol>	<p>Clarification of existing policy intent</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case of sub-d, subarea plans have goals and policies, but area zoning and land use studies do not. So, subarea study is removed, and reliance on the Comprehensive Plan and subarea plans is retained; and adding area zoning and land use studies would not be appropriate.</p> <p>Sub-f is updated to reflect current terminology: "equity impact review" is proposed to be defined in the Comprehensive Plan and provide flexibility for how the current Equity Impact Review Tool might change over time.</p> <p>Other edits for clarity, consistent with existing intent</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Councilmembers may wish to consider making edits to this policy for clarity. For example, in some cases "the development" could refer to "the proposed density change", as development may not be a part of a zoning change proposal, environmental impacts could be changed from "unmitigated adverse impact" to "no net loss" consistent with the County's critical areas regulations</li> </ul>

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<p>the application. Notice of the community meeting should be provided, at a minimum, in the top six languages ((<del>identified by the tier map of limited-English-proficient persons maintained by the office of equity and social justice and the county demographer</del>)) spoken in that community.</p>						
<p>U-126 King County, when evaluating rezone requests, shall consult with the city whose <u>Potential Annexation Area</u> includes the property under review; if a pre-annexation agreement exists, King County shall work with the city to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.</p>	<p>Technical change</p>	<p>To spell out acronyms</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: n/a</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p><del>U-128 Density incentives should encourage private developers to provide affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program, Low Impact Development and Green Building; locate development close to transit; participate in historic preservation; and include energy conservation measures.</del>)</p>	<p>Substantive change</p>	<p>Removing to reflect repeal of the Residential Density Incentive Program, which is being replaced by the Inclusionary Housing Program. Replacement language here is not appropriate as: 1) the program is substantively addressed in Chapter 4 Housing, and 2) the program applies to both urban unincorporated areas and two of the Rural Towns, which goes beyond the scope of this chapter.</p>	<p>Affordable housing, one of the biggest issues facing King County residents, is prioritized in regulatory incentives, which can help spur new development and access to housing that is affordable to all</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: Regulatory</li> <li>• <u>Description of proposed regulations</u>: Proposed repeal of the Residential Density Incentive Program in K.C.C. Chapter 21A.34 and expansion of the Inclusionary Housing program in K.C.C. Chapter 21A.48</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>U-129 King County ((<del>supports</del>)) <u>should allow</u> mixed use developments in <u>the urban area in</u> community and neighborhood business centers, unincorporated activity centers, and in areas designated commercial outside of centers.</p>	<p>Substantive change</p>	<p>To move from a statement to policy direction and to reflect urban scope of the policy, as some of these centers also occur in rural areas.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: n/a</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• Exec staff describe that the intent of the policy changes is to ensure mixed-use developments would not be applied to commercial areas in the rural area outside of rural towns. Councilmembers may wish to add a policy in Chapter 3 to better address this policy intent.</li> <li>• Mixed-use is required in some of these areas, not just allowed.</li> </ul>
<p>U-133 King County <u>shall</u> encourage((<del>s</del>)) <u>affordable</u>, innovative, quality infill development and redevelopment in existing unincorporated urban areas. A variety of regulatory, incentive, and program strategies ((<del>could</del>)) <u>should</u> be considered, including:  a. Special development standards for infill sites;  b. Assembly and resale of sites to providers of affordable and healthy housing;  c. ((<del>Impact mitigation fee structures that favor infill developments;</del>  d.)) Greater regulatory flexibility in allowing standards to be met using innovative techniques;  ((<del>e</del>)) <u>d.</u> Coordination with incentive programs of cities affiliated to annex the area;  ((<del>f</del>)) <u>e.</u> Green ((<del>B</del>))<u>building</u> techniques that create sustainable development; and</p>	<p>Clarification of existing policy intent</p>	<p>"Encourages" is a statement, not policy direction. "Shall encourage" is consistent with current practice and other policy goals and current inclusionary housing regulations, as is the addition of "affordable" infill.   Sub-c is removed as the County only has school impact fees. If implementing this, it would have fiscal impacts for schools, as they would have to cover the unpaid difference, which is outside the scope of the current interlocal agreement with the school districts.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: n/a</li> <li>• <u>Description of proposed regulations</u>: Sustainable communities and housing demonstration project in K.C.C. 21A.55 and middle housing incentives</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• This policy overlaps with Policy U-141, which is about supporting infill and redevelopment proposals. Councilmembers may wish to consolidate these policies together.</li> </ul>

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<del>((g-)) f.</del> Joint public/private loan guarantee pools.						
U-134 Single( <del>-family</del> ) detached homes, <u>accessory dwelling units</u> , townhomes, ( <del>duplexes</del> ) <u>middle housing</u> , and apartments shall be allowed in all urban residential zones, provided that <u>apartments, duplexes, triplexes, and fourplexes shall not be:</u> a. <del>((Apartments shall not be a))</del> Allowed in the R-1 zone unless 50( <del>(%)</del> ) percent or more of the site is environmentally constrained; and b. <del>((Apartments in R-1, R-4, R-6 and R-8 shall not be d))</del> Developed at densities in excess of 18 units per acre in the net buildable area <u>in the R-1, R-4, R-6, or R-8 zone.</u>	Clarification of existing policy intent	Updated to reflect middle housing terminology proposed in the K.C.C., consistent with existing intent (which is that duplexes, triplexes, and fourplexes are currently allowed as "apartments" and "townhomes" in the Code, and thus already subject to these limitations)  Uses current terminology in the code for single detached homes, and policy restructured for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The subs could be in the Code, not in policy, and maintain the policy language at a higher level. Other policies discuss the character and limitations to that already.</li> <li>If the subs are retained in the policy, Council may want to consider whether limiting density to the net buildable area meets their policy goals.</li> </ul>
U-135 Urban residential neighborhood design should preserve historic structures, natural features and neighborhood identity, while <u>accommodating housing affordable to all income levels and providing privacy, community space, and safety and mobility for pedestrians and bicyclists of all ages and abilities.</u>	Substantive change	Updated to reflect 2022 House Bill 1220 and Countywide Planning Policy housing mandates	Development of and access to housing affordable to all	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-136 Site planning tools, such as clustering, shall be permitted ( <del>(in order</del> )) to allow preservation or utilization of unique natural features within a development.	Technical change	Grammar correction	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-139 Nonresidential uses, such as schools, ( <del>(religious facilities))</del> <u>places of worship, libraries, and small-scale retail and personal services</u> , should be integrated into urban residential neighborhoods to create viable neighborhoods with reduced dependence on ( <del>(the automobile))</del> <u>vehicles</u> . These uses should be sited, designed, and scaled to be compatible with existing residential character and should provide convenient and safe walking and bicycling connections to neighboring residences.	Technical change	Reflects current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The Code could be amended to support and allow the uses identified in this section.</li> </ul>
U-139a King County shall support policy and system changes that increase access to affordable, healthy foods in neighborhoods.	Policy staff flag					<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-140 Multifamily residential development should provide common and private open space; variation in facades and other building design features that may include varying window treatments, building colors, and materials; and light fixtures that will give a residential scale and identity to multifamily development.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy could be changed to include mixed-use development, which typically has the same features as in multifamily development.</li> </ul>
U-141 King County should support infill and redevelopment proposals in unincorporated urban areas that serve to improve the overall character of existing communities or neighborhoods. New development should consider the scale and character of existing buildings.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy is weaker than the infill policy at U-133. RP-203 also encourages infill. U-141 could be deleted.</li> </ul>
U-142 Residential developments within the unincorporated urban area, including mobile home parks, shall provide the following improvements: a. Paved streets (and alleys if appropriate), curbs and sidewalks, and internal walkways when appropriate;	Policy staff flag					<ul style="list-style-type: none"> <li>This policy could be consolidated with U-171 or deleted, as these requirements are elsewhere in code.</li> </ul>

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<p>b. Adequate parking and consideration of access to transit activity centers and transit corridors; c. Street lighting and street trees; d. Stormwater treatment and control; e. Public water supply; f. Public sewers; and g. Landscaping around the perimeter and parking areas of multifamily developments.</p> <p>The design and construction quality of development in unincorporated urban areas should meet or exceed the quality in the area's designated annexation city.</p>						
<p>U-137 New urban residential developments should provide recreational space, community facilities, and neighborhood circulation for pedestrians and bicyclists to increase opportunities for physical activity and ensure access to transit facilities where they exist or are planned.</p> <p>U-144 residential developments should provide recreation space, community facilities, and neighborhood circulation for pedestrians and bicyclists access to transit where they exist or are planned. Recreation space based on the size of the developments shall be provided on site, except that in limited cases, fee payments for local level park and outdoor recreation needs may be accepted by King County.</p> <p>U-146 Recreation spaces located in residential developments in the Urban Area should include amenities such as play equipment, open grassy areas, barbecues, benches, bicycle racks, trails, and picnic tables.</p>	Policy staff flag					<ul style="list-style-type: none"> <li>Policy U-137 and U-144 address recreational space in new developments. These policies could be combined in U-146.</li> </ul>
<p>U-145 Recreation spaces located within <del>((a residential))</del> the following developments, except those for elderly or other special needs populations, shall include a child's play area: a. single detached subdivisions; b. apartment, townhouse, and mixed-use developments, of more than four units in the UR and R-4 through R-48 zones; and c. stand-alone townhouse developments in the NB zone of more than four units on property designated commercial outside of center in the urban area.</p>	Clarification of existing policy intent	This is an existing requirement in K..C.C. 21A.14.190; policy is updated to be clear and consistent about where this is required	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The Executive's proposed edits make this more of a regulation than a policy. Councilmembers may wish to combine this policy with U-146 (regarding amenities in recreation areas), delete this policy, and move the Executive's proposed edits into the zoning code (if the code does not already include these standards).</li> </ul>
<p>U-147 Business<del>((/))</del> and office park developments should be located in or adjacent to an unincorporated activity center. They may serve as a transition between office<del>((/))</del> and retail areas and residential areas. They should be designed to take advantage of on-site or nearby structured parking, and/or bus service and passenger facilities should be compatible with the objective of higher employment densities.</p>	Technical change	Grammar correction	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be edited for clarity, including removing the second sentence related to design features and focusing the policy on location instead. Design features could apply to other types of commercial development and could potentially moved into a policy that more broadly covers commercial development.</li> </ul>
<p>U-149 New facilities and businesses that draw from throughout the region, such as large retail uses, large public assembly facilities, and</p>	Technical change	Grammar correction	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>



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<p><del>((institutions of))</del> higher education <u>institutions</u> should locate in the Urban Growth Area.</p>					<ul style="list-style-type: none"> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	
<p>U-151 Within unincorporated activity centers, the following zoning is appropriate: Urban Residential, with a density of <del>((twelve))</del> <u>12</u> to <del>((forty-eight))</del> <u>48</u> dwelling units per acre; Community Business; Neighborhood Business; Office; and Industrial.</p>	<p>Technical change</p>	<p>Grammar correction</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>U-152 King County may designate new unincorporated activity centers or expand existing unincorporated activity centers only through a subarea planning process that should address:</p> <p>a. The relationship <u>and role</u> of the <del>((entire))</del> center to its surrounding uses, including adjacent cities, <u>and to other nearby centers</u>;</p> <p>b. Availability of supporting public services;</p> <p>c. <del>((The function of the center to other centers in the sub-region;</del></p> <p><del>d.))</del> The need for additional commercial and industrial development;</p> <p><del>((e.))</del> <u>d.</u> The size and boundaries of the center; and</p> <p><del>((f.))</del> <u>e.</u> Zoning.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and streamlining</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>U-153 The size, uses, and boundaries of unincorporated activity centers should <del>((be consistent with the following criteria))</del>:</p> <p>a. <u>Be</u> <del>((M))</del> <u>more than</u> <del>((forty))</del> <u>40</u> acres in size, excluding land needed for surface water management or protection of environmentally critical areas;</p> <p>b. <u>Include</u> <del>((R))</del> <u>retail space</u> based on the amount of residential development planned for the surrounding area to provide for community and local shopping needs; and</p> <p>c. <u>Limit</u> <del>((R))</del> <u>retail space</u> <del>((should not exceed))</del> <u>to a maximum of 60 acres and 600,000 square feet unless</u> <del>((it is served by direct freeway access by))</del> <u>located on a principal or minor arterial that connects directly to a freeway and the retail space is well served by transit.</u></p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and streamlining</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>U-154 Design features of unincorporated activity centers should include the following:</p> <p>a. Safe and attractive walkways and bicycle facilities for all ages and abilities with access to each major destination, including schools, community centers, and commercial areas;</p> <p>b. Buildings close to sidewalks to promote walking and access to transit;</p> <p>c. Compact design with close grouping of compatible uses;</p> <p>d. Off-street parking in multistory structures located to the side or rear of buildings or underground;</p> <p>e. Public art;</p> <p>f. Public spaces, such as plazas and building atriums;</p> <p>g. Retention of attractive natural features, historic buildings, and established character;</p> <p>h. Aesthetic design and compatibility with adjacent uses through setbacks, building orientation, landscaping, and traffic control;</p>	<p>Policy staff flag</p>					<ul style="list-style-type: none"> <li>• U-154, U-158, U-163 and U-168 address similar design features in urban unincorporated areas, community business centers, and neighborhood business centers. This language is duplicative across the policies and could be consolidated into one policy.</li> </ul>

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<p>i. Screening of unsightly views, such as heavy machinery, outdoor storage areas, loading docks, and parking areas from the view of adjacent uses and from arterials; and</p> <p>j. Signs should be regulated to reduce glare and other adverse visual impacts on nearby residences, without limiting their potential contribution to the color and character of the center.</p> <p>U 158 New major residential, commercial, and mixed-use developments in unincorporated activity centers should include low impact design features and should promote public health by increasing opportunities for physical activity in daily life. The development should include: safe walkways and bicycle facilities for all ages and abilities with access to commercial areas, schools, and community facilities; trails; and pocket parks.</p> <p>U-163 Design features of community business centers should include the following:</p> <ol style="list-style-type: none"> <li>a. Safe and attractive walkways and bicycle facilities for all ages and abilities;</li> <li>b. Close grouping of stores;</li> <li>c. Off-street parking behind or to the side of buildings, or enclosed within buildings;</li> <li>d. Public art;</li> <li>e. Retention of attractive natural features, historic buildings, and established character;</li> <li>f. Landscaping, which may include planters and street trees;</li> <li>g. Appropriate signage;</li> <li>h. Public seating areas; and</li> <li>i. Architectural features that provide variation between buildings or contiguous storefronts.</li> </ol> <p>U-168 Design features of neighborhood business centers should include the following:</p> <ol style="list-style-type: none"> <li>a. Safe and attractive walkways and bicycle facilities for all ages and abilities;</li> <li>b. Close grouping of stores;</li> <li>c. Off-street parking behind or to the side of buildings, or enclosed within buildings;</li> <li>d. Public art;</li> <li>e. Retention of attractive natural features, historic buildings, or established character;</li> <li>f. Landscaping, which may include planters and street trees;</li> <li>g. Appropriate signage;</li> <li>h. Public seating areas; and</li> <li>i. Architectural features that provide variation between buildings or contiguous storefronts.</li> </ol>						
<p>U-159 Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded. Community business centers should include the following mix of uses:</p>	<p>Policy staff flag</p>					<ul style="list-style-type: none"> <li>• The policy could be updated to reference mixed-use development instead of multifamily housing, as this how the use is permitted in code.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<ul style="list-style-type: none"> <li>a. Retail stores and services;</li> <li>b. Professional offices;</li> <li>c. Community and human services;</li> <li>d. Multifamily housing as part of a mixed-use development, with residential densities of at least 12 units per acre when well served by transit; and</li> <li>e. Stands or small outlets that offer fresh, affordable fruit and produce and locally produced value-added food products.</li> </ul>						<ul style="list-style-type: none"> <li>• The policy does not completely align with code requirements, which does not provide density bonuses based on transit service. Councilmembers may wish to remove this language for consistency, although it is a "should" policy so complete alignment is not required.</li> <li>• U-159, that covers community business centers, and U-164, covering neighborhood business centers use the same language "Industrial and heavy commercial uses should be excluded." However, more manufacturing uses are permitted in CB zones than in NB zones. Different language could be used to differentiate what is allowed in each of these centers.</li> </ul>
<p>U-160 Designated community business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new community business centers shall be permitted only through a subarea plan or area zoning and land use study. Redevelopment and infill development of existing community business centers is encouraged.</p>	<p>Clarification of existing policy intent</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and Code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case, expansions of community business centers or designations of new ones could happen via either a subarea plan or an area zoning and land use study.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• This policy could be refocused and streamlined by deleting the first and last sentence. The first sentence, identifying locations on the land use map, is not a policy and shown in lead-in text. The last sentence, on redevelopment and infill, is addressed in the redevelopment and infill section.</li> </ul>
<p>U-162 The specific size and boundaries of community business centers should be ((consistent with the criteria listed below.));</p> <ul style="list-style-type: none"> <li>a. More than 10 acres and up to 40 acres in size, excluding land needed for surface water management or protection of environmentally critical areas;</li> <li>b. Designed to provide shopping and services for a market population of 15,000 to 40,000 people;</li> <li>c. Located one to three miles from an unincorporated activity center or from another community business center. May be located less than two miles from a neighborhood business center when it is demonstrated the neighborhood business center will not be adversely affected; and</li> <li>d. ((Must be 1)) Located at the intersection of two principal or minor arterials.</li> </ul>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and streamlining</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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<p>U-164 Neighborhood business centers in urban areas should include primarily retail stores and offices designed to provide convenient shopping and other services for nearby residents. Industrial and heavy commercial uses should be excluded. Neighborhood business centers should include the following mix of uses:</p> <ul style="list-style-type: none"> <li>a. Retail stores and services;</li> <li>b. Professional offices;</li> <li>c. Multifamily housing as part of a mixed-use development with residential densities up to 12 units per acre when convenient to a minor arterial. Higher densities are appropriate when the center is a walkable community, convenient to a principal arterial or well-served by transit; and</li> <li>d. Farmers Markets.</li> </ul>	<p>Policy staff flag</p>					<ul style="list-style-type: none"> <li>• U-159, that covers community business centers, and U-164, covering neighborhood business centers use the same language "Industrial and heavy commercial uses should be excluded." However, more manufacturing uses are permitted in CB zones than in NB zones. Different language could be used to differentiate what is allowed in each of these centers.</li> </ul>
<p>U-165 Designated neighborhood business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or the designation of new neighborhood business centers shall only be permitted through a subarea plan or area zoning and land use study. Redevelopment and infill development of existing neighborhood business centers is encouraged.</p>	<p>Clarification of existing policy intent</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case, expansions of neighborhood business centers or designations of new ones could happen via either a subarea plan or an area zoning and land use study.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• This policy could be refocused and streamlined by deleting the first and last sentence. The first sentence, identifying locations on the land use map, is not a policy and shown in lead-in text. The last sentence, on redevelopment and infill, is addressed in the redevelopment and infill section.</li> </ul>
<p>U-167 The specific size and boundaries of neighborhood business centers should be <del>((consistent with the criteria listed below.))</del>:</p> <ul style="list-style-type: none"> <li>a. Ten acres or less in size, excluding land needed for surface water management or protection of <del>((environmentally sensitive features))</del> critical areas;</li> <li>b. Designed to provide convenience shopping for a market population of 8,000 to 15,000 people;</li> <li>c. Located within walking distance of transit corridors or transit activity centers; and</li> <li>d. Located one to three miles from another neighborhood business center.</li> </ul>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity, streamlining, and to reflect current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>U-169 Stand-alone commercial developments legally established outside designated centers in the unincorporated urban area may be recognized with the <del>((CO))</del> Commercial Outside of Center designation and appropriate commercial zoning, including any identified potential zoning classification. An action to implement a potential zoning classification shall not require <del>((a detailed subarea))</del> an area zoning or land use study, if the current <del>((CO))</del> Commercial Outside of Center</p>	<p>Clarification of existing policy intent</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• Policy direction could be added, by changing "may" to "should."</li> </ul>

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<p>designation is to remain unchanged. When <del>((more detailed))</del> subarea plans are prepared, these developments may be designated as centers and allowed to grow if appropriate, or may be encouraged to redevelop consistent with the residential density and design policies of the Comprehensive Plan.</p>		<p>subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case, an area zoning study would be the typical vehicle that this sort of change occurs under, unless it is for potential zoning that retains the associated Commercial Outside of Center land use designation.</p> <p>Spells out acronyms.</p>				
<p>U-170 The <del>((C))</del> Commercial Outside of Center designation may be applied as a transitional designation in Potential Annexation Areas identified in a signed memorandum of understanding between a city and the <del>((e))</del> County for areas with a mix of urban uses and zoning <del>((in order))</del> to facilitate the joint planning effort directed by the memorandum of understanding. Zoning to implement this transitional designation should recognize the mix of existing and planned uses. No zone changes to these properties to allow other nonresidential uses, or zone changes to allow expansion of existing nonresidential uses onto other properties, should occur unless or until a subarea plan or area zoning and land use study <del>((with the city))</del> is completed in consultation with the city.</p>	<p>Clarification of existing policy intent</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case, this type of change could happen via either a subarea plan or an area zoning and land use study.</p> <p>Spells out acronyms.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Policy direction could be added, by changing "may" to "should."</li> </ul>
<p>U-171 Commercial, retail and industrial developments in the unincorporated urban area should foster community, create enjoyable outdoor areas, and balance needs of <del>((automobile))</del> vehicle movement with pedestrian and bicycle mobility and safety. Commercial and industrial developments shall provide the following improvements:</p> <ol style="list-style-type: none"> <li>Paved streets;</li> <li>Sidewalks for all ages and abilities and bicycle facilities in commercial and retail areas;</li> <li>Adequate parking for employees and business users;</li> <li>Landscaping along or within streets, sidewalks, and parking areas to provide an attractive appearance;</li> <li>Adequate stormwater control, including curbs, gutters, and stormwater retention facilities;</li> </ol>	<p>Technical change</p>	<p>Reflects current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be consolidated with U-142 or deleted, as these requirements are elsewhere in code.</li> <li>Exec staff indicate that they understand that edits made to this policy in 2016 led to code changes in this update, and they would prefer that the policy is retained.</li> <li>Landscaping requirements can cover more than the site perimeter and parking areas. This language could be removed to broaden the scope.</li> </ul>

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<p>f. Public water supply; g. Public sewers; h. Controlled traffic access to arterials and intersections; and i. Where appropriate, in commercial areas, common facilities, such as shared streets, walkways, and waste disposal and recycling with appropriate levels of landscaping.</p> <p>The design and construction quality of development in unincorporated urban areas should meet or exceed the quality in the area's designated annexation city.</p>						
<p>U-172 Within the Urban Growth Area(<del>, but outside unincorporated activity centers,</del>) properties with existing industrial uses shall be protected. The <del>((e))</del>County may use tools such as special district overlays to identify them for property owners and residents of surrounding neighborhoods.</p>	Substantive change	<p>The goals of this policy apply to I zoned properties both within and outside of unincorporated activity centers, consistent with existing mandates to accommodate industrial employment growth in the Multicounty Planning Policies and the Countywide Planning Policies</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The second sentence is a different policy intent than the first sentence. It could be separated into another policy or deleted.</li> </ul>
<p>U-175 King County, in collaboration with cities and the development community, should create and fund a process to clean up and reclaim polluted industrial areas (<del>(in order)</del>) to expand the land available for industrial development.</p>	Technical change	Grammar correction	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It appears that the County does not currently collaborate with the cities or development community nor fund clean-ups for industrial areas at this time. This policy could be revised or deleted.</li> </ul>
<p><del>((U-176 Sites for potential new Urban Planned Developments may be designated within the established Urban Growth Area to realize mutual benefits for the public and the property owner. Two Urban Planned Developments areas have been designated by the county: the Bear Creek Urban Planned Development area, comprised of the Redmond Ridge (formerly known as Northridge) Urban Planned Development, the Trilogy at Redmond Ridge (formerly known as Blakely Ridge) Urban Planned Development, and the Redmond Ridge East Urban Planned Development; and Cougar Mountain Village Urban Planned Development. Future Urban Planned Development sites in the Urban Growth Area shall be designated through a subarea planning process, or through a Comprehensive Plan amendment initiated by the property owner.</del></p>	Clarification of existing policy intent	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development,</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning</li> </ul>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>U-177 The creation of Urban Planned Developments is intended to serve as a model for achieving a mix of uses, appropriate development patterns, and high quality design, as well as providing for public benefits that shall include:</del></p> <p><del>a. Open space and critical areas protection;</del> <del>b. Diversity in housing types and affordability;</del> <del>c. Quality site design; and</del> <del>d. Transit and nonmotorized transportation opportunities.</del></p>	Clarification of existing policy intent	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development,</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning</li> </ul>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>U-178 King County has established a Fully Contained Community. This one area is designated through this Comprehensive Plan and is shown on the Land Use Map as the urban planned community of the</del></p>	Clarification of existing policy intent	<p>Edits made throughout the plan to reflect that:</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p><del>Bear Creek Urban Planned Development area comprised of Trilogy at Redmond Ridge, Redmond Ridge, and Redmond Ridge East Urban Planned Development sites. Nothing in these policies shall affect the continued validity of the approved Urban Planned Development permits for these sites. This Fully Contained Community designation may be implemented by separate or coordinated Fully Contained Community permits.</del></p>		<ul style="list-style-type: none"> <li>there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development,</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning</li> </ul>			<ul style="list-style-type: none"> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	
<p><del>U-179 The population, household, and employment growth targets and allocations for the county's Urban Growth Area in this plan include the Bear Creek Urban Planned Development area. Accordingly, the requirements in Revised Code of Washington 36.70A.350(2) that the county reserve a portion of the 20-year population projection for allocation to new Fully Contained Communities has been satisfied.</del></p>	<p>Clarification of existing policy intent</p>	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development,</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning</li> </ul>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>U-180 The review and approval process for a Fully Contained Community permit shall be the same as that for an Urban Planned Development permit, except the following additional criteria shall be met, pursuant to the provisions of RCW 36.70A.350:</del></p> <p><del>a. New infrastructure (including transportation and utilities infrastructure) is provided for and impact fees are established and imposed on the Fully Contained Community consistent with the requirements of RCW 82.02.050;</del></p> <p><del>b. Transit-oriented site planning and traffic demand management programs are implemented in the Fully Contained Community. Pedestrian, bicycle, and high occupancy vehicle facilities are given high priority in design and management of the Fully Contained Community;</del></p> <p><del>c. Buffers are provided between the Fully Contained Community and adjacent non-Fully Contained Community areas. Perimeter buffers located within the perimeter boundaries of the Fully Contained Community delineated boundaries, consisting of either landscaped areas with native vegetation or natural areas, shall be provided and maintained to reduce impacts on adjacent lands;</del></p> <p><del>d. A mix of uses is provided to offer jobs, housing, and services to the residents of the new Fully Contained Community. No particular percentage formula for the mix of uses should be required. Instead, the mix of uses for a Fully Contained Community should be evaluated on a case-by-case basis, in light of the geography, market demand area, demographics, transportation patterns, and other relevant factors affecting the proposed Fully Contained Community. Service uses in the Fully Contained Community may also serve residents outside the Fully Contained Community, where appropriate;</del></p> <p><del>e. Affordable housing is provided within the new Fully Contained Community for a broad range of income levels, including housing</del></p>	<p>Clarification of existing policy intent</p>	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development,</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning</li> </ul>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>affordable by households with income levels below and near the median income for King County;</p> <p>f. Environmental protection has been addressed and provided for in the new Fully Contained Community, at levels at least equivalent to those imposed by adopted King County environmental regulations;</p> <p>g. Development regulations are established to ensure urban growth will not occur in adjacent nonurban areas. Such regulations shall include but are not limited to: rural zoning of adjacent Rural Areas; Fully Contained Community permit conditions requiring sizing of Fully Contained Community water and sewer systems so as to ensure urban growth will not occur in adjacent nonurban areas; and/or Fully Contained Community permit conditions prohibiting connection by property owners in the adjacent Rural Area (except public school sites) to the Fully Contained Community sewer and water mains or lines;</p> <p>h. Provision is made to mitigate impacts of the Fully Contained Community on designated agricultural lands, forest lands, and mineral resource lands; and</p> <p>i. The plan for the new Fully Contained Community is consistent with the development regulations established for the protection of critical areas by King County pursuant to RCW 36.70A.170.</p> <p>For purposes of evaluating a Fully Contained Community permit the following direction is provided: The term "fully contained" is not intended to prohibit all interaction between a Fully Contained Community and adjacent lands but to limit impacts on adjacent lands and contain them within the development site as much as possible. "Fully contained" should be achieved through the imposition of development conditions that limit impacts on adjacent and nearby lands and do not increase pressures on adjacent lands for urban development. "Fully contained" is not intended to mandate that all utilities and public services needed by an urban population both start and end within the property (since sewer, water, power, and roads, are of such a nature that the origin and/or outfall cannot reasonably exist within the property boundaries), but that the costs and provisions for those utilities and public services that are generated primarily by the Fully Contained Community (schools, police, parks, employment, retail needs) be reasonably accommodated within its boundaries and not increase pressure for more urban development on adjacent properties.)</p>						
<p>U-181 ((Except for existing Fully Contained Community designations, n)) No new Urban Planned Developments or Fully Contained Communities shall be <u>designated or</u> approved in King County.</p>	<p>Clarification of existing policy intent</p>	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development,</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning</li> </ul>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>



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U-182 Urban separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the Urban Growth Area. These urban corridors should include and link parks and other lands that contain significant ((environmentally sensitive features)) critical areas, provide wildlife habitat or critical resource protection, contain defining physical features, or contain historic resources. The residential density for land so designated should be maintained at one unit per acre, and lands that are sending sites under the Transfer of Development Rights Program may transfer density at a rate of at least four units per acre.	Technical change	To reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy duplicates lead-in text that introduces the urban separator concept. This could be removed from the policy and maintained in the lead-in text.</li> </ul>
U-183 King County should ((actively pursue designating urban separators in the unincorporated area and)) work with the cities to establish and maintain permanent urban separators within the incorporated area that link with and enhance King County's urban separator corridors.	Clarification of existing policy intent	To reflect that the County has already established urban separators in Unincorporated King County	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Policies U-185 through U-190a concern to the Four-to-One Program.						<ul style="list-style-type: none"> <li>These policies are being reviewed along with other Four-to-One changes in the CPPs and the zoning code in the Four-to-One Review Matrix</li> </ul>
U-191 King County shall collaborate with all Eastside Rail Corridor owners, adjacent and neighboring jurisdictions, and other interested and affected parties in support of achieving a vision for the corridor that includes dual use (recreational trail and public transportation) and supports multiple objectives, consistent with federal railbanking.	Clarification of existing policy intent	Redundant to policy P-110	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-192 King County shall identify and implement actions that support development of the Eastside Rail Corridor to include dual use (recreational trail and public transportation), consistent with federal railbanking, and to achieve multiple objectives, such as actions to include property management and maintenance, service and capital planning and improvements, community and stakeholder engagement, securing funding to implement priority activities, and other actions.	Clarification of existing policy intent	Redundant to policy P-110	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-193 King County shall work within all appropriate planning venues and processes to integrate the Eastside Rail Corridor into land use plans, transportation system plans, trail system plans, utility plans, and other plans, including significant capital projects or plans that affect and relate to dual use (recreational trail and public transportation), consistent with federal railbanking, and achieving multiple objectives for the corridor.)	Clarification of existing policy intent	Redundant to policy P-110	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-201 ((In order t))To meet the Growth Management Act and ((the regionally adopted)) Countywide Planning Policies goal of becoming a regional service provider for all county residents and a local service provider in the Rural Area and Natural Resource Lands, King County shall encourage annexation of the remaining urban unincorporated area. The ((e))County may also act as a contract service provider where mutually beneficial.	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
U-201a In all urban unincorporated areas, King County shall consider equity <u>and racial</u> and social justice in its planning, project development, and service delivery approach.	Technical	To reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-202 To help create an environment that is supportive of annexations, King County shall work with cities and with neighborhood groups, local business organizations, public service providers, and other <del>((stakeholders))</del> affected parties on annexation-related activities to move the remaining urban islands towards annexation by the city most appropriate to serve it. King County <del>((will))</del> shall also seek changes at the state level that would facilitate annexation of urban unincorporated areas.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen  Includes edits to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy duplicates some of the language in Policy U-201. Councilmembers may wish to consolidate the policies into one.</li> </ul>
U-203 The Potential Annexation Areas Map adopted by the Growth Management Planning Council illustrates city-designated <del>((p))</del> Potential <del>((a))</del> Annexation <del>((a))</del> Areas <del>((PAAAs))</del> . This may include contested areas (where more than one city claims a <del>((PAA))</del> Potential Annexation Area), and those few areas that are unclaimed by any city. For contested areas, the <del>((e))</del> County should attempt to help resolve the matter, or to enter into an interlocal agreement with each city for the purpose of bringing the question of annexation before voters. For unclaimed areas, King County should work with adjacent cities and service providers to develop a mutually agreeable strategy and time frame for annexation. For areas affiliated with a city for annexation, King County should proactively support annexations.	Clarification of existing policy intent	Edits for clarity and to spell out acronyms	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The last sentence, "For areas affiliated with a city for annexation, King County should proactively support annexations" duplicates Policy U-201. This sentence could be removed to reduce duplication.</li> <li>The GMPC does not adopt, they approve their recommendations. The County Council adopts (and ratifies on behalf of UKC) and the cities ratify. This language could be modified to reflect that process.</li> </ul>
U-204 King County shall support annexation proposals that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, when the area proposed for annexation is wholly within the annexing city's officially adopted <del>((PAA))</del> Potential Annexation Area, and when the area is not part of a contested area.	Technical	To spell out acronyms	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-205 King County shall not support annexation proposals that would: a. Result in illogical service areas; b. Create unincorporated islands, unless the annexation is preceded by an interlocal agreement in which the city agrees to pursue annexation of the remaining island area in a timely manner; c. Focus solely on areas that would provide a distinct economic gain for the annexing city at the exclusion of other proximate areas that should logically be included; d. Move designated Agricultural and/or Forest Production District lands into the Urban Growth Area, <u>except as allowed in Policies R-656 and R-656a</u> ; or e. Apply zoning to maintain or create permanent, low-density residential areas, unless such areas are part of an urban separator or are environmentally constrained, rendering higher densities inappropriate.	Clarification of existing policy intent	Reflects existing allowance for Agricultural and/or Forest Production District lands to be moved into the Urban Growth Area under policies R-656 and R-656a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
U-206 King County shall favor annexation over incorporation as the preferred method of governance transition. King County <del>((will))</del> shall	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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not support incorporations when the proposed incorporation area is financially infeasible.					<ul style="list-style-type: none"> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	
<p>U-207 King County shall work with cities to develop pre-annexation or annexation interlocal agreements to address the transition of services from the ((e))County to the annexing cities. The development of such agreements should include a public outreach process to include but not be limited to residents and property owners in the Potential Annexation Areas, as well as residents and property owners in the surrounding areas. Such agreements may address a range of considerations, including but not limited to:</p> <p>a. Establishing a financing partnership between the ((e))County, city, and other service providers to address needed infrastructure;</p> <p>b. Providing reciprocal notification of development proposals in Potential Annexation Areas, and opportunities to identify and/or provide mitigation associated with such development;</p> <p>c. Supporting the city's desire, to the extent possible, to be the designated sewer or water service provider within the Potential Annexation Area, where this can be done without harm to the integrity of existing systems and without significantly increasing rates;</p> <p>d. Assessing the feasibility and/or desirability of reverse contracting in order for the city to provide local services on the ((e))County's behalf prior to annexation, as well as the feasibility and/or desirability of the ((e))County continuing to provide some local services on a contract basis after annexation;</p> <p>e. Exploring the feasibility of modifying development, concurrency, and infrastructure design standards prior to annexation, when a specific and aggressive annexation timeline is being pursued;</p> <p>f. Assessing which ((e))County-owned properties and facilities should be transferred to city control, and the conditions under which such transfers should take place;</p> <p>g. Transitioning ((e))County employees to city employment where appropriate;</p> <p>h. Ensuring that land use plans for the annexation area are consistent with the Countywide Planning Policies with respect to planning for urban densities and efficient land use patterns; provision of urban services, affordable housing, and transportation; the protection of critical areas; and the long-term protection of urban separators;</p> <p>i. Continuing equivalent protection of cultural resources, and county landmarks and historic resources listed on the King County Historic Resource Inventory;</p> <p>j. Maintaining existing equestrian facilities and establishing equestrian linkages; and</p> <p>k. Establishing a timeline for service transitions and for the annexation.</p>	Technical	Grammar correction	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: n/a</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
U-208 King County should engage in joint planning processes for the urban unincorporated areas with the area's designated annexation city. Alternatively, upon a commitment from the city to annex through an interlocal agreement, King County ((will)) shall engage in joint planning processes for the urban unincorporated	Substantive change	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p> <p>Unclear what traditional (vs nontraditional) would mean for subarea planning.</p>	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: n/a</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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<p>areas in tandem with the annexing city. Such planning may consider land use tools such as:</p> <ul style="list-style-type: none"> <li>a. <del>((traditional s))</del> Subarea plans <del>((, subarea studies))</del> or area <del>((re zoning))</del> zoning and land use studies;</li> <li>b. <del>((a))</del> Allowing additional commercial and high-density residential development through the application of new zoning;</li> <li>c. Transfers of Development Rights that add units to new development projects; and</li> <li>d. <del>((a))</del> Application of collaborative and innovative development approaches, such as design standards.</li> </ul> <p><del>((King County will work through the Growth Management Planning Council to develop a plan to move the remaining unincorporated urban Potential Annexation Areas towards annexation.))</del></p>		<p>Referencing subarea plans in general is more appropriate.</p> <p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case of sub-a, subarea plans and area zoning and land use studies covers the examples of this set of land use tools.</p> <p>"Area zoning" is old terminology; updated to current "area zoning and land use study" defined term.</p> <p>For the last statement, reflects current practice, as without action from the state there are limited options to substantively advance annexation.</p>				

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>R-101 King County <del>((will))</del> shall continue to preserve and sustain its rural <del>((legacy))</del> history, character, and communities through programs and partnerships that support, preserve, and sustain its historic, cultural, ecological, agricultural, forestry, and mining heritage through collaboration with <u>Indian tribes</u>, local and regional preservation and heritage programs, community groups, rural residents and business owners including forest and farm owners, <del>((rural communities, towns, and e))</del> <u>Cities in the Rural Area</u>, and other interested <del>((stakeholders))</del> <u>parties</u>.</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p> <p>Other edits for clarity and current practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policy goal is "preserve and sustain rural history, character, and communities." Everything else is strategy that could be deleted.</li> </ul>
<p>R-201 It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. The Growth Management Act specifies the rural element of comprehensive plans include measures that apply to rural development and protect the rural character of the area (Revised Code of Washington 36.70A.070<del>((45))</del>). The Growth Management Act defines rural character as it relates to land use and development patterns (Revised Code of Washington 36.70A.030<del>((15))</del>). <del>((This definition can be found in the Glossary of this Plan.))</del> Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. <del>((In order to))</del> To implement the Growth Management Act, it is necessary to define the development patterns that are considered rural, historical, or traditional and do not encourage urban growth or create pressure for urban facilities and service.</p> <p>Therefore, King County's land use regulations and development standards shall protect and enhance the following attributes associated with rural character and the Rural Area:</p> <ol style="list-style-type: none"> <li>The natural environment, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian <del>((corridors))</del> areas;</li> <li>Commercial and noncommercial farming, forestry, fisheries, mining, home<del>((-))</del> occupations and home industries;</li> <li>Historic resources, historical character, and continuity important to local communities, as well as archaeological and cultural sites important to <u>Indian tribes</u>;</li> <li>Community small-town atmosphere, safety, and locally<del>((-))</del> owned small businesses;</li> <li>Economically and fiscally healthy Rural Towns and Rural Neighborhood Commercial Centers with clearly defined identities compatible with adjacent rural, agricultural, forestry, and mining uses;</li> <li>Regionally significant parks, trails, and open space;</li> <li>A variety of low-density housing choices compatible with adjacent farming, forestry, and mining and not needing urban facilities and services;</li> <li>Traditional rural land uses of a size and scale that blend with <del>((historic))</del> <u>historical</u> rural development; and</li> <li>Rural uses that do not include primarily urban-serving facilities.</li> </ol>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity, current terminology, and grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>R-202 The Rural Area geography shown on the King County Comprehensive Plan Land Use Map shall include areas that are rural in character and <del>((meet one or more of the following criteria))</del> that:</p> <p>a. <del>Have ((Ø))</del>opportunities <del>((exist))</del> for significant commercial or noncommercial farming and forestry (large-scale farms and forest lands are designated as Resource Lands);</p> <p>b. <del>((The area w))</del>Will help buffer nearby Natural Resource Lands from conflicting urban uses;</p> <p>c. <del>((The area is))</del> Are contiguous to other lands in the Rural Area, Resource Lands or large, predominantly environmentally critical areas;</p> <p>d. <del>((There are))</del> Have major physical barriers to providing urban services at reasonable cost, or such areas will help foster more logical boundaries for urban public services and infrastructure;</p> <p>e. <del>((The area is))</del> Are not needed for the foreseeable future that is well beyond the 20-year forecast period to provide capacity for population or employment growth;</p> <p>f. <del>((The area has))</del> Have outstanding scenic, historic, environmental, resource or aesthetic values that can best be protected by a rural designation; or</p> <p>g. <del>Have ((S))</del>significant environmental constraints that make the area generally unsuitable for intensive urban development.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and streamlining</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>R-203 <del>((King County's))</del> The Rural Area geography is considered to be permanent and shall not be redesignated to <del>((an))</del> be in the Urban Growth Area <del>((until))</del> unless reviewed pursuant to the Growth Management Act (Revised Code of Washington 36.70A.130<del>((3)))</del> and the Countywide Planning Policies.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and streamlining</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>R-204 Farming and forestry are vital to the preservation of rural King County and should be encouraged throughout the Rural Area. King County should encourage the retention of existing and establishment of new rural resource-based uses, with appropriate site management that protects habitat resources. King County's regulation of farming<del>((-keeping of livestock,))</del> and forestry in the Rural Area should be consistent with these guiding principles:</p> <p>a. Homeowner covenants for new subdivisions and short subdivisions in the Rural Area should not restrict farming and forestry;</p> <p>b. Development regulations for resource-based activities should be tailored to support the resource use and its level of impact;</p> <p>c. Agricultural and silvicultural management practices should not be construed as public nuisances when carried on in compliance with applicable regulations, even though they may impact nearby residences; and</p> <p>d. County environmental standards for forestry and agriculture should protect environmental quality, especially in relation to water and fisheries resources, while encouraging forestry and farming.</p>	<p>Clarification of existing policy intent</p>	<p>"Keeping livestock" is part of "farming"</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>In sub a., the phrase is "not restrict farming and forestry," while K.C.C. 21A.14.330 (in the PO) uses "preclude agricultural and forestry activities." They could be made consistent.</li> </ul>
<p>R-206 <del>((The e))</del>Conservation of forest land and forestry throughout the Rural Area shall remain a priority for King County. Landowner property tax incentives, technical assistance, permit assistance, regulatory actions, and community-based education shall be used</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<p>No issues identified.</p>

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throughout the Rural Area to sustain the forest land base and forestry activities. King County should ensure that its regulations, permitting processes, and incentive programs facilitate and encourage active forest management and implementation of forest stewardship plans.					<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
R-207 Rural Forest Focus Areas ( <del>are identified</del> ) shall be <u>designated</u> geographic areas where special efforts are necessary and feasible to maintain forest cover and the practice of sustainable forestry. King County shall <u>continue to</u> target funding, when available, ( <del>new</del> ) economic incentive programs, regulatory actions, fee and easement acquisition strategies and ( <del>additional</del> ) technical assistance to the Rural Forest Focus Areas. ( <del>Strategies specific to each Rural Forest Focus Area shall be developed, employing the combination of incentive and technical assistance programs best suited to each focus area.</del> )	Substantive change	Reoriented statement of fact to policy direction and to reflect current practice. Protection and delivery of incentives are not tailored to specific RFFAs.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The rationale column states that the removed sentence does not meet current practice. Councilmembers could choose to give policy direction for the Executive to develop strategies specific to each area rather than removing the language.</li> </ul>
R-208 The Rural Forest Focus Areas should be maintained in parcels of 20 acres or more ( <del>in order</del> ) to retain large, contiguous blocks of rural forest. Regulations and/or incentives should seek to achieve a maximum density of one home per 20 acres.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-209 King County should develop incentives to encourage agricultural activities ( <del>in the remaining</del> ) on prime farmlands located outside the Agricultural Production District. These incentives could include tax credits, expedited permit review, reduced permit fees, permit exemptions for activities complying with best management practices, assistance with agricultural waste management, or similar programs.	Clarification of existing policy intent	Edited for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-210 King County supports the raising and management of livestock and the production of related value-added products. The management of livestock and the lands and structures supporting the raising of livestock, should be consistent with industry best management practices and ( <del>must</del> ) <u>shall</u> comply with county, state, and federal regulations related to the specific industry.	Clarification of existing policy intent	"Shall" is more consistent with Comprehensive Plan terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The word "shall" could be added to the first sentence to give this policy direction.</li> <li>The phrase beginning with "shall" in the second sentence could be deleted as it is not necessary to state in a policy that the County will comply with the law.</li> </ul>
R-211 King County should continue to support and sustain equestrian activities and ensure that regulations support those activities compatible with the area in which they are located. The ( <del>e</del> )County should encourage subdivision layouts that preserve opportunities for livestock and equestrian activities.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>R-213 Soft-surface multiple-use trails in corridors separate from road rights-of-way are the preferred option for equestrian travel for safety reasons and to avoid conflicts with residential activities associated with the street. Existing off-road trails should be preserved during site development, with relocation as appropriate to accommodate development while maintaining trail connections. The King County Road Design and Construction Standards ((will)) shall accommodate safe equestrian travel within road rights-of-way. Where appropriate, capital improvement programs for transportation and park facilities shall also enable the use of new facilities by equestrians. Construction standards for multiple-use ((nonmotorized)) trails to be established in road rights-of-way within the Rural Area and Natural Resource Lands should assure a minimum eight-foot-wide gravel shoulder on arterial roads and 4.0 foot gravel shoulder on local access roads, or provide a trail separated from the driving lanes by a ditch or other barrier. Construction standards for soft-surface multiple-use ((nonmotorized)) trails in corridors separate from road rights-of-way shall be consistent with current trail construction and maintenance practices as promulgated by the U.S. Forest Service.</p>	<p>Substantive change</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p> <p>Updates to reflect current terminology; trails are not just for nonmotorized uses</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The second to last sentence is detailed construction standards already contained in the King County Road Standards. This level of detail is unusual in the Comp Plan and could be removed.</li> <li>"Active Transportation" is a broader category than walking and biking; it also includes equestrian travel and micromobility devices such as e-bikes and e-scooters, among other things. The Department of Commerce's 2023 checklist for comprehensive plan updates does require an active transportation component, but whether any given policy addresses all active transportation or a subset (such as walking and bicycling) is a policy choice.</li> </ul>
<p>R 214 King County's land use regulations should protect rural equestrian community trails by supporting preservation of equestrian trail links in the Rural Area and within the Agricultural and Forest Production District. Representatives of the equestrian community should be given the opportunity to review and monitor regulatory and policy actions by King County, such as Rural Area development regulations, that have the potential to affect equestrian trails</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> <li>The first sentence is duplicative of R-213 and could be removed.</li> </ul>
<p>R-216 Equestrian trails should be a category in the ((e))County's Public Benefit Rating System, so that a landowner who provides trail access may qualify for a tax reduction under the program.</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>R-217 County departments negotiating trades or sales of ((e))County-owned land shall determine whether any historically established trails exist on the property, and, when economically feasible, ensure that those trails are retained or replaced and are not lost as a condition of the trade or sale. Trails that provide key linkages, for either multi-use or equestrian trails, shall be considered to have strategic value to the county's trail network and shall be retained or replaced whenever possible.</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>



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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>R-301 <del>King County shall use all appropriate tools at its disposal to limit growth in the Rural Area and Natural Resource Lands, such as land use designations, development regulations, level of service standards and incentives, to:</del></p> <p>a. <del>Retain ((A)) a low growth rate ((is desirable for the Rural Area, including Rural Towns and Rural Neighborhood Commercial Centers, to));</del></p> <p>b. <del>((e))Comply with the State Growth Management Act((;));</del></p> <p>c. <del>((continue preventing)) Prevent sprawl, the conversion of rural land, and the overburdening of rural services((;));</del></p> <p>d. <del>((f))Reduce the need for capital expenditures for rural roads((;));</del></p> <p>e. <del>((m))Maintain rural character((;));</del></p> <p>f. <del>((p))Protect the environment; and</del></p> <p>g. <del>((f))Reduce ((transportation-related)) greenhouse gas emissions. ((All possible tools may be used to limit growth in the Rural Area. Appropriate tools include land use designations, development regulations, level of service standards and incentives.</del></p>	Substantive Change	<p>Strengthened to a shall to reflect current Growth Management Act mandates and County practices and regulations for limiting growth in the Rural Area and on Natural Resource Lands</p> <p>Sub-c is updated to include prevention of the conversion of rural land, consistent with existing intent and as mandated by the Growth Management Act, VISION 2050 IN MPP-RGS-13, and the Countywide Planning Policies in DP-46</p> <p>Other clarifying and streamlining edits consistent with existing intent</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is strengthened. King County would now be required to use all appropriate tools at its disposal to limit growth in RA and NRL, whereas before all possible tools "may" be used.</li> <li>Sub b. could be removed, as it is a requirement.</li> </ul>
<p>R-302 Residential development in the Rural Area should <u>only</u> occur ((as follows)):</p> <p>a. In Rural Towns at a variety of densities and housing types as services an infrastructure allows, compatible with ((maintenance)) protection of historic resources and community character; and</p> <p>b. Outside Rural Towns at low densities compatible with traditional rural character and uses((;)); farming, forestry, and mining; and rural service levels.</p>	Substantive change	<p>To reflect other policy and code mandates for appropriate infrastructure needed to support development in the rural area, especially in rural towns with higher density zoning that don't have sewer service</p> <p>Other clarifying edits consistent with existing intent</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Although this remains a "should" policy, this language strengthens the policy somewhat by stating that it should <i>only</i> occur as written.</li> <li>The policy also gives direction that development in rural towns should <i>only</i> be undertaken when adequate services and infrastructure are available.</li> </ul>
<p>R-303 Rural Area zoned properties should have low residential densities that can be sustained by minimal infrastructure improvements such as septic systems and rural roads, should cause minimal environmental degradation and impacts to significant historic resources, and ((that)) will not cumulatively create the future necessity or expectation of urban levels of services.</p>	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be strengthened, by changing "should" to "shall."</li> <li>As written, this policy does not recognize the possibility of large on-site septic systems or community septic systems. Councilmembers may want to add clarifying language here to make it clear whether such systems are appropriate.</li> </ul>
<p>R-304 Rural Area zoned residential densities shall be applied in accordance with R-305 – R-309. Individual zone reclassifications are discouraged and should not be allowed in the Rural Area. ((Property owners seeking ))Individual zone reclassifications ((should)) <u>shall</u> demonstrate compliance with R-305 – R-309.</p>	Substantive change	Strengthened to a "shall" to ensure consistency with the rural zoning standards of the Comprehensive Plan.	More robust review of rural rezones and improved alignment with the intent and standards of the Comprehensive Plan	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: No commensurate code change is needed, as K.C.C. 21A.44.060 currently requires consistency with the Comprehensive Plan, which would now include consistency with this new "shall" requirement.</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: 2025</li> </ul>	<ul style="list-style-type: none"> <li>There is somewhat of a contradiction in this policy in that individual rezones "should not be allowed" followed by an allowance for individual rezones. It may be clearer to link the two sentences. This could also be a code criteria for rezones, and therefore be deleted from the policy.</li> </ul>

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<p>R-305 A residential density of one home per 20 acres or 10 acres shall be achieved through regulatory and incentive programs on lands in the Rural Area that are managed, preserve, or prioritized for forestry or farming respectively, and lands that are found to qualify for a Rural Forest Focus Area designation in accordance with R-207.</p>	<p>Substantive change</p>	<p>Substantive Change</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This is a substantive change as lands would not have to be actively managed for forestry or farming to qualify. "Prioritized" suggests that the County could designate any RA property as a priority for future farming or forestry and it would fall into this category. Executive staff state that the intent is to ensure that County priorities are represented in future decisions about density and to protect certain rural area properties from increased densities through rezones.</li> </ul>
<p>R-306 A residential density of one home per 10 acres shall be applied in the Rural Area where:  a. The lands are adjacent to or within one-quarter mile of designated (<del>(Agricultural Production Districts, the Forest Production District or legally approved long-term mineral resource extraction sites)</del>) <u>Natural Resource Lands;</u> (<del>(or)</del>)  b. The lands contain moderate or significant; environmentally constrained areas as defined by county (<del>(ordinance, policy or federal or)</del>), state, or federal law(<del>(-or)</del>); regionally significant resource areas; or (<del>(substantial)</del>) critical habitat as determined by legislatively approved (<del>(basin plans or)</del>) Watershed Resource Inventory Area Plans; (<del>(and)</del>) or  c. (<del>(The predominant lot size is greater than or equal to 10 acres in size)</del>) <u>A residential density of one home per five acres would harm or diminish the surrounding area, burden infrastructure, increase development pressure, or be inconsistent with the development patterns promoted by the Comprehensive Plan.</u></p>	<p>Substantive change</p>	<p>Sub-a and b – clarifying/ streamlining edits that reflect existing intent. Specifically, in sub-b, basin plans is removed here because they are proposed for repeal in the ordinance adopting the 2024 Comprehensive Plan, as they are primarily from the 1990s and do not reflect current conditions or regulatory requirements.</p> <p>Sub-c – This language was guidance from when the post-Growth Management zoning conversion was first implemented in the early 1990s. The new, lower zoned densities were often not applied to smaller parcels that were already developed at the time, which often created a patchwork of various zones and lot sizes in any given area. The policy needs reorienting to current application and context when reviewing proposed rezones now. Properties are often smaller in size than the minimum lot size and, in the case of RA-10, they abut other rural area zoned parcels (such as RA-5, RA-2.5) as well as city parcels, that allow even smaller lots. Given this, the predominant lot size approach is no longer an appropriate method for distinguishing between RA-10 and other zones. The policy is reoriented to better align with</p>	<p>Will help provide clarity when reviewing proposed rezones, avoid use of an outdated approach, and ensure protection of rural character. Unlikely to have significant impacts on rural densities.</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Commensurate updates in K.C.C. Chapter 20.22</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The change in sub c. would allow parcels to be rezoned to RA-5 even if the predominant lot size in the area was 10 acres or greater. This is a policy choice.</li> <li>The replacement criteria "harm or diminish the surrounding area" is open to interpretation. Councilmembers could provide more specific or different direction. Executive staff indicate that this phrase would include looking at visual impacts, noise impacts, runoff, flood hazard, and shoreline stabilization.</li> <li>Because any rezone from RA-10 to RA-5 would either 1) allow for more lots than allowed under the current zoning or 2) Allow for construction of a detached ADU by bringing the lot in conformance with the minimum lot size, it is unclear how a rezone from RA-10 to RA-5 could comply with the directive to not "increase development pressure."</li> </ul>

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<p>R-308 A residential density of one home per five acres shall be applied in the Rural Area <u>only</u> where:</p> <p>a. <u>The lands are more than one-quarter mile away from designated Natural Resource Lands;</u></p> <p>b. <u>The lands <del>(is)</del> are physically suitable for development with minimal, environmentally sensitive features as defined by county, state, or federal law; regionally significant resource areas; or critical habitat as determined by legislatively <del>((adopted watershed based))</del> approved Watershed Resource Inventory Area plans; and <del>((b. Development can be supported by rural services;</del></u></p> <p>c. <del>The land does not meet the criteria in this plan for lower density designations; and</del></p> <p>d. <del>The predominant lot size is less than 10 acres.))</del></p> <p>c. <u>This residential density would not harm or diminish the surrounding area, burden infrastructure, increase development pressure, and be inconsistent with the development patterns promoted by the Comprehensive Plan.</u></p>	<p>Substantive change</p>	<p>other Growth Management Act and Comprehensive Plan goals and mandates.</p> <p>Sub a. and new sub-b – Language added for parallel considerations and contrast with R-306, with edits for clarity, consistent with existing intent</p> <p>Old sub-b – removed, as this requirement is not unique to RA-5 zoned properties; it would be the same for all RA densities. Instead relies on new sub-c.</p> <p>Old sub-c - removed unnecessary and passive language Instead relies on new Subsection c.</p> <p>Old sub-d - This language was guidance from when the post-Growth Management zoning conversion was first implemented in the early 1990s. The new, lower zoned densities were often not applied to smaller parcels that were already developed at the time, which often created a patchwork of various zones and lot sizes in any given area. The policy needs reorienting to current application and context when reviewing proposed rezones now. Properties are often smaller in size than the minimum lot size and, in the case of RA-5, they abut other rural area zoned parcels (such as RA-5, RA-2.5) as well as city parcels, that allow even smaller lots. Given this, the predominant lot size approach is no longer an appropriate method for distinguishing between RA-5 and other zones. The policy is reoriented to better align with other Growth Management Act and Comprehensive Plan goals and mandates.</p>	<p>Will help provide clarity when reviewing proposed rezones and avoid use of an outdated approach. Unlikely to have significant impacts on rural densities.</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Commensurate updates in K.C.C. Chapter 20.22</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The size of surrounding lots would no longer be directly taken into consideration when rezoning. In 2023, that language was the subject of some discussion related to a proposed rezone application that was ultimately denied. As part of that discussion, Executive staff stated to the Hearing Examiner that "predominant lot size" meant "predominant zoning;" the Hearing Examiner disagreed. While it is a policy choice to remove this language, if it were to remain, additional clarification of the language would be needed.</li> <li>New sub c. would require that all four criteria would need to be met to deny a rezone. It's a policy choice whether to have this be an "and" statement, or whether to say that only one or some of these criteria would need to be met in order to deny a rezone. Policy staff would note that in R-308, sub c. has "and," but in R-306, sub c. has "or,"</li> </ul>
<p>R-309 The RA 2.5 zone has generally been applied to Rural Areas with an existing pattern of lots below five acres in size that were created prior to the adoption of the 1994 Comprehensive Plan.</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> <li>The first two sentences are not policy direction and could potentially be added to the lead-in text.</li> </ul>

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<p>These smaller lots may still be developed individually or combined, provided that applicable standards for sewage disposal, environmental protection, water supply, roads, and rural fire protection can be met. A subdivision at a density of one home per 2.5 acres shall only be permitted through the Transfer of Development Rights from property in the designated Rural Forest Focus Areas. The site receiving the density must be approved as a Transfer of Development Rights receiving site in accordance with the King County Code. Properties on Vashon Maury Island shall not be eligible as receiving sites.</p>						
<p>R-310 Accessory dwelling units in structures detached from the primary dwelling shall be counted as a separate dwelling unit for the purpose of lot calculations under the zoning in place at the time of a proposed subdivision .</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> <li>This policy, and the corresponding code section in the Proposed Ordinance, allow for different numbers of detached ADUs on a property depending on whether an ADU existing prior to subdivision. An example:  If someone has a ten-acre property in the RA-5 zone, and they have a detached ADU, the ADU has to become the primary unit on the second property when they subdivide, and neither property can ever have an ADU again.  On the other hand, if someone has the same property without an ADU, and subdivides and builds a new home on the second property, both properties can then build ADUs.  Whether to maintain this difference, or allow the same number of ADUs regardless of when subdivision happens, is a policy choice, but either the code or the policy need to be changed for consistency.</li> </ul>
<p>R-311 The King County (<del>Residential Density Incentive</del>) <u>Inclusionary Housing</u> Program shall not be available for development in the Rural Area zones.</p>	<p>Clarification of existing policy intent</p>	<p>To reflect proposed repeal of the Residential Density Incentive Program and replacement by the expanded Inclusionary Housing Program. The expanded program is still not appropriate for Rural Area zones.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: n/a</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This could be covered by code provisions and deleted as a policy.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>R-312 <del>((As an innovative means to))</del> King County shall continue to operate an effective Transfer of Development Rights Program to:</p> <p>a. <del>((Permanently ((preserve))</del> conserve private lands with countywide public benefit<del>((;))</del>;</p> <p>b. <del>((to e))</del> Encourage higher densities in urban areas; <del>((and))</del></p> <p>c. <del>((f))</del> Reduce residential development capacity in Rural Area and Natural Resource Lands;</p> <p>d. Incentivize establishment of parks and open space in urban areas<del>((, King County shall continue to operate an effective Transfer of Development Rights Program)); and</del></p> <p>e. Support the County's climate resilience goals.</p>	<p>Substantive change</p>	<p>Reflects existing code allowances for Transfer of Development Rights acquisitions of parks and open space in urban areas. Incorporates climate change as an additional driver for Transfer of Development Rights-supported conservation.</p> <p>Other edits for clarity, streamlining, and current terminology</p>	<p>Reduction of climate change impacts at via Transfer of Development Rights easement acquisitions in unincorporated urban areas and in cities.</p>	<p>Conservation Futures Tax Opportunity Areas</p> <p>Land Conservation Initiative</p> <p>Strategic Climate Action Plan</p> <p>Clean Water Healthy Habitat Strategic Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Addition of sub d. aligns with changes made to the TDR program in the 2020 Comp Plan update to allow urban properties to act as sending sites when receiving conservation futures tax funding.</li> <li>R-312, 313, and 314 have significant overlap and could be combined.</li> </ul>
<p>R-313 The purpose of the Transfer of Development Rights Program is to reduce development potential in the Rural Area, <del>((and))</del> on designated Natural Resource Lands, and on urban open space lands acquired using conservation futures tax funding. <del>((its))</del> The Program's priority is to encourage the transfer of development rights from private rural and resource properties into the Urban Growth Area to protect natural resources while preserving housing potential and incentivizing development in locations best suited for growth.</p>	<p>Clarification of existing policy intent</p>	<p>Reflects existing code allowances for Transfer of Development Rights acquisitions of parks and open space in urban areas.</p> <p>Explains why it's a priority to conserve rural and resource lands, consistent with current practice and program goals</p> <p>Other edits for clarity, streamlining, and current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>R-312, 313, and 314 have significant overlap and could be combined.</li> </ul>
<p>R-314 King County supports and shall work actively to facilitate the transfer of Rural Area and Natural Resource Lands development rights to:</p> <p>a. <del>((Preserve))</del> Conserve the rural environment, encourage retention of resource-based uses and reduce service demands;</p> <p>b. Provide permanent protection to significant natural resources;</p> <p>c. Increase the regional open space system;</p> <p>d. Maintain low density development in the Rural Area and Natural Resource Lands;</p> <p>e. Steer development growth inside the Urban Growth Area in ways that promote quality urban neighborhoods where residents want to work and live; and</p> <p>f. <del>((Provide mitigation for the impacts of urban development on global climate change by simultaneously reducing transportation related greenhouse gas emissions and sequestering carbon through retention of forest cover and conserving agricultural lands))</del> Contribute to climate change benefits.</p>	<p>Substantive change</p>	<p>Align policy with current science and environmental benefits, recognizing Transfer of Development Rights in and of itself doesn't support climate mitigation efforts quantifiably to the extent once believed, (though Transfer of Development Rights are still beneficial for climate mitigation and adaptation many reasons)</p> <p>Other edits for current terminology</p>	<p>Requires new urban development using Transfer of Development Rights to account for and mitigate, where appropriate, climate change impacts under the State Environmental Policy Act</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Commensurate removal in K.C.C. Chapter 21A.37</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>R-312, 313, and 314 have significant overlap and could be combined.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>R-315 To promote transfers of development rights, King County shall:</p> <p>a. Facilitate transfers from private property owners with sending sites to property owners with receiving sites;</p> <p>b. Operate the King County Transfer of Development Rights Bank to facilitate the Transfer of Development Rights market, maintain supply to the extent practicable, and bridge the time gap between willing sellers and buyers of Transferrable Development Rights through buying, holding, and selling Transferable Development Rights;</p> <p>c. Work with cities to develop interlocal agreements that encourage transfers of development rights from Rural Areas and Natural Resource Lands into cities;</p> <p>d. Work with cities regarding annexation areas where Transferrable Development Rights are likely to be used;</p> <p>e. Work with communities and seek funding and other means to provide public amenities to enhance the livability of incorporated and unincorporated area neighborhoods accepting increased densities through the Transfer of Development Rights Program; ((and))</p> <p>f. Work with the Washington State Department of Commerce, Puget Sound Regional Council, and King County cities to implement Washington State Regional Transfer of Development Rights legislation; and</p> <p>g. Explore new opportunities to increase Transfer of Development Right demand, prioritizing new receiving sites or Transfer of Development Right use within urban areas.</p>	<p>Substantive change</p>	<p>Emphasizes importance of demand to enable future conservation (i.e. it drives the system), encourages seeking new ways to drive demand, and specifies urban areas as preferred receiving areas.</p>	<p>Increased opportunities for Transfer of Development Rights partnerships with cities and augments urban demand, which drives additional conservation.</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: Creation of new fee-in-lieu Transfer of Development Rights option when Transfer of Development Rights are not available for purchase</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>R-316 Eligible sending sites shall be lands designated on the King County Comprehensive Plan land use map as: Rural Area (with RA-2.5, RA-5, or RA-10 zoning), Agriculture (with A zoning), Forestry (with F zoning), Urban Separator (with R-1 zoning), or Urban Residential Medium or Urban Residential High (with R-4, R-6, R-8, R-12, R-18, R-24 or R-48 zoning) and that are approved for Conservation Futures Tax funding(()). These sites shall provide permanent land ((<del>protection</del>)) conservation to create a significant public benefit. ((<del>Priority s</del>)) Sending sites ((<del>are</del>)) shall include, but not be limited to:</p> <p>a. Lands in Rural Forest Focus Areas;</p> <p>b. Lands adjacent to the Urban Growth Area boundary;</p> <p>c. Lands contributing to the protection of endangered and threatened species;</p> <p>d. Lands that are suitable for inclusion in and provide important links to the regional open space system;</p> <p>e. Agricultural and Forest Production District lands;</p> <p>f. Intact shorelines of Puget Sound;</p> <p>g. Lands ((<del>identified as important according to the Washington State Department of Ecology's Watershed Characterization analyses</del>)) in the RA zone with conservation values related to farming, forestry, carbon sequestration, or open space; or</p> <p>h. Lands contributing open space or strengthening protection of critical area function and values in urban unincorporated areas.</p>	<p>Substantive change</p>	<p>Reorients policy from a statement to direction, consistent with existing intent.</p> <p>Updates to reflect current practice: align with code, removes reference to outdated analysis tool, clarifies key priorities for rural conservation, and alignment with critical area protection goals.</p> <p>Reflects current terminology.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The first paragraph is regulatory in nature and already contained in K.C.C. Title 21A. It could potentially be deleted.</li> <li>The subs are currently eligible regardless of being listed here. Executive staff indicate that the lettered list identifies those sending sites that the County wants to actively pursue, rather than passively accepting. This could be made more clear in the language.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><del>((R-317 For Transfer of Development Rights purposes only, qualified sending sites are allocated development rights as follows: a. Sending sites in the Rural Area zoned RA-2.5 shall be allocated one Transferrable Development Right for every two and one-half acres of gross land area; b. Sending sites in the Rural Area zoned RA-5 or RA-10 or Agricultural zoning shall be allocated one Transferrable Development Right for every five acres of gross land area; c. Sending sites with Forest zoning shall be allocated one Transferrable Development Right for every eighty acres of gross land area; d. Sending sites with Urban Separator land use designation shall be allocated four Transferrable Development Rights for every one acre of gross land area; e. Sending sites with an Urban Residential, Medium or Urban Residential, High land use designation shall be allocated Transferrable Development Rights equivalent to the zoning base density for every one acre of gross land area; f. If a sending site has an existing dwelling or retains one or more development rights for future use, the gross acreage shall be reduced in accordance with the site's zoning base density for the purposes of Transferrable Development Right allocation; and g. King County shall provide bonus Transferrable Development Rights to sending sites in the Rural Area as follows: 1. The sending site is a vacant RA zoned property and is no larger than one-half the size requirement of the base density for the zone; and 2. The sending site is a RA zoned property and is located on a shoreline of the state and has a shoreline designation of conservancy or natural.))</del></p>	<p>Substantive change</p>	<p>This is regulatory and a level of detail not appropriate for the Comprehensive Plan. It is currently in the Code and will continue there.</p>	<p>No change; standards would still be required in the code</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Existing code in K.C.C. chapter 21.A.37 addresses these requirements</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>R-318 ((Prior to the county's allocation of Transferable Development Rights to a sending site landowner, the landowner shall record and place on title of sending site parcel a conservation easement documenting the development restrictions. If development rights are being retained for future development, the subsequent development must be clustered, and the tract preserved with a permanent conservation easement shall be larger than the developed portion. In the case of lands within the Rural Forest Focus Areas, no more than one dwelling unit per 20 acres shall be retained, and the tract preserved with a conservation easement shall be at least 15 acres in size.))</del> <u>Transfer of Development Right sending sites shall be permanently protected with a conservation easement or similar encumbrance to ensure perpetual conservation benefit.</u></p>	<p>Substantive change</p>	<p>Simplified language requiring permanent protection of TDR sending sites; allows "similar encumbrances" as conservation easements to simplify Transfer of Development Rights enrollment for King County fee title acquisitions.</p>	<p>Streamlined enrollment process</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: Commensurate updates to K.C.C. Chapter 21A.37</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>R-316 already includes the language shown here. R-318 could be deleted.</li> </ul>
<p><del>((R-319 Transferrable Development Rights may be used on receiving sites in the following order of preference as follows: a. Incorporated Cities. Transfers into incorporated areas shall be detailed in an interlocal agreement between the city receiving the development rights and the county; b. Unincorporated urban commercial centers; c. Other unincorporated urban areas; and d. Rural Areas zoned RA-2.5, unless they are on Vashon-Maury Island, may receive transfers of development rights, but only from the Rural Forest Focus Areas.</del></p>	<p>Substantive change</p>	<p>Removal will reduce confusion around implementation, and reflect market-based nature of the program; the bank can be selective about selling to receiving sites, but the Program doesn't want to constrain private market activity, consistent with existing practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p><del>R-319a King County should designate urban unincorporated areas as Transferrable Development Right receiving sites for short subdivisions. Use of Transferrable Development Rights in formal subdivisions shall be allowed only through a subarea study.)</del></p>	<p>Substantive change</p>	<p>Allowance for urban Transfer of Development Right sending sites for subdivisions is a code requirement, and doesn't need to be a policy.</p> <p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary. In this case, of Transfer of Development Rights, the study requirement is redundant to existing reviews that occur as part of departmental review of subdivision applications. So, the additional study requirement is proposed for removal. However, the code is updated to ensure that review of the subdivision application by the Hearing Examiner would need to include a finding that the use of Transfer of Development Rights doesn't create additional, unmitigated impacts.</p>	<p>Streamlined permitting process for subdivisions using Transfer of Development Rights</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Current code in K.C.C. chapter 21A.37 already reflects subdivision allowance.</li> </ul> <p>Replacement of subarea study requirement with Hearing Examiner review is reflected in K.C.C. chapter 21A.37 and K.C.C. 20.22</p> <ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>



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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
R-319 King County should prioritize Transferable Development Rights uses for residential density in urban areas. King County may also allow Transferrable Development Rights: a. In limited instances for development in the Rural Area, except for Vashon-Maury Island; and b. To provide incentives to developers for uses other than additional residential density.	New policy	Intent is (1) to clarify that we prefer Transfer of Development Rights to convert to residential density in receiving areas to increase housing capacity, consistent with R-312 and R-313, (2) to acknowledge the limited rural use of Transfer of Development Rights (currently for concurrency and proposed for duplexes in a Rural Town), and (3) to allow flexibility for future uses of Transfer of Development Rights if demand emerges for another kind of bonus. We would still prioritize residential density but wouldn't want to preclude the opportunity for additional conservation if the market expands in a new direction.	Helps ensure continued demand for TDRs by allowing TDRs to translate into non-density uses of value to developers.	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: Proposed change to K.C.C. 21A.08.030 to allow for a duplex on a substandard lot in Snoqualmie Pass Rural Town that could otherwise have an Accessory Dwelling Unit.</li> </ul> <p>No additional proposed changes to K.C.C. at this time; new policy creates authority for future changes, where appropriate</p> <ul style="list-style-type: none"> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>In addition to the uses listed in the rationale column, TDRs can also currently be used in the RA-2.5 zone.</li> <li>This proposed change would also allow the code to be amended in the future to allow other uses of TDR in the rural area.</li> <li>Though no changes are proposed at this time, this would allow the County to authorize, through a code change, use of TDRs for non-density uses in the future without need for comprehensive plan amendments.</li> </ul>
R-320 King County should seek other public funding and private-public partnerships for incorporated and unincorporated urban area amenities to strengthen the Transfer of Development Rights Program ((and facilitate the transfer of development rights from Rural Areas and Natural Resource Lands into the King County Urban Growth Area to preserve the rural environment, encourage retention of rural and resource based uses, and avoid urban service demands in the Rural Area and Natural Resource Lands)).	Clarification of existing policy intent	Removes language redundant to other policies about program goals.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This concept is already covered by R-315 sub e., so this policy could be deleted.</li> </ul>
R-320a King County shall provide amenities to urban unincorporated Transferrable Development Right receiving areas to improve the livability of the receiving area. Amenities should be provided at levels commensurate with the number of Transferrable Development Rights used in the receiving area. The type, timing, and location of amenities provided to urban unincorporated Transferrable Development Right receiving areas should be informed by a public engagement process including members of the affected receiving area and the city affiliated with annexation.	Policy Staff Flag					<ul style="list-style-type: none"> <li>Some of the ideas in this policy are covered by R-315 sub e. This policy could be shortened or deleted.</li> </ul>
<del>((R-321 King County should pursue public funding and public-private partnerships, and bond or levy proposals, for additional Transfer of Development Rights Bank funding to target threatened private Rural Areas or Natural Resource Lands. Development rights purchased through such a program should be sold into any appropriate urban location.</del>	Clarification of existing policy intent	Duplicative of R-320	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Although the Executive's rationale states that this is duplicative of R-320, R-320 is about funding for public amenities to encourage developers to buy TDRs, whereas R-321 is about pursuing funding for the County to purchase TDRs. Whether to remove encouragement to pursue bond and levy proposals for TDR funding is a policy choice.</li> </ul>
<del>R-322 The goals of the Rural and Resource Land Preservation Transfer of Development Rights Program are to: (1) reduce the development potential in Rural Area and Natural Resource Lands by 25%; (2) increase activity in the Transfer of Development Rights market; (3) bolster demand for Transferrable Development Rights;</del>	Clarification of existing policy intent	R-322 duplicates R-313, R-314, and the section intro narrative. The 25% reduction goal is not captured elsewhere, but is difficult to track and is not part of	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>As noted in the Executive's rationale, the reduction in development potential by 25% is the only part of this policy not captured elsewhere. Though it states that it is not possible to do with</li> </ul>

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<p>(4) offer Rural Area and Natural Resource Lands property owners access to incentive programs; (5) protect low density Rural Areas from encroaching urban development; and (6) reduce greenhouse gas emissions by decreasing vehicle miles traveled from the Rural Area and Natural Resource Lands and by sequestering carbon.</p>		<p>current program operations/capacity.</p>				<p>current program capacity, if Councilmembers did want this tracked, it could be added as a "should" to one of the previous policies proposed for retention, or be added as a "shall" and resources designated for this purpose.</p>
<p>R-323 The Rural and Resource Land Preservation Transfer of Development Rights Program shall include, but is not limited to, the following:  a. In addition to the density that is allowed on a receiving site in the urban growth area from the purchase of Transferrable Development Rights, the county shall evaluate the climate change benefits achieved by reducing transportation related greenhouse gas emissions that result from the transfer of development rights from the sending site, provided that such consideration is not precluded by administrative rules promulgated by the state;  b. In order to satisfy transportation concurrency requirements in the Rural Area in a transportation concurrency travel shed that is non-concurrent, a development proposal for a short subdivision creating up to four lots may purchase Transferrable Development Rights from other Rural Area or Natural Resource Land properties in the same travel shed; allowing this is intended to reduce overall traffic impacts in rural travel sheds by permanently removing development potential. The transfer shall not result in an increase in allowable density on the receiving site. A short subdivision creating two lots where the property has been owned by the applicant for five or more years and where the property has not been subdivided in the last ten years shall satisfy the transportation concurrency requirements without having to purchase Transferrable Development Rights;  c. King County shall provide an added density bonus of up to a 100% increase above the base density allowed in K.C. Code 21A.12.030, when Transferrable Development Rights are used for projects within any designated commercial center or activity center within the Urban Growth Area that provides enhanced walkability design and incorporates transit oriented development, and may provide an added density when Transferrable Development Rights are used for projects that provide affordable housing in the R-4 through R-48 zones;  d. King County may allow accessory dwelling units in the Rural Area that are greater than one thousand square feet, but less than 1,500 square feet, if the property owner purchases one Transferrable Development Right from the Rural Area, Agriculture or Forestry designations; ((and))  e. King County may allow a detached accessory dwelling unit on a RA-5 zoned lot that is two and one half acres or greater and less than three and three quarters acres if the property owner purchases one Transferrable Development Right from the Rural Area, Agriculture or Forestry designations.</p>	<p>Clarification of existing policy intent</p>	<p>Generally, all provisions are either already in code, are being removed for other reasons already noted in other polices, or are covered by policy changes earlier in this section.  Specifically:  Sub-a: see related note on removing greenhouse reduction calculations;  Sub-b: duplicates K.C.C. 14.70.025  Sub-c: duplicates K.C.C. Chapter 21A.12  Subs-d, e, and f: duplicates K.C.C. 21A.08.030</p> <p>New proposed policy R-319 above would continue to allow Transfer of Development Rights for bonuses other than residential density, but with more flexibility and more consistent with current program framework.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>[Lead-in text on Page 3-28]  Although low-density residential development, farming and forestry are the primary uses in the Rural Area, some compatible public and private uses are appropriate and contribute to rural character.</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> <li>"Value-added goods" could be added to the list of uses compatible in the RA zone, consistent with descriptions of</li> </ul>

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Compatible uses might include small, neighborhood ( <del>churches</del> ) <u>places of worship</u> , feed and grain stores, produce stands, forest product sales and home occupations such as woodcrafters, small day care facilities or veterinary services. In addition, it may be necessary to locate some public facilities in the Rural Area, such as utility installations that serve rural homes. Any allowed nonresidential uses should be designed to blend with rural residential development and resource uses.						compatible or allowed uses elsewhere.
R-324 Nonresidential uses in the Rural Area shall be limited to those that: a. Provide convenient local products and services for nearby residents; b. Require location in a Rural Area; c. Support natural resource-based industries; d. Provide adaptive reuse of significant historic resources; or e. Provide recreational ( <del>and</del> ) <u>or</u> tourism opportunities that are compatible with the surrounding Rural Area.	Clarification of existing policy intent	Sub-e would currently require uses to provide both recreational <i>and</i> tourism opportunities; but there are uses that are currently allowed that may only provide one or the other.  Policy is also split into two, with the 2 <sup>nd</sup> half now in R-324a, as they address different issues (types of uses versus conditions on the use)	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>There is some friction between this policy and R-503b, R-505, and R-513. For instance, R-503b, R-505, and R-513 imply that non-resource industrial development is allowed if it provides employment for residents but doesn't meet any of these criteria. Additionally, the phrase "convenient local products and services" appears aimed at consumer goods and services, not public infrastructure. These policies could be clarified to reduce some of the friction.</li> </ul>
R-324a ( <del>These</del> ) <u>Nonresidential</u> uses in the Rural Area shall be sited, sized and landscaped to complement rural character as defined in policy R-101 and R-201, prevent impacts to the environment and function with rural services, including on-site wastewater disposal.	Clarification of existing policy intent	Relocated from R-324	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issued identified.</li> </ul>
R-325 Golf facilities shall be permitted as a conditional use in the <u>RA-2.5 and RA-5 zones</u> and when located outside of Rural Forest Focus Areas, Regionally Significant Resource Areas and Locally Significant Resource Areas( <del>, as a conditional use, in the RA-2.5 and RA-5 zones</del> ).	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This "shall" language requires approval of golf facilities when not located in these areas. Councilmembers may want to change this to "may be allowed through a conditional use" to clarify that approval is not mandatory.</li> </ul>
R-327 Consistent with the recommendations of the School Siting Task Force, included as Appendix ( <del>Q</del> ) <u>E</u> , in the Rural Area: a. Except as otherwise provided in subsections d. and e. of this policy, an existing elementary, middle, or junior high school may be modified or expanded but shall not be converted to a high school; b. An existing high school may be modified or expanded or converted to an elementary, middle, or junior high school; c. Snoqualmie Valley 1: parcel number 1823099046, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as a new school; d. Lake Washington 4: parcel numbers 0825069008 and 0825069056, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as a new school and convert an existing school on the site to a high school use; e. Tahoma 1: parcel number 2622069047, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as a new school and convert an existing school	Technical change	To reflect changes in appendix numbering	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issued identified.</li> </ul>

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<p>on the site to a high school use only if no feasible alternative site can be located within the Urban Growth Area;                      f. Lake Washington 2: parcel numbers 3326069010 and 3326069009, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as a new school only if no feasible alternative site can be located within the Urban Growth Area, in which case it may be incorporated into the Urban Growth Area; and                      g. Enumclaw A and D: the rural portions of parcel numbers 2321069064, 2321069063, and 2321069062, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as ballfields or recreational playfields only, for a school located on the urban portions of the parcels.</p>						
<p>R-329 Library services for the Rural Area should be provided by bookmobiles, or by libraries in Rural Towns or Cities in the Rural Area or may be allowed as an accessory use to a park or in a historic building in the Rural Area.</p>	<p>Clarification of existing policy intent</p>	<p>To be consistent with existing code in K.C.C. 21A.08.040</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This change makes the KCCP policy consistent with the existing code. Council could choose to remove the allowance from code instead.</li> <li>As these provisions are already in code, this policy could potentially be removed. Executive staff recommend that the policy remain, to discourage the code from being amended without consideration of this policy.</li> </ul>
<p><del>((R-631))</del> <u>R-329a</u> No master planned resorts as defined in Chapter 36.70A Revised Code of Washington shall be permitted in <del>((the Forest Production District))</del> unincorporated King County.</p>	<p>Substantive change</p>	<p>Relocates a portion of R-631, with clarifying edits to reflect existing intent. King County does not allow "master planned resorts," as defined in the Growth Management Act (which includes allowing sewers in the Rural Area and Natural Resource Lands), anywhere in the unincorporated area – not just in the Forest Production District. Instead, King County allows a less intensive version of this as "destination resorts," if appropriately sized/scaled. This policy inadvertently conflated the two and is updated to reflect that underlying intent and what's allowed in current code.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Master Planned Resorts are not currently allowed in any zone in the zoning code. This would align the KCCP language with the zoning code provisions. Council could choose to add master planned resorts to the zoning code instead.</li> </ul>
<p>R-331 New subdivisions in the Rural Area should be designed and developed to maximize conservation of existing forest cover and native vegetation, and to minimize impervious surfaces within individual lots and in the subdivision as a whole. <del>((King County shall develop additional site design standards for new subdivisions that further reduce the impacts of new homes in the Rural Area on the natural environment, resource uses and other adjacent land uses.))</del></p>	<p>Substantive change</p>	<p>Removing outdated language from 2000. These goals are generally addressed throughout current K.C.C.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Exec staff rationale states that the deleted portion is already "generally" addressed in the code. Council could choose to retain and provide direction for additional standards if desired.</li> </ul>
<p>R-332 Site design standards for new subdivisions in the Rural Area should include: minimization of impervious surfaces; <u>maximizing retention of native soil and vegetation; supporting green</u></p>	<p>Clarification of existing policy intent</p>	<p>Editing consistent with current stormwater management practices, Clean Water Healthy</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>stormwater infrastructure; site layout and landscaping that minimizes wildfire risk; limitations on entrance signage; preservation of natural contours, existing meadows and opportunities for keeping of horses; and other standards to limit features typical of urban or suburban development.</p>		<p>Habitat, and regional stormwater goals.</p> <p>In 2019, jurisdictions were required to update their code to implement low impact development. Many of these listed standards are part of that requirement minus signage, fire risk, and horse keeping. The Surface Water Design Manual requires all, except those.</p>			<ul style="list-style-type: none"> <li>Anticipated timeline: n/a</li> </ul>	
<p><del>(ED-502)</del> R-333a In the Rural Area and Natural Resource Lands, King County shall provide assistance through development of customized stewardship plans for individual properties, to help property owners understand their properties' characteristics and the potential impacts of their actions, and to make sustainable land management choices that protect natural resources.</p>	<p>Clarification of existing policy intent</p>	<p>Relocated without edit from to Chapter 10, as this policy is not directly about economic development</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> <li>Flag for CAO update.</li> </ul>
<p>R-334 To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when:</p> <p>a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources, or archaeological sites;</p> <p>b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses;</p> <p>c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and</p> <p>d. The development can be served by rural facilities and service levels (such as on-site sewage disposal and fire protection).</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> <li>Councilmembers may wish to include additional parameters on the size and scale of clustered development in the policy or in code to address rural development patterns.</li> </ul>
<p>R-335 When a resource or open space tract is created as part of a plat, the <del>((e))</del>County should require a stewardship plan to ensure appropriate management of the tract.</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> <li>Flag for CAO update.</li> </ul>
<p>R-336 King County shall continue to support the rural development standards that have been established to protect the natural environment by addressing seasonal and maximum clearing limits, impervious surface limits and resource-based practices. Stormwater management practices should be implemented that emphasize preservation of natural drainage systems <del>((, protect))</del> and protection of water quality and natural hydrology of surface waters and groundwater. Rural development standards should also, where feasible, incorporate and encourage <del>((L))</del>low <del>((t))</del>impact <del>((D))</del>design principles for managing stormwater onsite by minimizing impervious surfaces, preserving onsite hydrology, retaining native vegetation and forest cover, capturing and reusing rainwater, controlling pollution at the source, and protecting groundwater. King County shall take care that requirements for onsite stormwater</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The things listed here area all encouraged by Chapter 5 or existing development regulations, with the exception of clearing limits which were implemented and then struck down by the courts. As this policy is duplicative, it could potentially be removed.</li> <li>Maximum clearing limits have been determined to be unconstitutional by the courts. The reference to "maximum" could be struck in accordance with this ruling.</li> </ul>

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management complement requirements for onsite wastewater management.						
R-336a To help achieve the goal of reducing energy use and greenhouse gas emissions associated with new construction, King County should adopt and implement green building codes that are appropriate, ambitious and achievable.	Policy Staff Flag					<ul style="list-style-type: none"> <li>This is already covered by the policies in chapter 5 and so could potentially be removed.</li> </ul>
<del>R-336b ((Adoption of such codes may result in an increased use of f))</del> Renewable energy technologies <del>((that))</del> may be sited in the Rural Areas and Natural Resource Lands, as appropriate. Development standards <del>((will seek to))</del> should ensure that the siting, scale, and design of these facilities respect and support rural character.	Clarification of existing policy intent	Reoriented from statement to policy direction, consistent with existing intent.  "Will seek to" means the same as "should"	n/a	n/a	<ul style="list-style-type: none"> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-401 King County shall work with cities and other agencies providing services to the Rural Area and Natural Resource Lands to adopt standards for facilities and services in the Rural Area and Natural Resource Lands that: a. <del>((p))</del> Protect <del>((basic))</del> public health and safety and the environment <del>((, but))</del> ; b. <del>((a))</del> Are financially supportable at appropriate densities; c. <del>((c))</del> Are appropriate size and scale; and d. <del>((d))</del> Do not encourage urban development.	Clarification of existing policy intent	Restructured for clarity.  Incorporates appropriate size and scale in sub-c, consistent with existing mandates in the Growth Management Act and the Comprehensive Plan	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: n/a</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Exec staff state that the intent of this policy is that the County work with partners when adopting County standards for those partners' facilities in the RA and NRL. The first part of the policy could be reworded to be clearer about that intent. The second part of the policy could be a separate sentence to make it clearer that it's about the standards, not the coordination.</li> </ul>
R-402 Public spending priorities for facilities and services within the Rural Area and Natural Resource Lands should be as follows: a. First, to maintain existing facilities and services that protect public health and safety; b. Second, to upgrade facilities and services when needed to correct <del>((level of service))</del> level-of-service deficiencies without unnecessarily creating additional capacity for new growth; and c. Third, to support sustainable economic development that is sized and scaled at levels appropriate for Rural Areas and Natural Resource Lands and does not foster urbanization.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: n/a</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-403 In the Rural Area and Natural Resource Lands, standards and plans for utility service should be consistent with long-term, low-density development and resource industries. Utility facilities that serve the Urban Growth Area but must be located in the Rural Area or on Natural Resource Lands (for example, a pipeline from a municipal watershed) should be designed and scaled to serve primarily the Urban Growth Area. Sewers needed to serve previously established urban "islands," Cities in the Rural Area, Rural Towns, or new or existing schools pursuant to R-327 and <del>((F-264))</del> F-262a shall be tightlined and have access restrictions precluding service to other lands in the Rural Area and Natural Resource Lands.	Technical change	Reflects policy renumbering	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: n/a</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff state that "urban islands" refers to isolated pockets of unincorporated urban areas surrounded by rural or resource lands, and that the only remaining area fitting this definition is the Bear Creek UPDs. The language could be updated to reflect this.</li> </ul>
R-501 The range of uses allowed on lands with the Rural Neighborhood Commercial Center <del>((s designated on the Comprehensive Plan Land Use Map are))</del> land use designation shall be scaled to be small <del>((scale business areas))</del> businesses that <del>((should))</del> provide convenience shopping and services for <del>((the surrounding community))</del> surrounding Rural Area and Natural Resource land residents, such as retail, community and human services, and personal services.	Substantive change	Clarifying edits to: to make it clear that these are not the same as "centers" under the Multicounty Planning Policies and Countywide Planning Policies where growth is targeted, consistent with existing intent; consolidation of R-502;	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: n/a</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The underlying language appears to be referring to the areas being small rather than serving small businesses. Whether to make this change is a policy choice.</li> </ul>

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		and breaking up the policy with new R-501a and R-501b below to make it clear that R-501 is about existing centers, R-501a is about prohibiting new centers, and R-501b is about expanding existing centers, consistent with existing intent				
<del>R-501a</del> No new nodes of lands shall be designated as Rural Neighborhood Commercial Center((s-are needed to serve the Rural Area and Natural Resource Lands)).	Substantive Change	Breaking up R-501 with new R-501a and R-501b to make it clear that R-501 is about existing centers, R-501a is about prohibiting new centers, and R-501b is about expanding existing centers, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This language is stronger than the underlying, although "no new RNCCs are needed" implies that they need not be created. Whether to outright prohibit the creation of new RNCCs is a policy choice.</li> </ul>
<del>R-501b</del> ((Expansion of the boundaries of the)) Adding the Rural Neighborhood Commercial Center land use designation to land adjacent to an existing Rural Neighborhood Commercial Center((s)) shall not be ((permitted)) allowed except through a subarea plan or area zoning and land use study.	Clarification of existing policy intent	Breaking up R-501 with new R-501a and R-501b to make it clear that R-501 is about existing centers, R-501a is about prohibiting new centers, and R-501b is about expanding existing centers, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The changes to the first part of the policy may not be needed.</li> </ul>
<del>R-502</del> Rural Neighborhood Commercial Centers should accommodate only small scale retail, community and human services, and personal service uses that provide convenience shopping and services to nearby Rural Area and Natural Resource Lands residents.))	Clarification of existing policy intent	Consolidated with R-501	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-503 King County commercial development standards for Rural Neighborhood Commercial Center((s)) lands should facilitate economic reuse of existing structures, minimize increases in impervious surfaces, and encourage retention of historic character and scale. Urban-level parking, landscaping, and street improvement standards are not appropriate for Rural Neighborhood Commercial Centers except as demonstrated as being needed to address the safety of the public.	Clarification of existing policy intent	To make it clear that these are not the same as "centers" under the Multicounty Planning Policies and Countywide Planning Policies where growth is targeted, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The change may not be necessary.</li> </ul>
<del>R-503a</del> ((Where appropriate,)) King County should allow the use of existing structures/parcels to accommodate Farmers Markets ((within)) on Rural Neighborhood Commercial Center((s)) lands.	Clarification of existing policy intent	To make it clear that these are not the same as "centers" under the Multicounty Planning Policies and Countywide Planning Policies where growth is targeted, consistent with existing intent  "Where appropriate" is not needed, because it is implied in the Comprehensive Plan definition of "should"	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The change to how RNCCs are characterized may not be necessary.</li> </ul>
<del>(R-507)</del> R-503b Rural Towns serve as activity centers for the Rural Area and Natural Resource Lands and may be served by a range of utilities and services, and may include several or all of	Clarification of existing policy intent	To reflect that parks are also currently provided in Rural Towns, and to use current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The first sentence needs policy direction:</li> </ul>

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<p>the following land uses, if supported by necessary utilities and other services and if scaled and designed to protect rural character:</p> <p>a. Retail, commercial, and industrial uses to serve the surrounding Rural Area and Natural Resource Lands population;</p> <p>b. Residential development, including single(<del>family</del>) detached housing on small lots, as well as multifamily housing and mixed-use developments;</p> <p>c. Other retail, commercial, and industrial uses, such as resource industries, tourism, commercial recreation, and light industry; and</p> <p>d. Public facilities and services such as community services, parks, (<del>churches</del>) places of worship, schools, and fire stations.</p>		<p>Moved from below to so the policies flow from overarching role of Rural Towns (this policy) to then the specific Rural Towns that meet this criteria.</p>			<ul style="list-style-type: none"> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	
<p>R-504 King County designates the Rural Towns of Fall City, Snoqualmie Pass, and the (<del>Town of</del>) Vashon as unincorporated Rural Towns. These historical settlements in unincorporated King County should provide services and a range of housing choices for Rural Area residents. The boundaries of the designated Rural Towns are shown on the Comprehensive Plan Land Use Map. Adjustments to these boundaries shall only occur through a subarea <u>plan or area zoning and land use</u> study, and shall not allow significant increases in development potential or environmental impacts. No new Rural Towns (<del>are needed to serve the Rural Area</del>) <u>shall be created</u>.</p>	<p>Substantive change</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary. In this case, expansions of Rural Town boundary adjustments could happen via either a subarea plan or an area zoning and land use study.</p> <p>The last sentence is reoriented from a statement to policy direction, consistent with existing intent. The current statement is from the 1994 Comprehensive Plan when the Rural Town designation was first created to reflect the 3 existing nodes of more intensive development in the rural area (Vashon, Fall City, and Snoqualmie Pass) and to comply with the Growth Management Act mandate that no additional development of</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: n/a</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• This language is stronger than the underlying, although "no new Rural Towns are needed" implies that they need not be created. Whether to outright prohibit the creation of new Rural Towns is a policy choice.</li> </ul>



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		this density occur in the rural area. The statement was intended to set a marker that no additional rural towns be created moving forward.				
R-505 Commercial and industrial development that provides employment, shopping, and community and human services that strengthen the fiscal and economic health of rural communities should locate in Rural Towns if utilities and other services permit. Urban-level parking(,landscaping,) and street improvement standards are not appropriate for Rural Towns. Sidewalks and other pedestrian safety measures should be provided to serve ((the)) Rural Towns.	Clarification of existing policy intent	To align with current code. The Road Standards say "Street trees and landscaping should be incorporated into the design of road improvements for all classifications of roads" and don't distinguish between urban, rural, or rural town.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>At least Vashon Rural Town has urban level parking and street improvements, including curb and sidewalk. This language doesn't recognize the differences between the three Rural Towns. Generally, the standards don't differentiate for the same zone in different geographies. It's also conflicted by the next sentence and R-509.</li> <li>It is unclear how "urban-level parking" is implemented in the development regulations.</li> </ul>
R-506 Rural Towns may contain higher-density housing than permitted in the surrounding Rural Area, and should provide affordable and resource-worker housing ((if utilities and other services permit)). Development density in Rural Towns may approach that achieved in Cities in the Rural Area, <u>when appropriate infrastructure is available.</u>	Clarification of existing policy intent	As written, "if utilities and other services permit" appears to only apply to affordable and resource worker housing, which would be an additional requirement on these types of development that wouldn't necessarily have larger impacts than market-rate housing. Moved to end of policy to apply more generally, consistent with existing requirements in the Growth Management Act and Comprehensive Plan	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Although this is proposed for removal, the proposed inclusionary housing program only applies in rural towns where sewer is available, suggesting that affordable housing <i>should</i> only be provided when utilities and other services permit. Councilmembers could consider retaining this provision or altering the inclusionary housing program.</li> </ul>
R-508 Sewers may be allowed in Rural Towns if necessary to solve existing water quality and public health problems ((which)) <u>that cannot be addressed by other methods</u> , provided that any extension of sewer mains from urban areas to serve a Rural Town shall be tightlined systems designed to not serve any intervening lands. All alternatives shall be exhausted before sewers may be allowed. Rural Towns shall not be enlarged to facilitate provision of sewers.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-509 Rural Towns should be compact, promoting ((pedestrian and nonmotorized travel)) <u>active transportation</u> while ((permitting automobile)) <u>allowing vehicle</u> access to most commercial and industrial uses. New development should be designed to strengthen the desirable characteristics and the historic character of the town, be supported by necessary public facilities and services, and be compatible with historic resources and nearby Rural Area or Natural Resource Land uses. New industrial uses should locate where they do not disrupt pedestrian or bicycle traffic in established retail areas of town or conflict with residential uses.	Substantive change	Reflects current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Active transportation is broader, allowing for some motorized uses such as e-scooters and e-bikes. This is a policy choice.</li> </ul>

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<p>R-510 <del>((The Cities in the Rural Area and their Potential Annexation Areas are part of the overall Urban Growth Area for purposes of planning land uses and facility needs.))</del> King County should work with Cities in the Rural Area to:</p> <p>a. <del>((e))</del> Encourage the provision of affordable housing((, t));</p> <p>b. <del>((m))</del> Minimize the impacts of new development on the surrounding Rural Areas and Natural Resource Lands;</p> <p>c. <u>Avoid the conversion of rural lands into commercial uses and the creation of pressure to extend or expand urban services, infrastructure, and facilities, such as roads or sewer, across or into the Rural Area and Natural Resource Lands;</u> and</p> <p>d. <del>((t-p))</del> Plan for growth consistent with long-term protection of significant historic resources(,) and the surrounding Rural Area and Natural Resource Lands.</p>	<p>Substantive change</p>	<p>First sentence is policy direction, and redundant to narrative above the policy</p> <p>Sub-c is added to include prevention of the conversion of rural land and associated development pressure, consistent with existing intent and as mandated by the Growth Management Act, VISION 2050 IN MPP-RGS-13, and the Countywide Planning Policies in DP-46</p> <p>Other edits for grammar and clarity</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy, and the section on Cities in the Rural Area, could potentially be moved to chapter 1 or 2.</li> </ul>
<p>R-511 Within Potential Annexation Areas of Cities in the Rural Area the following uses shall be permitted until the area annexes to the city:</p> <p>a. Residential development at a density of one home per five acres or less with mandatory clustering; and</p> <p>b. Nonresidential development such as commercial and industrial as determined through <del>((previous))</del> subarea plans.</p>	<p>Clarification of existing policy intent</p>	<p>As written, this policy would only apply to subarea plans before a certain date (unclear which date) and/or that may not be currently adopted, when it should apply to any currently adopted subarea plan regardless of when the plan was adopted</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This is an urban policy and would be more appropriate in chapter 2.</li> <li>Sub b. is no longer applicable and could be removed.</li> </ul>
<p>R-512 The creation of new Industrial-zoned lands in the Rural Area shall be limited to those that have long been used for industrial purposes, do not have potential for conversion to residential use due to a historic designation and that may be accessed directly from State Route 169.</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> <li>The policies in this section refer to "industrial uses," which is not a phrase used in the code. These policies could be clarified to use terms consistent with how uses are described in King County.</li> <li>Council may want to determine if the policies in this section, regarding industrial zones and associated uses in the rural area geography meet the Council's policy goals.</li> </ul>
<p>R-513 Rural Public Infrastructure Maintenance Facilities, and agriculture and forestry product processing should be allowed in the Rural Area. Other new industrial uses in the Rural Area shall be permitted only <u>on existing Industrial zoned properties</u> in Rural Towns and <del>((in the designated industrial area adjacent to the Rural Neighborhood Commercial Center of))</del> <u>the Preston Industrial Area.</u></p>	<p>Substantive Change</p>	<p>Edits for accuracy, to reflect that the Rural Neighborhood Commercial Center next to Preston was erroneously imposed and does not align with the zoning of the area (which is proposed for correction in the land use and zoning map amendments in Snoqualmie Valley North East King County subarea plan that is being evaluated concurrently with the 2024 Comprehensive Plan update)</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policies in this section refer to "industrial uses," which is not a phrase used in the code. These policies could be clarified to use terms consistent with how uses are described in King County.</li> <li>"Rural Public Infrastructure Maintenance Facilities" are more appropriately addressed in the public facilities section, and agriculture and forestry product processing are already allowed in the rural area under R-324.</li> </ul>

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R-514 Development regulations for new industrial development in the Rural Area shall require the following: a. Greater setbacks, and reduced building height, floor/lot ratios, and maximum impervious surface percentage standards in comparison to standards for urban industrial development; b. Maximum protection of sensitive natural features, especially salmonid habitat and water quality; c. Building and landscape design that respects the aesthetic qualities and character of the Rural Area, and provides substantial buffering from the adjoining uses and scenic vistas; d. <del>((Building colors and materials that are muted, s))</del> Signs that are not internally illuminated, and site and building lighting that is held to the minimum necessary for safety; e. <u>Prohibition of ((H))</u> heavier industrial uses, new industrial uses producing substantial waste byproducts or wastewater discharge, or new paper, chemical and allied products manufacturing uses <u>allowed</u> in the urban industrial zone ( <del>((shall be prohibited))</del> ); and f. Industrial uses <del>((requiring))</del> <u>be sized to not require</u> substantial investments in infrastructure, such as water, sewers, or transportation facilities, or facilities that generate substantial volumes of heavy-gross weight truck trips( <del>((, shall be reduced in size to avoid the need for public funding of the infrastructure))</del> ).	Substantive change	Edits for clarity and to reflect current code	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policies in this section refer to "industrial uses," which is not a phrase used in the code. These policies could be clarified to use terms consistent with how uses are described in King County.</li> <li>Although the Executive rationale states that this aligns with current code, 21A.14.280 does require muted colors. Councilmembers could retain the provision here, delete the provision in code, or provide broader policy language here while maintaining the code language.</li> <li>Sub f. is a substantive change, as it now prohibits industrial uses requiring <i>any</i> substantial investments in infrastructure, whereas the underlying language only prohibits this when the infrastructure would need <i>public</i> funding.</li> </ul>
R-515 Existing industrial uses in the Rural Area outside of Rural Towns( <del>((, the industrial area on the King County designated historic site along State Route 169 or the designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston))</del> ) without Industrial zoning currently shall be zoned rural ( <del>((residential))</del> ) area but may continue if they qualify as legal, conforming and/or nonconforming uses.	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policies in this section refer to "industrial uses," which is not a phrase used in the code. These policies could be clarified to use terms consistent with how uses are described in King County.</li> </ul>
R-516 <del>((Within Rural Towns and larger Rural Neighborhood Commercial Centers, non-motorized connectivity, where consistent with rural character,))</del> Connectivity for active transportation uses should be encouraged in Rural Towns, where consistent with rural character, to promote <del>((walking and bicycling))</del> <u>physical activity</u> and to improve public health.	Substantive change	Restructured for clarity. Rural Neighborhood Commercial Centers is removed, as those nodes of commercial development are small and isolated, and thus not appropriate for or capable of non-motorized connectivity, consistent with rural levels of service in the Growth Management Act and the Comprehensive Plan.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The change of "nonmotorized" to "active transportation" expands the uses allowed and is a policy choice.</li> <li>The proposed removal of Rural Neighborhood Commercial Centers as places where active/non-motorized transportation should be encouraged is a policy choice.</li> </ul>
R-517 King County should explore ways of creating and supporting community gardens, Farmers Markets, produce stands and other similar community(-)-based food growing projects to provide and improve access to healthy, affordable food for all rural residents.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-601 The Rural Forest Commission shall advise the King County Executive and Council on the development <u>and implementation</u> of <del>((innovative))</del> <u>strategies, programs, policies and regulations</u> that benefit forestry <del>((and))</del> , that encourage the retention of the forest land base in King County, <u>and support rural forest landowners.</u>	Clarification of existing policy intent	Updated to reflect current scope and role of the Rural Forest Commission	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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King County shall continue to support the Rural Forest Commission with staff and other resources.						
R-602 The Agriculture Commission shall advise the King County Executive and Council on <del>((agricultural issues and programs, including, but not limited to:</del> a. <del>Existing and proposed legislation and regulations affecting commercial agriculture;</del> b. <del>Land use issues that affect agriculture; and</del> c. <del>Ways to maintain, enhance and promote agriculture and agricultural products in the region.))</del> programs, policies, regulations, and land use issues that affect commercial agriculture, encourage retention of farmland, support farmland access for traditionally underserved communities, and contribute to a strong local food system. King County shall continue to support the Agriculture Commission with staff and other resources.	Clarification of existing policy intent	Updated to reflect current scope and role of the Agriculture Commission	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((R-606))</del> R-603 Farm lands, forest lands and mineral resources shall be conserved for productive use through the use of Designated Agricultural and Forest Production Districts and Designated Mineral Resource Sites where the principal <del>((and preferred))</del> land uses <del>((will)) shall</del> be commercial resource management activities <del>((, and by the designation of appropriate compatible uses on adjacent Rural Area and urban lands))</del> .	Clarification of existing policy intent	Relocated to lead with the designation and then the ways to support/implement that designation.  Striking word "preferred" to recognize non-resource uses may be preferred in some cases, e.g. forest protection for carbon sequestration and habitat, consistent with existing practice.  "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.  Removed language redundant to R-607	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-604 King County shall promote and support <u>commercially viable and environmentally sustainable</u> forestry, agriculture, and other resource-based industries as a part of a diverse and regional economy.	Substantive change	Including commercial considerations, consistent with Growth Management Act requirements to protect resource lands of long-term commercial significance	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-604a King County shall support <del>((and designate))</del> mineral resource lands of long-term <u>commercial</u> significance and promote policies, environmental reviews, and management practices that minimize conflicts with neighboring land uses and mitigate environmental impacts.	Clarification of existing policy intent	Including commercial considerations, consistent with Growth Management Act requirements to protect resource lands of long-term commercial significance  "Designate" is redundant to R-603	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((R-605 Forestry and agriculture best management practices are encouraged because of their multiple benefits, including natural resource preservation and protection.</del>	Clarification of existing policy intent	Addressed under " environmentally sustainable" in R-604	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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					<ul style="list-style-type: none"> <li>Anticipated timeline: n/a</li> </ul>	
R-608 King County should encourage infrastructure and services that support resource lands management and resource-based businesses. These should be sited <del>((in close proximity))</del> close to designated Agricultural and Forest Production Districts and Designated Mineral Resource Sites <del>((when))</del> where potential adverse impacts and incompatibilities can effectively be mitigated.	Substantive Change	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>As written, this is a potentially substantive change. "When" implies that they should only be sited there when impacts can be mitigated. "Where" could be read that APDs, FPDs, resource sites are inherently places where impacts can be mitigated. Executive staff indicate that "when" is the Executive's intent, which would keep the policy substantively the same as the underlying language.</li> </ul>
R-609 King County should expand access to property tax incentive programs to encourage landowners to continue <del>((practicing))</del> and expand farming and forestry and to help ensure retention of the resource land base. These programs should be publicized and marketed to ensure equitable access to program benefits.	Substantive change	Updates to reflect program goals to not only keep support current farming/forestry but also expand them, as well as advancing equity goals.	Could lead to increased farm and forestry uses for properties using incentives, and more equitable program delivery / incentives benefitting priority populations.	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((R-610 King County shall employ a variety of innovative programs and incentives to help maintain and enhance resource-based industries.))</del>	Clarification of existing policy intent	Very general policy that is more specifically addressed throughout may policies in this chapter.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-612 King County shall work cooperatively with cities, Indian tribes, other public agencies, private utilities, resource managers, land <del>((--))</del> owners, and residents to conserve public and private Resource Lands for long-term productivity and environmental protection in a consistent and predictable manner.	Technical change	Current terminology and grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-613 Designated Forest and Agricultural Production District lands shall not be annexed by cities except as allowed in Policies R-656 and R-656a.	Clarification of existing policy intent	Reflects existing allowance for Agricultural and/or Forest Production District lands to be moved into the Urban Growth Area and potentially annexed under policies R-656 and R-656a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-614 King County should establish written agreements with agencies, Indian tribes and other affected parties whose close coordination and collaboration are essential to effective implementation of resource management programs. Such agreements should serve to establish consensus and commitment to achieving specific resource management goals and to define the specific roles and responsibilities of each agency.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((R-615 King County should avoid duplication of federal and state regulations that apply to resource-based industries. However, King County reserves the authority to address issues of local concern with regard to resource-based activities and operations.))</del>	Clarification of existing policy intent	Policy direction is not needed to allow this	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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R-616 Resource-based industries should use practices that: a. Protect the long-term integrity of the built environment, adjacent land uses, and cultural resources; b. Maintain the long-term productivity of the resource base; and c. Result in maintenance of ecosystem health and habitat.	Policy Staff Flag					<ul style="list-style-type: none"> <li>This is not policy direction to King County, it is directing private land owners to do something. It could potentially be removed.</li> </ul>
R-618 King County shall be a leader in resource management by demonstrating environmentally sound agriculture and forestry on ((e))County-owned land.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-619 King County shall include resource education through its signs on trail systems that are linked with working farms, forests, and mines. <del>((Interpretation should: a. Provide historical perspective; b. Demonstrate current adaptive resource management practices (forestry, fisheries, wildlife, agriculture); and c. Explain economics of various resource uses.</del>	Clarification of existing policy intent	Too much detail for Comprehensive Plan policy; addressed through implementation in King County Parks planning	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-620 The Forest Production District shall remain in large blocks of contiguous forest lands where the primary land use is commercial forestry. Other resource ((industry)) uses, such as mineral extraction and agriculture, should be permitted within the Forest Production District when managed to be compatible with forestry.	Clarification of existing policy intent	Streamlining; industry is implied in resource	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-621 The Forest Production District is a long-term designation. Lands may be removed from the Forest Production District only through a subarea plan or area zoning and land use study, and only to recognize areas with historical retail commercial uses.	Clarification of existing policy intent	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case, expansions of Forest Production District land removal could happen via either a subarea plan or an area zoning and land use study.</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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R-622 King County recognizes the many values provided by the public forestland in the county, and encourages continued responsible forest management on these lands. King County should collaborate with other public land managers in planning for the <u>restoration</u> , conservation, use, and management of forest resources on public lands for multiple public values <u>such as sustainable supply of timber, carbon storage and sequestration, and other ecosystem benefits.</u>	Substantive change	Updated to reflect current practice, and provide additional clarity on of the type of other benefits beyond forestry that are being prioritized. Supports other changes in Chapter 5 and a new work program item related to old growth/mature forests	Additional protection of upper watershed and major river corridors	Strategic Climate Action Plan Action GHG 6.4.1  Land Conservation Initiative	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The first sentence doesn't include policy direction. It could be deleted.</li> <li>This policy and R-623 could be combined.</li> </ul>
R-623 King County is committed to maintaining working forestland in the Forest Production District, and shall continue to work with landowners and other ((stakeholders)) partners to promote forestry, reduce uses and activities that conflict with resource uses, and recognize forestland values.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy and R-622 could be combined.</li> </ul>
R-624 To reduce conflicts with resource uses and wildfire risks, a forest management plan shall be required as a condition of development for any residential uses in the Forest Production District. Accessory dwelling units shall not be allowed in the Forest Production District.	Substantive change	Emphasizes existing fire safety/protection requirement for forest management plans in K.C.C. 21A.08.030.B.2.b, which will be more important over time as wildfire risks increase with climate change	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-626 King County should conserve working forests and should encourage continued private forestry through the acquisition or transfer of development rights in the Forest Production District. Land acquisition proposals that would remove lands from forest management should be evaluated to ensure that the long-term commercial significance of the Forest Production District is not compromised.	Clarification of existing policy intent	Reflects current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-628 In consultation with <u>Indian</u> tribes and other affected agencies and landowners, King County should support land trades that result in consolidated forest ownership and work with forest managers to identify and develop other incentives for continued forestry.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
[Lead in text on page 3-53]  Recreational and institutional developments, such as conference centers, ski areas and associated hotels, allow more people to enjoy the aesthetic benefits of forest lands. Such facilities are acceptable if ((located in areas of existing development, such as Snoqualmie Pass, and if)) their operation and use are <u>resource-dependent and</u> restricted adequately to minimize conflict with resource lands. Major recreational or institutional development ((sites)) can adversely affect the Forest Production District because they reduce the forest land base and conflict with other resource management goals.	Policy Staff Flag					<ul style="list-style-type: none"> <li>The development conditions for these uses do not require them to be "resource-dependent or minimize conflict with resource lands." Additionally, conference centers and hotels are not allowed uses in the forest production district (although they could be a component of another allowed use such as a destination resort). While this is not a policy, it's inconsistent with the regulations. Options are to remove this language, modify it to match the code, or modify the code to make changes consistent with this language.</li> </ul>
R-631 ((No master planned resorts shall be permitted in the Forest Production District.))_New or expansion of existing recreational or institutional uses, <u>including destination resorts,</u> in the Forest Production District may be permitted if compatible with long-term forestry, the interests of <u>Indian</u> tribes and other resource management goals.	Clarification of existing policy intent	Relocates first sentence to R-329a, which is true for more areas than just the Forest Protection District	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The term "institutional use" is used in the Growth Management Act and the term "institutions" is used in the Multicounty Planning Policies, but the term is not defined in either place, nor in the KCCP or Title 21A. Executive</li> </ul>

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		Clarifies types of recreational uses included, consistent with uses allowed in existing code.				staff indicate that institutional uses refers to nonresidential uses that are not considered commercial, industrial, or recreational. Councilmembers could choose define the term in the lead-in text to include cultural uses, religious facilities, health services, and educational services, which are the corresponding terms in Title 21A.
R-632 King County should continue to work with all affected parties and the Washington State Department of Natural Resources to improve the clarity of jurisdictional responsibilities for proposed timber harvests and associated enforcement of forest practice regulations ((in the Rural Area)), and to ensure that landowners comply with county regulations when they are converting portions of a site to a non-forest use. ((Harvesting of forest lands for the purpose of converting to non-forest uses shall meet all applicable county standards for clearing and critical areas management, and the loss of carbon sequestration capacity resulting from such forest conversions should be fully mitigated. Landowners opting to conduct forest management activities under state approved forest practices permits should be restricted from developing those areas for non-resource purposes for six years from the date of forest practice approval. Recognizing that some landowners combine the development of a residence or an agricultural activity on a portion of the property with long term forestry on the rest, the county should provide flexibility in its regulations to address the residential development and agricultural activity differently from the forest management.))	Substantive Change	Reflects that clarifying state vs county jurisdiction is important to improving enforcement.  For removed language, this level of detail more appropriate for the code, and we do not need a policy to state that the code must be followed.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy used to refer to forests in the Rural Area, now it broader and refers to all forest practices. This is a policy choice.</li> </ul>
R-633 King County should ensure that regulations applying to forest practices do not discourage forest management on properties in long-term forestry((Forestry should be regulated consistent with best management practices in)), consistent with the Forest Practices Act. The ((e))County should work to simplify its regulatory processes related to forest management.	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R 634 King County should promote public understanding of the benefits of commercial timber production and encourage the use of local wood.	Policy Staff Flag					<ul style="list-style-type: none"> <li>This policy is duplicative of R-627 and could be removed.</li> </ul>
R 635 Working with public and private forest land managers, King County shall encourage long term forest productivity and the protection of land and water resources by participating in collaborative, multi-ownership planning efforts.	Policy Staff Flag					<ul style="list-style-type: none"> <li>This policy could potentially be combined with policy R-622 or R-623.</li> </ul>



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<p>R-636 King County promotes forest management that achieves long-term forest health; protection of watersheds, critical areas and habitat to support fish and wildlife populations; protection of threatened and endangered species; management of stormwater runoff and associated pollutants; conservation and economic viability of working forests; <u>wildfire risk reduction</u>; recreation; carbon storage and sequestration <del>((and reduction in greenhouse gas emissions))</del>; and adaptation to climate change.</p>	<p>Substantive change</p>	<p>To reflect current policy priorities and context</p>	<p>King County is more actively engaged directly or indirectly (via collaborations) in conducting or promoting forest management activities that reduce wildfire risk. This includes working with landowners to reduce wildfire risk, selective thinning around critical County-owned infrastructure, and forest restoration. Relevant to King County forest lands and forest land owners/managers</p>	<p>King County Wildfire Risk Reduction Strategy  30 Year Forest Plan</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: Programmatic</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• Policy direction could be added.</li> </ul>
<p>R-641 King County <del>((should))</del> shall consider climate change impacts and take steps to improve forest health <del>((and resilience to climate change impacts through its technical assistance to forest land owners, management of county-owned forest lands, and support of neighborhood-based efforts to reduce risks from wildfires))</del> <u>and wildfire resilience on County-owned forest lands.</u></p>	<p>Substantive change</p>	<p>Strengthening policy commitment given the importance of this issue. Also, R-641 split into two modified policies: one focusing on county-owned forest lands (this one is retaining the R-641 identity) and a new collaboration policy in R-641e focusing on private forest land owners and residents.</p>				<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p><u>R-641a King County shall take steps to plan for and reduce wildfire risk in the wildland-urban interface in unincorporated King County including wildfire risk assessment and planning, amending codes to align with best practices for wildfire risk reduction, and public education.</u></p>	<p>New policy</p>	<p>Advancing recommendations from the King County wildfire strategy</p>	<p>County takes actions to reduce wildfire risk in the unincorporated parts of the wildland-urban interface.</p>	<p>Wildfire Risk Reduction Strategy Action 4  30-Year Forest Plan Strategy 1-3</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: Programmatic and Regulatory</li> <li>• <u>Description of proposed regulations</u>: Proposed changes to K.C.C. Chapter 16.82 to remove permitting barriers for vegetation management for wildfire risk reduction</li> <li>• <u>Anticipated resource need</u>: Likely yes – probably grant funding</li> <li>• <u>Anticipated timeline</u>: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p><u>R-641b King County shall encourage wildfire preparedness, including wildfire risk assessment and planning, in cities and towns located in the wildland-urban interface in King County.</u></p>	<p>New policy</p>	<p>Advancing recommendations from the King County wildfire strategy</p>	<p>Cities and towns take actions to reduce in wildfire risk in the incorporated parts of the wildland-urban interface.</p>	<p>Wildfire Risk Reduction Strategy Action 4  30-Year Forest Plan Strategy 1-3</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: Programmatic</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: Likely yes – probably grant funding</li> <li>• <u>Anticipated timeline</u>: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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<del>((R-637)) R-641c</del> King County <del>((should)) shall</del> encourage community <del>((fire planning)) wildfire preparedness</del> so that residents are aware of the dangers of forest fires and take steps to make their properties less vulnerable. <del>((King County should support neighborhood based efforts to manage forests to improve forest health and reduce the risk of wildfire.))</del>	Substantive change	Strengthening policy commitment given the importance of this issue	Residents take actions to reduce in wildfire risk in the wildland-urban interface.	Wildfire Risk Reduction Strategy Actions 3, 4, 6, and 8  30-Year Forest Plan Strategy 1-3	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-641d King County wildfire risk reduction activities shall prioritize the needs of residents whose ability to prepare for, respond to, and recover from wildfire impacts may be limited by income, health, mobility, or other disparities.	New policy	Ensures King County's wildfire risk reduction work is accounting for equity and prioritizing those who need to most assistance.	Improved equitable outcomes in the wildland-urban interface.	Wildfire Risk Reduction Strategy  30-Year Forest Plan Strategy 1-3  Strategic Climate Action Plan Sustainable and Resilient Frontline Communities Focus Area 4	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Policy R-641dd						<ul style="list-style-type: none"> <li>This policy is being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix</li> </ul>
<del>((R-640)) R-641e</del> King County <del>((should continue to)) shall</del> collaborate with key partners, such as the University of Washington, Washington State University including Extension, state and federal agencies, cities, first responders, Indian tribes, and <del>((forest))</del> landowners, <del>((to)) on activities that improve forest resilience and reduce wildfire risks, including the following:</del> a. <del>((monitor)) Monitoring and ((evaluate)) evaluating impacts of climate change on forests and wildfire potential in King County</del> b. Promoting species and structural diversity within and across forest stands in King County; c. Providing educational and technical assistance for small forest landowners; d. Leveraging partnerships to increase funding for landowner incentive cost-share programs; e. Expanding and enhancing opportunities for building public awareness and promoting shared learning about wildfire preparedness and risk reduction in King County; f. Reducing landslide and flooding risks resulting from wildfire damage and associated impacts; and g. Supporting the recovery of natural systems and communities affected by wildfire.	Substantive change	Strengthens the policy while creating flexibility to work with partners beyond the listed partners and to reflect that the partners may change in any given case. Includes key strategies to advance, reflecting current policy goals related to wildfire risk reduction	King County is pursuing a diverse portfolio of activities to reduce wildfire risk, in collaboration with appropriate partners.	Wildfire Risk Reduction Strategy  30-Year Forest Plan Strategy (Strategy 1, Climate)	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Likely yes – probably grant funding</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Could delete the long list of "key partners" since it covers most people.</li> </ul>
R-642 King County shall continue to implement the objectives of the Farmland Preservation Program. Protection of property purchased under the Farmland Preservation Program shall be a high priority when balancing conflicting interests such as locating transportation, active recreation, utility facilities, or other uses that could have an adverse impact on farm operations. King County	Policy Staff Flag					<ul style="list-style-type: none"> <li>The last sentence could be removed, as it's already covered by other policies and not related to the FPP policy intent.</li> </ul>

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shall use the Transfer of Development Rights Program as another tool to preserve farmland.						
R-642a King County should develop a long((-)term strategy for financing protection of sufficient farmland to significantly expand and retain food production, including improving the farmability of protected farmland, and ensuring that the easements are well-managed for the long((-)term.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-642b Farmers conducting work on property on which King County owns a Farmland Preservation Program easement or farmers leasing properties owned by King County should be limited to predominantly agricultural <u>activities</u> and agricultural((-supportive activities)) <u>support services</u> .	Clarification of existing policy intent	To changes in terminology adopted in the code in 2017	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be reframed to focus on the use of the land, rather than the behavior of the people.</li> <li>The terminology for "agricultural activities" and "agricultural support services" doesn't align between the KCCP and the Code. These could be cleaned up.</li> </ul>
R-643 Agricultural Production Districts ((are)) shall be blocks of contiguous farmlands where agriculture is supported through the protection of agricultural soils and related support services and activities. Roads and natural features ((are)) should be appropriate boundaries for Agricultural Production Districts to reduce the possibility of conflicts with adjacent land uses.	Clarification of existing policy intent	Reorients from a statement to policy direction, consistent with existing intent and current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Changing "are" to "should be" softens the policy. This is a policy choice.</li> </ul>
R-645 All parcels within the boundaries of an Agricultural Production District should be zoned Agricultural, either A 10 or A 35.	Policy Staff Flag					<ul style="list-style-type: none"> <li>This policy could be changed from "should" to "shall" to align with the policy intent that all APDs be zoned A-10 or A-35.</li> <li>This policy could be combined with R-646.</li> </ul>
R-646 Lands within Agricultural Production Districts ((should)) shall remain in parcels large enough for commercial agriculture. A <u>maximum</u> residential density of one home per 35 acres shall be applied where the predominant lot size of <u>agricultural-zoned parcels in the surrounding area</u> is 35 acres or larger, and a <u>maximum</u> residential density of one home per 10 acres shall be applied where the predominant lot size of <u>agricultural-zoned parcels in the surrounding area</u> is smaller than 35 acres.	Substantive change	<p>Consistent with requirements in the Growth Management Act, land within Agricultural Production Districts must be large enough for commercial agriculture.</p> <p>Zoning on agricultural lands should consider conditions on other surrounding agricultural parcels alone, not other types of parcels (which are generally intentionally smaller than agricultural parcels).</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be combined with R-645.</li> </ul>
R-647 Agriculture should be the principal land use in the Agricultural Production Districts. Permanent new construction within districts shall be sited to prevent conflicts with commercial farming or other agricultural uses, and nonagricultural uses shall be limited. New development shall not disrupt agriculture operations and shall have a scale compatible with an active farming district.	Policy Staff Flag					<ul style="list-style-type: none"> <li>While this is a "should" policy, the corresponding policy for forests is a "shall" policy. Whether to make them consistent is a policy choice.</li> <li>The language is duplicated in R-649 but is a "shall" policy there.</li> </ul>

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<p>R-649 Agriculture (<del>(must)</del>) shall remain the predominant use in any Agricultural Production District and aquatic habitat or floodplain restoration projects (<del>(, as well as, King County)</del>) and mitigation reserves program projects shall not reduce the ability to farm in the Agricultural Production District. <del>((Therefore, until the county implements the watershed planning process described in R-650, such projects are allowed only when supported by owners of the land where the proposed project is to be sited. Criteria to be considered:</del></p> <p>a. <del>For a project proposed to be sited on lands that are unsuitable for direct agricultural production purposes, such as portions of property that have not historically been farmed due to soil conditions or frequent flooding, and which cannot be returned to productivity by drainage maintenance, or</del></p> <p>b. <del>For a project proposed to be sited on lands suitable for direct agricultural production:</del></p> <p><del>(1) there are no unsuitable lands available that meet the technical or locational needs of the proposed project, and the project is included in, or consistent with, an approved Water Resources Inventory Area Salmon Recovery Plan, Farm Management Plan, Flood Hazard Management Plan or other similar watershed scale plan; or the project would not reduce the baseline agricultural productivity within the Agricultural Production District.))</del></p> <p><u>King County, through implementation of projects and programs, shall ensure sufficient land within Agricultural Production Districts remain available to support long term viability of commercial agriculture and that its programmatic and project actions support the maintenance or improvement of drainage and other agricultural support infrastructure. To the maximum extent practicable, King County should tailor measures to protect threatened or endangered species to support continued operation of working farms within the Agricultural Production Districts and should strive for outcomes consistent with goals King County may establish for optimal area of productive agricultural lands within the Agricultural Production Districts.</u></p>	<p>Substantive change</p>	<p>Suite of changes to reflect current status and future plans for Fish, Farm, Flood, based on lessons learned coming out of the Snoqualmie Fish, Farm, Flood work, substantively consistent with recommended policy language from the Fish, Farm, Flood Implementation Oversight Committee.</p> <p>Specific to this policy, changes: reflect that the County completed the process directed in R-650; remove detail addressed in the code; ensure projects/programs to protect threatened and endangered species considers Agricultural Production District management for continued productivity of commercial agriculture in the Agricultural Production Districts</p>	<p>Strives for balance of agriculture and species protection/habitat restoration and enhancement in Agricultural Production Districts</p>	<p>Fish, Farm, Flood Implementation Oversight Committee recommendations</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: Existing code in K.C.C. 21A.24.381</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: 2025</li> </ul>	<ul style="list-style-type: none"> <li>This policy conflicts with R-647 which says "should." Using "should" or "shall" is a policy choice. The language could be deleted either here or in R-649 to avoid duplication.</li> <li>The language beginning with "to the maximum extent practicable" is separate topic from what precedes it and could potentially be made into a separate policy. (This sentence is also a "should" statement, so "To the maximum extent practicable" is extraneous.)</li> <li>Executive staff indicate that the requirement about aquatic habitat and floodplain restoration projects is intended to apply to King County projects only. The policy would need to be amended to make this clear.</li> </ul>
<p><del>R-650 ((Aquatic habitat restoration projects, floodplain restoration projects and projects under King County's mitigation reserves program in an Agricultural Production District shall be evaluated through a collaborative watershed planning process with the goal of maintaining and improving agricultural viability, improving ecological function and habitat quality, and restoring floodplains through integrated, watershed wide strategies. A watershed planning process shall be established for an agricultural production district because of the number of potential restoration projects and shall:</del></p> <p>a. <del>ensure that agricultural viability in the Agricultural Production District is not reduced as the result of actions taken and that agriculture remains the predominant use in the agricultural production district;</del></p> <p>b. <del>evaluate and recommend actions at all scales across the affected watershed to maintain and improve agricultural viability, restore ecological functions and aquatic habitat and restore floodplains, including voluntary actions taken by landowners;</del></p>	<p>Substantive change</p>	<p>Suite of changes to reflect current status and future plans for Fish, Farm, Flood, based on lessons learned coming out of the Snoqualmie Fish, Farm, Flood work, substantively consistent with recommended policy language from the Fish, Farm, Flood Implementation Oversight Committee.</p> <p>Specific to this policy, changes: reflect new, required project review process that would be implemented with the adoption of the 2024 update, which provide additional clarity on how balancing salmon habitat and</p>	<p>Establishes an internal, administrative review process in for Water and Land Resources-sponsored projects to consider competing interest and balancing multiple objectives. Projects sponsored by entities other than Water and Land Resources may also use the review process, where appropriate.</p>	<p>Fish, Farm, Flood Implementation Oversight Committee recommendations</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: 2025</li> </ul>	<ul style="list-style-type: none"> <li>In the final paragraph, "in the unincorporated area where a habitat or floodplain restoration project may result," the word "where" could be interpreted in multiple ways. "whenever" might be clearer.</li> </ul>

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<p><del>e. be a collaborative effort among affected land owners, interested stakeholders, and King County and shall be updated on a periodic basis; and</del>  <del>d. identify and recommend actions that King County should take or ensure are taken to maintain and improve agricultural viability in the Agricultural Production District and address any impacts to agriculture from aquatic habitat restoration projects, floodplain restoration projects and projects under King County's mitigation reserves program constructed in the Agricultural Production District.)</del>  <u>The County shall administer a collaborative review process considering watershed context for projects sponsored by the King County Department of Natural Resources and Parks, Water and Land Resources Division, in the unincorporated area where a habitat or floodplain restoration project may result in reducing the amount of land available for farming in Agricultural Production Districts. The review process shall be administered by the Division and strive for balance in outcomes that achieve co-equal goals of maintaining and improving suitability of land for agricultural productivity, increasing habitat quality, and restoring floodplains and ecological function. The review process should:</u>  <u>a. Occur early in the planning process for projects, and at regular intervals for ongoing programs;</u>  <u>b. Consider guidance from relevant plans relating to agriculture, salmon recovery, and floodplain management;</u>  <u>c. Consider efforts for advancing multiple resource interests;</u>  <u>d. Track on-the-ground changes in land cover relative to acreage targets for farmland and habitat restoration areas, focused on impacts to agricultural lands and fish populations;</u>  <u>e. Consider input and recommendations resulting from engagement and input from external partners and subject matter experts; and</u>  <u>f. Identify and address barriers to efficient implementation of the process.</u>   <u>The review process may also be offered for projects and programs sponsored by King County agencies aside from the Water and Land Resources Division and/or for projects and programs sponsored by external entities.</u></p>		<p>agricultural needs should be operationalized.</p>				
<p>R-650a ((<del>The Snoqualmie Valley Agricultural Production District is the first Agricultural Production District to undergo a watershed planning effort called for in R-650. King County shall implement the recommendations of the Snoqualmie Fish, Farm and Flood Advisory Committee. The recommendations of the task forces and other actions identified in the final Advisory Committee Report and Recommendations will form the basis for a watershed planning approach to balance fish, farm and flood interests across the Snoqualmie Valley Agricultural Production District and an agreement on protecting a defined number of acres of agricultural land. The Advisory Committee, or a successor committee, will monitor progress of the task forces and will reconvene to evaluate the watershed planning approach to balancing interests prior to the next Comprehensive Plan update. The policy issues and recommendations outlined in the Snoqualmie Fish, Farm, Flood</del></p>	<p>Substantive change</p>	<p>Suite of changes to reflect current status and future plans for Fish, Farm, Flood, based on lessons learned coming out of the Snoqualmie Fish, Farm, Flood work, substantively consistent with recommended policy language from the Fish, Farm, Flood Implementation Oversight Committee.                       Specific to this policy, changes streamlines Snoqualmie Valley-specific Fish, Farm, Flood</p>	<p>Supports completion of outstanding Snoqualmie Valley-specific Fish, Farm, Flood</p>	<p>Fish, Farm, Flood Implementation Oversight Committee recommendations</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: 2025</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p><del>Advisory Committee Report and Recommendations are largely specific to the Snoqualmie Valley and are not intended to be applied broadly in other Agricultural Production Districts. Future Fish, Farm, Flood efforts focused in other Agricultural Production Districts will need to go through their own processes to identify barriers to success for all stakeholders in these geographic areas. R-649 continues to apply to the Snoqualmie Valley Agricultural Production District until the watershed planning effort outlined in the Fish, Farm and Flood recommendations is complete. A policy reflecting the outcome of this effort shall be included in the next eight-year update.))</del> The County shall continue to support the Snoqualmie Valley Agricultural Production District fish, farm, flood effort, as appropriate, through completion of the task forces and establishment of measurable goals for agriculture, habitat restoration, and floodplain restoration for the Snoqualmie Valley Agricultural Production District.</p>		<p>direction and reflects current status</p>				
<p>R-650b The County shall continue to document and consider the lessons learned from the Snoqualmie Valley Agricultural Production District fish, farm, flood effort to guide and refine the collaborative planning and review processes in a watershed context for projects and programs in other geographies with the co-equal goals of balancing farm, fish, and flood interests where farms, fish habitat and floodplains overlap, as well as strategies for avoiding, minimizing, and mitigating losses of farmable land, floodplain functions, and habitat functions. The County should support planning efforts similar to the Snoqualmie Valley Fish, Farm, and Flood Advisory Committee in other geographies if and when the County and partners choose to pursue such efforts or if acute tensions among various interests arise in a particular Agricultural Production District or other area of the county.</p>	<p>Substantive change</p>	<p>Suite of changes to reflect current status and future plans for Fish, Farm, Flood, based on lessons learned coming out of the Snoqualmie Fish, Farm, Flood work, substantively consistent with recommended policy language from the Fish, Farm, Flood Implementation Oversight Committee.</p> <p>Specific to this policy, changes outline approach for related planning in geographies other than Snoqualmie Valley, and prioritizes use of existing applicable lessons from the Snoqualmie Valley work to inform work in other Agricultural Production Districts</p>	<p>Broadly advances existing valuable knowledge for immediate implementation (rather than waiting for planning processes in each Agricultural Production District), and right-sizes future planning, as needed and where appropriate, in consideration of available resources</p>	<p>Fish, Farm, Flood Implementation Oversight Committee recommendations</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: TBD</li> <li>Anticipated timeline: 2025</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff note that the "TBD" for "anticipated resource need" means that the amount is TBD, but that additional staff resources will definitely be necessary for ongoing program support.</li> </ul>
<p><del>((R-651 Maintaining the viability of farmlands is a high priority for King County. Within the Agricultural Production Districts, measures to protect threatened or endangered species shall be tailored to ensure working farms can continue to operate.))</del></p>	<p>Clarification of existing policy intent</p>	<p>Suite of changes to reflect current status and future plans for Fish, Farm, Flood, based on lessons learned coming out of the Snoqualmie Fish, Farm, Flood work, substantively consistent with recommended policy language from the Fish, Farm, Flood Implementation Oversight Committee.</p> <p>Specific to this policy, it is addressed via other updated Farm, Fish, Flood policies</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>R-653 The Lower Green River Agricultural Production District is a regionally designated resource that is to remain in unincorporated King County except as allowed in Policies R-656 and R-656a. The Lower Green River Agricultural Production District functions as an</p>	<p>Clarification of existing policy intent</p>	<p>Reflects existing allowance for Agricultural and/or Forest Production District lands to be moved into the Urban Growth</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The second sentence is a statement, not policy direction, and could be removed.</li> </ul>

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<p>urban separator between the cities of Kent and Auburn. King County may contract with other jurisdictions to provide some local services to this area as appropriate.</p>		<p>Area and potentially annexed under policies R-656 and R-656a</p>			<ul style="list-style-type: none"> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	
<p>R-655 Public services and utilities provided by King County and other entities within and adjacent to Agricultural Production Districts shall be designed to support agriculture and minimize significant adverse impacts on agriculture and to maintain total farmland acreage and the area's historic agricultural character:</p> <p>a. Whenever feasible, water lines, sewer lines, and other public facilities should avoid crossing Agricultural Production Districts. Installation should be timed to minimize negative impacts on seasonal agricultural practices;</p> <p>b. Road projects planned for the Agricultural Production Districts, including additional roads or the widening of roads, should be limited to those that are needed for safety or infrastructure preservation and that benefit agricultural uses. Where possible, arterials should be routed around the Agricultural Production Districts. Roads that cross Agricultural Production Districts should be aligned, designed, signed, and maintained to minimize negative impacts on agriculture, and to support farm traffic; <del>(and)</del></p> <p>c. In cases when King County concludes that regional public infrastructure cannot be located outside of, and must intrude into, Agricultural Production Districts, the County shall ensure that the infrastructure be built and located to minimize disruption of agricultural activity, and shall establish agreements with the relevant jurisdictions or agencies<del>(-);</del> and</p> <p>d. If public services and utilities reduce total acreage in the Agricultural Production District, mitigation shall follow the criteria established in policy R-656a.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and to capture related streamlined narrative.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• The phrase "significant adverse impacts" could be changed to avoid using SEPA language.</li> <li>• In sub a. and b., could delete "Whenever feasible" before "should" statements, as they are extraneous.</li> <li>• In sub c., "regional public infrastructure" could be changed to "regional public services and utilities" to match the terminology uses in the rest of the policy.</li> <li>• In sub d., "public services and utilities" could be changed to "infrastructure projects" to better fit with the rest of the sentence.</li> </ul>
<p>R-656 King County may allow lands to be removed from the Agricultural Production Districts only when it can be demonstrated that:</p> <p>a. <u>1.</u> Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local Agricultural Production District boundaries; and <del>((b-))</del> <u>2.</u> The land is determined to be no longer suitable for agricultural purposes; or <del>((c-))</del> <u>b.</u> The land is needed for public services or utilities as described in policy R-655.</p>	<p>Clarification of existing policy intent</p>	<p>Restructured for clarity and consistency with R-655, which recognizes that public services/utilities projects do not always have the ability to ensure they do not diminish farmlands or farming</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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<p>R-656a King County may only approve the removal of land from the Agricultural Production District if it is, concurrently with removal of the land from the Agricultural Production District, mitigated through the replacement of agricultural land abutting the same Agricultural Production District that is, at a minimum, comparable in size, soil quality, and agricultural value. As alternative mitigation, the County may approve a combination of acquisition and restoration totaling three acres for every one acre removed as follows:</p> <p>a. A minimum of one acre (<del>(must)</del>) shall be added into another Agricultural Production District for every acre removed; and</p> <p>b. Up to two acres of unfarmed land in the same Agricultural Production District from which land is removed shall be restored for every acre removed.</p> <p><u>Replacement land to comply with the requirements of this policy may be acquired added to the Agricultural Production District in advance of removal of land from the Agricultural Production District, rather than concurrently, if the criteria in R-656b are met.</u></p>	Substantive change	Reflects creation of R-656b, which creates flexibility in the sequencing of acquiring replacement land to improve feasibility of policy implementation. This allows for necessary public services/ utilities projects while ensuring preservation of Agricultural Production District acreage and agricultural value. King County Roads attempted to implement R-656a as currently written for two critical road safety projects, but was unable to achieve this within project timelines and available project funding.	Replacement land for Agricultural Production District loss mitigation could be acquired in advance and "banked" for future public services/ utilities projects.	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Capital Project and Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Potentially, but due to underlying mandate (not the policy change)</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><u>R-656b Replacement land required under R-656a may be acquired and added to the Agricultural Production District in advance of removal as follows:</u></p> <p>a. The mitigation is for a public agency or utility project consistent with R-655;</p> <p>b. Property proposed to be added to the Agricultural Production District is approved by the Department of Natural Resources and Parks to ensure compliance with R-656a;</p> <p>c. The subsequent map amendment to remove the Agricultural Production District land identifies the previously added land being used for mitigation; and</p> <p>d. The Department of Natural Resources and Parks tracks the acreage of advance additions of replacement land and subsequent removals to ensure that the requirements of R-656a are met.</p>	New policy	Creates flexibility in the sequencing of acquiring replacement land to improve feasibility of policy implementation. This allows for necessary public services/ utilities projects while ensuring preservation of Agricultural Production District acreage and agricultural value. King County Roads attempted to implement R-656a as currently written for two critical road safety projects, but was unable to achieve this within project timelines and available project funding.	Replacement land for Agricultural Production District loss mitigation could be acquired in advance and "banked" for future public services/ utilities projects.	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Capital Project and Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Potentially, but due to underlying mandate (not the policy change)</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>R-657 King County shall work with <del>((and provide support to))</del> Washington State University Extension and other technical service providers for <del>((its))</del> their research and education programs that assist small-scale commercial farmers.</p>	Substantive change	Reflects current County role and available resources; The County hasn't provided financial support in many years.	No change	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Removal of "provide support to" is a policy choice. Council could choose to retain this language and allocate funding to support this.</li> </ul>
<p>R-658 King County shall work with other jurisdictions and non<del>((-</del>))profits to expand markets for farm products by supporting <del>((Puget Sound Fresh and other))</del> programs that promote local food and connect buyers with producers.</p>	Clarification of existing policy intent	Updated to make policy more timeless (for example, Puget Sound Fresh no longer exists)	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>R-659 King County should work with other jurisdictions, farm advocacy groups, and others to support <del>((Farmlink,))</del> farmer training and other programs that help new farmers get started, gain access to farmland and develop successful marketing methods.</p>	Clarification of existing policy intent	Updated to make policy more timeless (for example, Farmlink no longer exists)	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>R-661 King County should develop and encourage the use of incentives <del>((to encourage))</del> for food production on prime farmland. These incentives could include tax credits, expedited permit review, reduced permit fees, permit exemptions for activities complying with best management practices, or similar programs. The <del>((e))</del>County</p>	Clarification of existing policy intent	Edits for clarity and to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>BIPOC terminology, rather than POC terminology, could be used here; Executive staff state it was not intentional to not use those terms.</li> </ul>



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should continue to work with community-based organizations that can assist farmers who are People of Color, immigrants, <del>(and minority farmers)</del> refugees, and other communities that have traditionally experienced access issues(,) in gaining access to farmland.						<ul style="list-style-type: none"> <li>The second sentence ("give opportunity") could be a separate policy from the first ("use incentives for food production") as the policy intent is different.</li> </ul>
R-661a To help make more farmland accessible to beginning, <del>(and)</del> low-income, historically underserved, and socially disadvantaged farmers, King County should expand its leasing of agricultural land to farmers and community organizations where appropriate and should encourage private farmland owners to lease unused land to farmers.	Substantive change	<p>To advance equity goals.</p> <p>While "socially disadvantaged" is not current County terminology, it is aligned with USDA language which is defined as farmers and ranchers (SDFRs) belonging to groups that have been subject to racial or ethnic prejudice. SDFRs include farmers who are Black or African American, American Indian or Alaska Native, Hispanic or Latino, and Asian or Pacific Islander. For some but not all USDA programs, the SDFR category also includes women.</p>	Increased accessibility of land to SDFRs and community organizations serving historically underserved farmers.	Local Food Initiative	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-661b King County should expand representation of low income, <del>(and)</del> historically underserved, and socially disadvantaged farmers and community organizations within King County agricultural processes, such as the Agriculture Commission, advisory committees, task forces, and hiring.	Substantive change	<p>To advance equity goals.</p> <p>While "socially disadvantaged" is not current County terminology, it is aligned with USDA language which is defined as farmers and ranchers (SDFRs) belonging to groups that have been subject to racial or ethnic prejudice. SDFRs include farmers who are Black or African American, American Indian or Alaska Native, Hispanic or Latino, and Asian or Pacific Islander. For some but not all USDA programs, the SDFR category also includes women.</p>	More influence in related County planning and actions, which can improve equitable outcomes for priority populations.	Local Food Initiative	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-662 Agricultural processing, packing and direct sales are considered agricultural activities and should be allowed at a size and scale appropriate to the zone in which they are operating. King County <del>(shall)</del> should work with local and state health departments to develop regulations supporting these activities and with local non(-)profits and academic institutions to educate farmers about safe food processing practices and compliance.	Substantive change	Some of this has occurred, such as for meat processing. Additional work might be needed, but it's unclear when, in what context, and with what resources that will occur. So, a "should" is more appropriate for the policy direction here.	None; does not change current practice	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This change softens the policy, which is a policy choice. The Executive rationale states that it is unknown if additional work is needed and when or how that would happen. Councilmembers could consider retaining the shall and providing policy direction or removing the final sentence.</li> </ul>
R-663 King County supports the processing and packaging of farm products from crops and livestock, and <del>(will)</del> shall continue to work with farmers, ranchers, cities, neighboring counties, and other interested parties to address infrastructure and regulatory needs	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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that promote sales to consumers, institutions, restaurants, and retail enterprises.						
R-664 King County supports innovative technologies to process <u>waste from</u> dairy and other livestock ( <del>waste</del> ) to reduce nutrients and to create other products such as energy and compost in areas that have Agriculture and Rural Area land use designations.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The code only allows this use (anaerobic digester) in the A zone. The code could be updated to allow them in the RA zone as well.</li> </ul>
R-665 King County should develop incentives that support local food production and processing to increase food security; provide a healthy, affordable local food supply; and reduce energy use.	Policy Staff Flag					<ul style="list-style-type: none"> <li>This concept is mostly covered by R-661. References to processing, food security, and energy use could be consolidated there, and then R-665 could be deleted.</li> </ul>
R-666 King County shall provide incentives, educational programs, and other methods to encourage agricultural practices and technological improvements that maintain water quality, protect public health, protect fish and wildlife habitat, protect historic resources, maintain flood conveyance and storage, reduce greenhouse gas emissions, control noxious weeds, ( <del>and</del> ) prevent erosion of valuable agricultural soils, and increase soil water holding capacity while maintaining the functions needed for agricultural production.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-667 King County shall continue to support agriculture with an expedited review process and reduced fees for structures necessary for farm operations.	Policy Staff Flag					<ul style="list-style-type: none"> <li>This concept is covered by R-661. This policy could be deleted.</li> </ul>
R-668 King County shall work with federal, state, local, and private agencies to improve the availability and efficiency of water for agriculture through use of tools such as: expanding the availability of recycled water to farms( <del>;</del> ); offering incentives for irrigation efficiency( <del>;</del> ); <u>and</u> supporting mechanisms for water rights banking and trading that will give farmers greater certainty for water rights while protecting instream flows. King County ( <del>will</del> ) <u>shall</u> encourage the maintenance and preservation of agriculture water rights for agriculture purposes. Assessments of future surface and groundwater availability for agriculture should consider projected impacts of climate change.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.  Other edits for grammar.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-668a King County ( <del>will</del> ) <u>shall</u> continue to support drainage improvements through its Agricultural Drainage Assistance Program and actively seek new ways to make drainage projects less expensive and easier to implement and to improve drainage systems across property lines.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-669 King County should continue to collaborate with the Washington State University Extension, the University of Washington, and King Conservation District to: a. <del>(d)</del> <u>Develop information on and analyze the (<del>likely</del>) current and future impacts of climate change on agriculture in King County(<del>;</del>);</u> b. <del>(and to d)</del> <u>Develop mitigation, resiliency, and adaptation strategies that are appropriate for King County's soils and farm economy(<del>(- Research should address)</del>), such as soil management, use of commercial compost, water storage, irrigation, alternative crops, integrated pest management, and nutrient management(<del>(- The information should be made available to)</del>); and</u>	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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c. Share the information and strategies with farmers through technical assistance programs and farm planning.						
R-669a Farmers conducting work on property on which King County owns a Farmland Preservation Program easement should use Agricultural Best Management Practices and other sustainable farming methods.	Policy Staff Flag					<ul style="list-style-type: none"> <li>This policy, R-680, and P-114 could be combined.</li> </ul>
R-670 King County should provide incentives for soil management practices that reduce greenhouse emissions through its Agricultural Best Management Practices Cost-Sharing Program.	Policy Staff Flag					<ul style="list-style-type: none"> <li>This policy and R-680 could be combined.</li> </ul>
Policy R-671						<ul style="list-style-type: none"> <li>This policy is being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix</li> </ul>
R-672 King County should work with federal, state and local jurisdictions to reduce flood impacts to agricultural operations. The ((e))County ((will)) shall continue to investigate the needs of agriculture before, during and after flood events, to determine if and how losses can be reduced, and ((will)) shall use this information in designing its floodplain policies and regulations.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.  Other edits for grammar.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-673 In addition to enhancing the Farmland Preservation Program, the ((e))County should develop more innovative solutions and incentives to keep agricultural land affordable and profitable for active farming.	Technical	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This concept is covered by R-661. This policy could be deleted.</li> </ul>
R-675 King County ((should)) shall prioritize its programs to help build and support a sustainable, reliable, equitable, and resilient local food system. King County ((should)) shall strive to ((make)) strengthen the local food system, ((accessible)) increase accessibly to ((at)) to the local food supply, and strive to make access to the local food system culturally appropriate by: a. Expanding leadership and ownership of food production opportunities to low-income, historically underserved, and socially disadvantaged farmers; and b. Making locally grown, healthy, and culturally relevant foods available to and reflective of King County communities and low-income, historically underserved, and socially disadvantaged farmers.	Substantive change	Equity revisions made to strengthen and be more intentional about who increased food accessibility and land access will be available for, consistent with current program goals and practices	Increased accessibility and availability of local food to historically underserved communities and advanced ownership among historically underserved farmers in various aspects of the food production system.	Local Food Initiative	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice to strengthen the policy by changing "should" to "shall."</li> <li>Sub a. and R-677c cover the same concept. One of them could be removed.</li> </ul>
R-677 King County should promote and support local food production and local processing to strengthen a sustainable and climate resilient the local food system and reduce the distance that food must travel from farm to table.	Substantive change	Strengthening the connection between local food production and climate resilience, reflective of the current work being done around food access as outlined in the Local Food initiative and Strategic Climate Action Plan	Ensures actions to support the local food system take into account climate impacts and needs	Local Food Initiative  Strategic Climate Action Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Could reword to state the policy goal of strengthening the food system and reducing farm to table distance.</li> </ul>
R-677a King County should continue food waste programs for single ((family,)) detached and multifamily residences, businesses, and institutions, aimed at reducing generation, promoting donation and encouraging curbside collection for anaerobic digestion and composting.	Clarification of existing policy intent	Edits for clarity and to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((R-677b King County should prioritize the economic development of the food and agriculture industries in order to build a more sustainable and resilient local food system.</del>	Clarification of existing policy intent	Very broad policy without much clarity or specifics; objective is captured elsewhere.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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					<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
<u>R-677c King County should support low-income, historically underserved, and socially disadvantaged populations in efforts to improve equitable food access and food production goals, including support for alternative pathways for farmland access that meet their community's needs.</u>	New policy	To support equity outcomes and changing framework to a community-serving and community-supporting initiative. This is more reflective of the current work being done around food access as outlined in the Local Food initiative and Strategic Climate Action Plan	Increased accessibility and availability of local food to historically underserved communities and advanced ownership among historically underserved farmers in various aspects of the food production system.	2020 Strategic Climate Action Plan Action 5.1.2	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>R-677c covers the same concept as R-675 sub a. They could be combined.</li> </ul>
R-678 King County should support and collaborate with <del>((other organizations to further the development of))</del> food incentive program providers, with food providers, producers, and distributors, and with community-based organizations to further develop and expand programs that increase <del>((the ability of shoppers to))</del> access to affordable foods, increase the use of food assistance benefits, and increase the ability of farmers to accept electronic and other forms of payment at Farmers Markets and farm stands.	Substantive change	To support equity outcomes and changing framework to a community-serving and community-supporting initiative. This is more reflective of the current work being done around food access as outlined in the Local Food initiative and Strategic Climate Action Plan	Increased accessibility and availability of local food to historically underserved communities and advanced ownership among historically underserved farmers in various aspects of the food production system.	2020 Strategic Climate Action Plan Action 5.1.2	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The language about electronic payments is no longer needed and could be removed.</li> </ul>
R-679 King County shall identify existing and potential mineral extraction sites on the Mineral Resources Map <del>((in order))</del> to conserve mineral resources, promote compatibility with nearby land uses, protect environmental quality, maintain and enhance mineral resource industries, and serve to notify property owners of the potential for mineral extraction activities. The County shall identify( <del>:</del> a. <del>_____ Sites with existing Mineral zoning as Designated Mineral Resource Sites;</del> b. <del>_____ Sites where the landowner or operator has indicated an interest in mineral extraction, sites that as of the date of adoption of the 1994 Comprehensive Plan had potential Quarrying/Mining zoning, or sites that the County determines might support future mineral extraction as Potential Surface Mineral Resource Sites; and</del> c. <del>_____ Sites where mining operations predate zoning regulations but without zoning or other land use approvals as Nonconforming Mineral Resource Site sites consistent with Washington State Department of Natural Resources mineral resource mapping and in accordance with the mineral resource lands evaluation and designation criteria established in Chapter 36.70A Revised Code of Washington and applicable sections in Washington Administrative Code.</del>	Clarification of existing policy intent	The existing language was the process used to first designate mineral lands in 1994 in compliance with the Growth Management Act. It is not current practice, does not have current applicability/use, and does not align with the evaluation requirements in state law.  Other technical edit for grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
R-681 King County may designate additional sites on the Comprehensive Plan Land Use Map as Mining only following a site-specific rezone to Mineral zoning. Upon approval of a rezone	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>to Mineral zoning, the Comprehensive Plan Land Use Map shall be amended to designate the site as Mining during the next Comprehensive Plan update. King County should approve applications for site-specific rezones to Mineral zoning and applications for permits that would authorize mineral extraction and processing only following site-specific environmental study(,) and early and continuous public notice and comment opportunities, when:</p> <p>a. The proposed site contains rock, sand, gravel, or other mineral resources;</p> <p>b. The proposed site is large enough to confine or mitigate all operational impacts;</p> <p>c. The proposal will allow operation with limited conflicts with adjacent land uses when mitigating measures are applied;</p> <p>d. The proposal has been evaluated under the State Environmental Policy Act so that the County may approve, condition or deny applications consistent with the County's substantive State Environmental Policy Act authority, and ((in order)) to mitigate significant adverse environmental impacts.</p> <p>e. Roads or rail facilities serving or proposed to serve the site can safely and adequately handle transport of products and are in close proximity to the site.</p>					<ul style="list-style-type: none"> <li>• Anticipated timeline: n/a</li> </ul>	
<p>R-683 King County may amend the Mineral Resources Map to identify additional Potential Surface Mineral Resource Sites as part of the ((eight)) 10-year or midpoint update.</p>	<p>Technical change</p>	<p>Reflects new state 10-year comprehensive planning cycle</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>R-686 ((in order))To comprehensively assess the environmental impacts associated with a zoning change, conditional use, or operating approval for a mineral extraction proposal, the range of environmental impacts, including short-term and long-term effects arising or existing over the lifetime of the proposal, shall be assessed at the earliest possible stage. This should include the potential for <u>phasing of</u> future proposals for structures and operations related to mineral extraction, such as asphalt and concrete batch plants.</p>	<p>Clarification of existing policy intent</p>	<p>To clarify that this environmental assessment should consider impacts of phasing of mining activities, rather than future permits for other uses.</p> <p>Other technical edit for grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>R-687 King County should prevent or minimize conflicts with mineral extraction when planning land uses adjacent to Designated Mineral Resource Sites and Potential Surface Mineral Resource Sites. Subarea <u>plans or area zoning and land use</u> studies may indicate areas where Mining is an inappropriate land use designation. Designated Mineral Resource Sites and Potential Surface Mineral Resource Sites and Nonconforming Mineral Resource Sites should be shown on the Mineral Resources Map ((and subarea study maps in order)) to notify nearby property owners and residents of existing and prospective mineral extraction activities.</p>	<p>Clarification of existing policy intent</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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		<p>intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case, changes to mining designations could happen via either a subarea plan or an area zoning and land use study.</p> <p>The reference to subarea study maps is inappropriate, as the only place where mineral designations are reflected is the Mineral Resources Maps in the Comprehensive Plan; subarea plans and area zoning and land use studies do not do this, and thus should not be supplanted here.</p>				
<p>R-689 Conditions and mitigations for significant adverse environmental impacts associated with mineral extraction or mining operations and their associated structures or facilities should be required, especially in the following areas:</p> <p>a. Air quality, including greenhouse gas emissions from minerals extracted for energy production;</p> <p>b. Environmentally sensitive and critical areas, such as surface and groundwater quality and quantity, wetlands, fisheries and wildlife habitats, and aquatic habitats;</p> <p>c. Noise levels;</p> <p>d. Vibration;</p> <p>e. Light and glare;</p> <p>f. Vehicular access and safety;</p> <p>g. Land and shoreline uses;</p> <p>h. Traffic impacts;</p> <p>i. Visual impacts;</p> <p>j. Cultural and historic features and resources;</p> <p>k. Site security; and</p> <p>l. ((Climate change impacts from minerals extracted for energy production; and m.)) Others unique to specific sites and proposals.</p>	<p>Clarification of existing policy intent</p>	<p>Sub-l is moved up to the air quality item in sub-a, for clarity and consistency with State Environmental Policy Act review</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>R-690 Where mineral extraction or mining are subject to state or federal regulations, King County should work with the state and federal governments to ensure that proposals are reviewed with consideration of local land use and environmental requirements, regional impacts from transport, and assessment of climate change impacts from end((-))use of minerals and mined materials.</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>R-691 King County should work with the Washington State Department of Natural Resources to ensure that mining areas are reclaimed in a timely and appropriate manner. Reclamation of mineral extraction or mining sites in the Forest Production District should return the land to forestry. Where mineral extraction is completed in phases, reclamation also should be completed in phases as the resource is depleted. When reclamation of mineral extraction sites located outside of the</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> <li>The Council may wish to consider whether the County's current policies and regulations regarding reclamation of mineral extraction sites meets the Council's policy goals.</li> </ul>

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Forest Production District is completed, the site should be considered for redesignation to a land use designation and zoning classification compatible with the surrounding properties.						
R-692 King County shall encourage the removal of existing stockpiles of previously mined material (( <del>in order</del> )) to promote and achieve reclamation of land to its highest and best use.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: n/a</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
H-100 <u>King County shall work through the Growth Management Planning Council, or its designee, to:</u> a. <u>Conduct a housing-focused review of and provide comments on all King County jurisdictions' draft periodic comprehensive plan updates for alignment with the King County Countywide Planning Policies Housing Chapter goals and policies prior to plan adoption;</u> b. <u>Monitor progress towards meeting countywide and jurisdictional housing growth targets, housing needs, and eliminating disparities in access to housing and neighborhood choice;</u> c. <u>Provide necessary, ongoing information to jurisdictions on their progress toward planning for and accommodating their housing needs using public-facing tools; and</u> d. <u>Review monitoring and reporting data collected through annual reporting and other local data and analysis five years after adoption of a periodic update to a comprehensive plan, identify significant shortfalls in planning for and accommodating housing needs, provide findings that describe the nature of the shortfalls, and make recommendations that jurisdictions take action to address shortfalls consistent with the Countywide Planning Policies.</u>	New policy	Identifies the Growth Management Planning Council's Affordable Housing Committee's role in reviewing, monitoring, and informing the County's jurisdictions regarding their Comprehensive Plans to fulfill requirements of the Countywide Planning Policies. H-100 replaces H-101, H-103, H-103a, and H-106.	King County's jurisdictions are held accountable for ensuring progress toward goals identified in the Comprehensive Plan. Jurisdictions will adopt code changes, where appropriate, to reduce housing disparities across the county.	King County Countywide Planning Policies H-8, H-25, H-26, H-27	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Sub-a: 2024-2025  Sub-a: 2023-2024.  Sub-b and sub-c: 2023-2025.  Sub-d: 2029</li> </ul>	<ul style="list-style-type: none"> <li>Subsections (sub) a. and b. are a role for staff to the Affordable Housing Committee (which County staff participate in). Sub c. is the County's role. Sub d. is a role for the Growth Management Planning Council (GMPC) in CPP H-29. This policy could be streamlined to highlight the responsibilities of King County.</li> </ul>
<del>((H-101 King County shall initiate and actively participate in regional solutions to address critical affordable housing needs in unincorporated King County and throughout the region.))</del>	Clarification of existing policy intent	Redundant to/ consolidated with H-100 and H-102	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-101 <u>King County shall equitably engage ((∩))jurisdictions, community members, community-based organizations, private sector, and housing representatives ((should be invited)) to identify and implement solutions to further housing stability, accessibility, and affordability goals established in the Countywide Planning Policies, such as adopting tenant protections, creating mandatory and incentive housing programs, and middle housing regulations.</u>	Substantive change	Advances equity goals through engagement strategies and in response to Equity Work Group input.  Explicitly identifies specific implementing actions, such as tenant protections, incentive housing, and middle housing programs, as solutions to increasing housing stability.	Holds King County accountable for using best equity practices when conducting engagement, which can result in more equitable outcomes for communities.  Programs are implemented to increase housing stability, accessibility, and affordability.	Countywide Planning Policies H-101a, H-103, and H-106	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No. The scale of implementation is dependent upon availability of additional resources.</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>These are not the explicit goals of the Housing Chapter of the CPPs. Councilmembers may wish to change the language to better align with the CPPs, or as this is new language, Councilmembers may choose to select different or additional goals.</li> </ul>
<del>((H-101a King County should participate in regional efforts related to tenant protections throughout the region.))</del>	Clarification of existing policy intent	Consolidated with H-101	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Tenant protections are only a strategy in H-101 instead of a policy goal. Councilmembers may wish to retain this policy.</li> </ul>



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<p>H-102 King County shall work with jurisdictions, the private sector, state and federal governments, other public funders of housing, other public agencies such as the Housing Authorities, regional agencies such as the Puget Sound Regional Council, intermediary housing organizations, and the non((-)profit sector, to <del>((encourage))</del> support a wide range of housing and to reduce barriers to the <u>preservation, improvement, and development</u> <del>((and preservation))</del> of a wide range of housing, at an appropriate size and scale, that:</p> <p>a. Provides housing choices <del>((for))</del> <u>affordable</u> to people of all income levels, particularly in areas with existing or planned high-capacity and frequent public transportation access where it is safe and convenient to walk, bicycle, and take public transportation to work and other key destinations such as educational facilities, shopping, and health care;</p> <p>b. Meets the needs of <u>and advances equitable outcomes for a diverse population, especially families and individuals who have extremely low-, very((-)low-, low-, <del>((to))</del> and moderate((-)-incomes, and intersectional populations, including <del>((elder adults))</del> Black, Indigenous, and other <del>((p))</del>People of <del>((e))</del>Color<del>((,- children and vulnerable adults (including victims and survivors of domestic violence, human trafficking, and commercial sexual exploitation), people with developmental disabilities, people with behavioral, physical, cognitive and/or functional disabilities, and people who are experiencing homelessness))</del>; seniors; veterans; people experiencing homelessness; people with behavioral, physical, cognitive, and developmental disabilities; immigrants; refugees; LGBTQIA+ people; families with children; survivors of domestic violence, human trafficking, and commercial sexual exploitation; and women;</u></p> <p>c. Supports economic growth; and</p> <p>d. Supports the goals of <del>((King County's Equity and Social Justice Initiative and Health))</del> housing and <del>((H))</del>human <del>((S))</del>services <del>((Transformation Plan goals))-related plans, including the Crisis Care Centers Levy, Best Starts for Kids Implementation Plan, Initial Health through Housing Implementation Plan 2022-2028 or successor plans, Veterans, Seniors and Human Services Levy Implementation Plan, and Mental Illness and Drug Dependency Behavioral Health Sales Tax Fund Plan, for an equitable ((and rational)) distribution of ((low income and high quality)) affordable housing, including mixed-income housing, and supportive services throughout the county((-and</del></p> <p>e. <del>Allows for the opportunity to encourage permanent safe firearm storage locations in private and public residential buildings to make safe storage an easy choice, and, fosters safety from injury and violence, through exploring housing and community design standards that are shown to increase connectivity and reduce violence))</del>.</p>	<p>Substantive change</p>	<p>Increase housing choices affordable to all incomes; advance equitable outcomes for intersectional populations; reflect plan's that support housing goals; replaced encourage with support to strengthen the policy, because King County funds this work.</p>	<p>As a regional convener, priorities from H-152 will inform the King County Housing Finance Program Annual Request for Proposals process. This will amplify priorities such as housing near transit, equitable outcomes, and serving intersectional and other listed populations to impact policies, programs, and actions that increase housing choices affordable to people who need it most.</p>	<p>RCW 36.70A.070(2)(b)</p> <p>Crisis Care Centers Levy</p> <p>Best Starts for Kids Implementation Plan: 2022-2027</p> <p>Initial Health Through Housing Implementation Plan</p> <p>Veterans, Seniors and Human Services Levy Implementation Plan</p> <p>Mental Illness and Drug Dependency</p> <p>Behavioral Health Sales Tax Fund plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Affordability is covered in sub a. Councilmembers may want to keep the focus of sub b. on populations rather than adding affordability language.</li> <li>Councilmembers may choose to select different or additional goals or target populations.</li> <li>Throughout the chapter, extremely low income is added to affordable housing policies along with very low and low income. CPP H-2 would have the County prioritize the need for housing affordable to less than 30% AMI. Councilmembers may wish to add policies or refine language through the chapter related to extremely low income housing.</li> </ul>
<p><del>((H-103 Through subarea and regional planning with jurisdictions and partners in the Puget Sound region, mandatory and incentive programs and funding initiatives for affordable housing, King County shall serve as a regional convener and local administrator in the unincorporated areas to plan for housing to meet the needs of all economic segments of the population. With respect to</del></p>	<p>Clarification of existing policy intent</p>	<p>Redundant to/consolidated with H-100, H-101, and H-102</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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affordable housing, King County shall address the countywide need for housing affordable to very low, low and moderate income households pursuant to the countywide targets established in the most recently adopted Countywide Planning Policies.)						
((H-103a King County will work collaboratively with jurisdictions and partners to identify and meet affordable housing needs, including eliminating barriers to housing. This effort should take the form of a regional affordable housing plan that summarizes existing efforts and identifies the roles and strategies of the county, jurisdictions and partners to meet affordable housing needs.))	Clarification of existing policy intent	Redundant to/consolidated with H-100 and H-102	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>H-104 King County shall work with the multiple partners outlined in this section to promote the preservation and expansion of:</p> <p><u>a. Affordable rental housing opportunities for households earning up to 80 percent of the King County area median income(-); and</u></p> <p><u>b. Affordable ownership housing opportunities for households earning up to 120 percent of the King County area median income.</u></p> <p>Preservation ((is a particularly acute need)) should be prioritized in areas that may experience redevelopment due to proximity to high(( ))-capacity transit and/or an area experiencing changing market conditions.</p>	Substantive change	Consolidates H-105 here for clarity and aligns with the emphasis on housing affordable to all income levels.	More housing will be developed affordable to a range of incomes through innovative programs such as Middle Housing and Inclusionary housing.	Countywide Planning Policy H-12	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: 2022 code changes for Skyway and North Highline creating:               <ul style="list-style-type: none"> <li>Community preference program</li> <li>Mandatory and voluntary inclusionary housing program</li> </ul> </li> <li>Proposed code changes to:               <ul style="list-style-type: none"> <li>expand voluntary inclusionary housing regulations to all urban unincorporated areas and the Rural Towns of Snoqualmie Pass and Vashon;</li> <li>reducing regulatory and permitting requirements for middle housing;</li> <li>clarifying and streamlining permitting for permanent supportive housing and emergency housing; and</li> <li>retain density bonus for accommodating displaced mobile homes</li> </ul> </li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: 2025</li> </ul>	<ul style="list-style-type: none"> <li>Preservation of existing housing, especially ownership units, is a recognized affordability strategy. Councilmembers may wish to remove "expansion" from this policy to recognize this role. Other policies in this chapter cover the expansion of the housing supply.</li> <li>Policy uses percent of Area Median Income (AMI) when other policies in this chapter use "extremely low, very low, and low income." This language is clear, but could be made consistent throughout the chapter.</li> </ul>
((H-105 King County shall work with the multiple partners outlined in this section to promote the preservation and expansion of affordable ownership housing opportunities for households earning up to 120% of the King County median income. Preservation is a particularly acute need in areas that may experience redevelopment due to proximity to high capacity transit and/or an area experiencing changing market conditions.))	Clarification of existing policy intent	Consolidated in H-104	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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H-105a King County shall <u>work with the Puget Sound Regional Council and subregional collaborations, and shall engage ((marginalized)) historically and currently underrepresented populations ((in the)) to advance community-driven development, implementation, and ((evaluation)) monitoring of county((-))wide affordable housing goals, policies, and programs.</u>	Substantive change	Supports ongoing cooperation with Puget Sound Regional Council and subregional collaboration, and more equitable engagement for community (such as through the Community Partners Table) input throughout the county to meet the goals of the Countywide Planning Policies.	More people and agencies are engaged to strengthen affordable housing goals, policies, and programs, which can advance more equitable housing outcomes.	Countywide Planning Policy H-8	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> Programmatic</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> No. The scale of implementation is dependent upon availability of additional resources.</li> <li><u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The addition of PSRC and subregional collaborators weakens the policy's commitment to the engagement of underrepresented groups. The inclusion of these partners is a policy choice. Councilmembers could consider adding a separate policy to address the role of PSRC in improving equitable development.</li> <li>Councilmembers may also want to consider strengthening the commitment to engagement of underrepresented groups with other edits to this policy or by adding a policy</li> </ul>
<del>((H-106 King County, in partnership with other jurisdictions, shall evaluate achievement of countywide and local goals for housing for all economic sectors of the population by analyzing housing indicators, adopted land use regulations, actions that encourage development, and the effect of market factors on housing development. The results of this evaluation shall be used to develop new or revised policies, programs, regulations, and incentives to better meet the Countywide Planning Policies' housing goals. These may include adopting appropriate land use regulations and other actions that encourage development, rehabilitation, and preservation of low and moderate income housing.))</del>	Clarification of existing policy intent	Redundant to/consolidated with H-100, H-101, and H-102	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-107 King County <del>((should))</del> shall encourage regional land use and investment strategies to stimulate <del>((mixed-use and))</del> mixed-income developments as a way to <u>racially and economically integrate neighborhoods, ((and)) increase housing and transportation choices throughout King County, and improve housing stability for people of all incomes.</u>	Substantive change	Changes reflect current policy goals, including equity and housing stability outcomes. Mixed-use is removed as, while it is important, it doesn't necessarily create these outcomes. Changed from a "should" to a "shall" directive to strengthen policy.	Investments and strategies are used to improve housing stability and racially and economically integrate neighborhoods. Priorities will inform the King County Housing Finance Program Annual Request for Proposals process.	Countywide Planning Policy H-16	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> Programmatic</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> No</li> <li><u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be strengthened and simplified by removing "regional land use and investment strategies to stimulate," which is addressed in other places in this chapter.</li> <li>It is a policy choice whether to change the "should" to a "shall". The remaining changes appear to align with previous Council actions/priorities.</li> </ul>
H-108 King County shall <del>((work with other jurisdictions to))</del> encourage the use of universal design in the development of affordable housing, family-sized housing, and market rate housing <u>to create housing units that are accessible to seniors and people with disabilities.</u>	Substantive change	To better reflect the scope of King County's role and ensure seniors and people with disabilities are reflected in the range of policy outcomes.	More housing units accessible to seniors and people with disabilities.	Countywide Planning Policy H-18	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> Programmatic</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> No</li> <li><u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>This policy focus is narrowed with the added language to seniors and people with disabilities. This is a policy choice for Councilmembers. Universal design for affordable housing is also discussed in H-160.</li> </ul>
H-109 King County should develop new partnerships with public and private lending institutions to find solutions that reduce <del>((housing financing))</del> homeownership costs for <del>((both builders and consumers))</del> residents.	Clarification of existing policy intent	To better reflect what is within King County control/capacity.	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy decision to remove the goal of reducing costs for home builders.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>H-110 King County shall work with regional bodies, including the Puget Sound Regional Council and the Growth Management Planning Council, or their successors, and the private and non((-) profit sectors to support development of an adequate supply of housing commensurate with job growth within the county ((and its cities)). To attain this goal, King County shall work with such regional partners to:</p> <p>a. Support job and household growth targets, <u>housing needs for people of all incomes</u>, and policies established in the Countywide Planning Policies; and</p> <p>b. <del>((Establish performance measures to gauge how jurisdictions are accommodating growth and housing needs;</del></p> <p>c. <del>Participate in buildable lands inventories, market analyses and other studies to evaluate if sufficient land capacity is available for residential development; and</del></p> <p>d.)) Work with cities to ensure additional actions are taken throughout the county to accommodate and promote residential development when job growth causes great demand for housing and severe shortages in the availability of housing for new workers in the county.</p>	<p>Substantive change</p>	<p>Sub-a updated reflect 2022 <a href="#">House Bill 1220</a> and housing needs allocations in the Countywide Planning Policies</p> <p>Sub-b and c are removed as they are redundant to/consolidated in other policies, including the H-100</p>	<p>Increased access to housing for people of all incomes</p>	<p>RCW Chapter 36.70A and Countywide Planning Policies</p>	<ul style="list-style-type: none"> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> <li>• <u>Planned implementation of proposal:</u> Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> No</li> <li>• <u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• Deleting sub b. and sub c. removes most of the substantive parts of the policy. Councilmembers could consider streamlining the policy by deleting the subs and still be consistent with regional and countywide policies.</li> </ul>
<p><del>((H-111 King County should work with local employers to develop affordable employer-assisted housing opportunities located within commuting distance of the employment site.))</del></p>	<p>Substantive change</p>	<p>The current County role and activities revolve around supporting developing housing near transit. Local nonprofits work with philanthropic groups to support the development of affordable housing. King County does not explicitly develop employer-assisted housing.</p>	<p>None; this work is not occurring currently, nor has occurred in the past; so removal of the policy does not change County practice or associated outcomes</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified. As no work is currently being done related to this policy, its removal should not create any on-the-ground impacts. The Council has generally prioritized housing developments near transit hubs in recent past.</li> </ul>
<p>H-112 King County should encourage <u>development of permanent supportive and other</u> affordable housing through redevelopment of nonresidential buildings(<del>(, such as schools and commercial buildings,))</del> in locations suitable for housing to <u>create housing stability for low-income residents</u> and in ways that preserve significant historic features where appropriate.</p>	<p>Substantive change</p>	<p>Supports development of permanent supportive housing, in addition to other affordable housing strategies, reflective of current County priorities and actions. The Health Through Housing program redeveloped and will fund operations in 11 buildings that will provide permanent supportive housing and four buildings that provide emergency housing.</p>	<p>Increase housing stability for low-income residents and people experiencing homelessness.</p>	<p>Countywide Planning Policies H-2, H-9, H-10, and H-13</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic and Regulatory</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• Consistent with recent county investments in permanent supportive housing (PSH), such as Health Through Housing monies, though Councilmembers may wish to include extremely-low, and very-low income residents to be consistent with other proposed policy changes in this chapter. Adding extremely low would make the policy internally consistent as PSH is 0-30% AMI.</li> <li>• Exec staff indicate that the intent was to include extremely-low, very-low, low, and moderate income residents.</li> <li>• It's a policy choice how to target the income level in this policy.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>H-113 King County should support the development, preservation and rehabilitation of affordable and sustainable housing that: protects residents from exposure to harmful substances and environments, including lead poisoning; reduces the risk of injury; is well-maintained; is adaptable to all ages and abilities; and advances climate equity. King County should work on a regional level with jurisdictions to explore tools to ensure healthy housing is provided throughout the region to improve housing stability of residents.</p>	<p>Substantive change</p>	<p>Incorporating throughout the chapter: 1) climate change, climate equity, and housing connections (sustainable housing) in response to 2024 Scope of Work and 2) housing stability</p>	<p>More people have access to healthier housing and improved housing stability</p>	<p>Countywide Planning Policy H-24  Strategic Climate Action Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Councilmembers may wish to add a definition of sustainable housing to the glossary. It appears from the lead-in text that the intent is for it to mean environmentally sustainable, but it could also mean financially/economically sustainable.</li> </ul>
<p>H-114 King County should encourage development of <del>((residential communities that achieve lower prices and rents through))</del> affordable housing and sustainable housing. These developments should utilize smaller-scale units and clustered and higher density housing that shares common spaces, open spaces, and community facilities.</p>	<p>Substantive change</p>	<p>Incorporating climate change, climate equity, and housing connections (sustainable housing) in response to 2024 Scope of Work throughout the housing chapter; smaller-scale, high-density housing models contribute to climate resiliency, and King County funded affordable housing complies with affordable housing green building standards</p>	<p>More people have access to healthier housing</p>	<p>Strategic Climate Action Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice to remove the focus of this policy on development that achieves lower prices and rents.</li> </ul>
<p>H-115 King County should work with the King County Regional Homelessness Authority and other housing partners and jurisdictions to oppose and repeal policies, regulations, and actions that result in the criminalization of homelessness and homeless encampments.</p>	<p>Substantive change</p>	<p>Reflects King County Regional Homelessness Authority role. Strengthen policy by encouraging not only opposition of new policies/regulations result in the criminalization of homelessness and homeless encampments, but also the repeal of existing policies/regulations</p>	<p>Reduction in legal harm for people experiencing homelessness</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice whether the County not only opposes but also supports repeal of such policies that criminalize homelessness. Exec staff indicate that the intent is that the County would support efforts to repeal policies and regulations in other jurisdictions that result in the criminalization of homelessness and homeless encampments.</li> </ul>
<p>H-117 King County shall support <del>((partnership efforts and the application of innovations in manufactured home production that may allow mobile home parks to adapt and improve the quality of housing stock and to increase the density of housing stock in order to preserve housing affordability while accommodating the region's growth needs))</del> the preservation of mobile home communities to prevent displacement in unincorporated King County and improve the quality of these units.</p>	<p>Substantive change</p>	<p>Focuses on anti-displacement needs, and supports improvement of existing mobile homes in alignment with the existing the Housing Repair Program</p>	<p>Increased housing stability and healthy housing through targeted preservation or investments in existing mobile home parks</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: As part of the proposed repeal of the Residential Density Incentive Program, it is proposed to retain the density bonus for mobile homes that need to relocate due to displacement</li> <li>Anticipated resource need: No. The scale of implementation is dependent upon availability of additional resources</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice whether to shift the goal of this policy from innovations to mobile home communities to anti-displacement, though it appears to be consistent with previous Council direction on anti-displacement policies. Councilmembers may wish to add a definition of displacement to the glossary.</li> </ul>
<p>H-118 King County shall actively promote and affirmatively further fair housing in unincorporated King County through its housing programs, and shall <del>((work with all of))</del> participate in efforts with its partners to further fair housing in its regional role promoting housing affordability and choice and access to opportunity for <del>((all))</del> communities <del>((especially those))</del> that experience disproportionate rates of housing discrimination and communities that bear the burdens from lack of investment and access to opportunity <del>((and shall work with residents and stakeholders to help them understand the rights protected by federal, state, and local fair housing laws</del></p>	<p>Substantive change</p>	<p>Updated to reflect current King County activities and roles</p>	<p>This change will result in increased tenant protections for unincorporated and potentially additional jurisdictions through an eviction data base, a relocation</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Yes</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice whether to strike the language related to working with residents and stakeholders. The proposed changes would shift the role of the County in advancing fair housing into more of a passive role. Executive staff note that the last sentence referenced broad language from past comprehensive plans and was removed to avoid confusion</li> </ul>

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<del>and shall help to promote equitable housing practices for protected classes through fair housing education and enforcement).</del>			assistance program, and similar actions that help tenants achieve housing stability.			regarding current scope of tenant protections work identified in other policies.
H-120 King County should work with housing industry representatives to identify and remove barriers (such as real estate marketing, finance, or insurance practices) that restrict housing choices and opportunities for: extremely low-, very low-, low-, and moderate-income people older adults(65+); people who are experiencing homelessness; and people with behavioral, physical, cognitive, and developmental disabilities.	Clarification of existing policy intent	Reflects current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Dept of Commerce guidance indicates that the highest level of support from governments and non-profits is needed to support affordable housing development for extremely low and very low income households. Councilmembers may want to consider tailoring the target population of the policy to the strategies by removing low and moderate income from this policy.</li> </ul>
<p><u>H-120a King County shall take intentional actions that repair harms to Black, Indigenous, and other People of Color households from past and current racially exclusive and discriminatory land use and housing practices that result in racially disparate outcomes, such as development patterns, disparate homeownership rates, affordable housing divestment in lower-income communities, and infrastructure availability, such as through:</u></p> <p>a. <u>Creating more opportunities for development of middle housing;</u></p> <p>b. <u>Investing in rental assistance and eviction prevention programs to keep tenants housed;</u></p> <p>c. <u>Launching a community preference program to prevent displacement;</u></p> <p>d. <u>Investing in equitable development to support community-driven priorities;</u></p> <p>e. <u>Preserving mobile home communities and affordable housing to prevent displacement; and</u></p> <p>f. <u>Expanding affordable housing homeownership programs to increase wealth building opportunities for low- and moderate-income households.</u></p>	New policy	To help repair past harms to Black, Indigenous, and other People of Color	Harms done to Black, Indigenous, and other People of Color are addressed through examining discriminatory land use and housing practices and implementing programs that the community had input in.	<p>Countywide Planning Policies H-9, H-10, and H-19</p> <p>Skyway-West Hill and North Highline Anti-displacement Strategies Report</p> <p>House Bill 1220</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: 2022 code changes for Skyway and North Highline creating: <ul style="list-style-type: none"> <li>Community preference program</li> <li>Mandatory and voluntary inclusionary housing program</li> </ul> </li> <li>Proposed code changes to: <ul style="list-style-type: none"> <li>expand voluntary inclusionary housing regulations to all urban unincorporated areas and the Rural Towns of Snoqualmie Pass and Vashon;</li> <li>reducing regulatory and permitting requirements for middle housing;</li> <li>clarifying and streamlining permitting for permanent supportive housing and emergency housing; and</li> <li>retain density bonus for accommodating displaced mobile homes</li> </ul> </li> <li>Anticipated resource need: Yes</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The strategies identified in this policy are the same as throughout this chapter, and not specific to repair the harms to these groups. Other policies in this section are more specific to these groups.</li> <li>As the Skyway-West Hill and North Highline Anti-Displacement Strategies Report is cited in the "Consistent with other related plans" section of this matrix, Councilmembers may wish to identify those communities in the policy itself for this and H-120b, c, d, and e., recognizing that the populations may change over time.</li> <li>Proposed policies H-120 sub a. through e. appear to be consistent with previous Council direction, including Motions 16062 and 15539.</li> <li>There is a Work Plan action in Chapter 12 associated with sub c. calling for an evaluation of the existing and potential expansion of the community preference program.</li> </ul>
H-120b King County shall promote equitable outcomes in communities most impacted by racially exclusive and discriminatory land use and housing practices by supporting, in partnership with impacted communities, equitable access to resources, such as through surplus properties, affordable housing financing, and capacity building for community-based organizations.	New policy	To help repair past harms to Black, Indigenous, and other People of Color; supports capacity building for community-based organizations added based on Equity Work Group input.	Improved equitable outcomes in communities most impacted by racially exclusive and discriminatory land use and housing practices	<p>Countywide Planning Policies H-10, H-18, H-19</p> <p>Skyway-West Hill and North Highline Anti-displacement Strategies Report</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Yes</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff indicate that specific communities are not referenced in this policy because specific communities covered by this policy may change over the 20-year time period of the KCCP. Currently, the focus on is on communities such as North Highline and Skyway-West Hill, where there is a higher risk of displacement and includes parcels that had racially restrictive</li> </ul>

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				House Bill 1220		covenants before these were outlawed. <ul style="list-style-type: none"> <li>Councilmembers may wish to identify those communities in the policy itself.</li> </ul>
<u>H-120c King County shall support actions for historically underrepresented populations who experience systemic racism or discrimination that:</u> <u>a. Increase and preserve access to affordable rental and ownership housing in communities at risk of displacement; and</u> <u>b. Advance housing stability.</u>	New policy	To help repair past harms to Black, Indigenous, and other People of Color	Advance housing stability for populations who experienced racism or discrimination.	CPPs H-9, H-10, H-14, H-18, H-19, H-20, H-21  Skyway-West Hill and North Highline Anti-displacement Strategies Report  House Bill 1220	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: 2022 code changes for Skyway and North Highline creating: <ul style="list-style-type: none"> <li>Community preference program</li> <li>Mandatory and voluntary inclusionary housing program</li> </ul> </li> <li>Proposed code changes to: <ul style="list-style-type: none"> <li>expand voluntary inclusionary housing regulations to all urban unincorporated areas and the Rural Towns of Snoqualmie Pass and Vashon;</li> <li>reducing regulatory and permitting requirements for middle housing.</li> </ul> </li> <li>Anticipated resource need: No. The scale of implementation is dependent upon availability of additional resources</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Councilmembers may want to strengthen this policy by replacing "support" with "take." Policy H-120a uses "shall take intentional actions."</li> <li>Councilmembers may wish to consider the use of historically underrepresented in this policy. Underrepresented refers to exclusion from planning processes. Actions to address representation are different than actions to advance housing stability.</li> </ul>
<u>H-120d King County shall support development of new affordable housing units that promote culturally relevant and multi-generational housing options, such as developments with two-, three-, and four-bedroom units.</u>	New policy	Encourage more family-sized housing units	Larger families, including multi-generational families, have increased housing options and access.	CPPs H-18, H-19  Skyway-West Hill and North Highline Anti-displacement Strategies Report	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: 2022 code changes for Skyway and North Highline creating: <ul style="list-style-type: none"> <li>Mandatory and voluntary inclusionary housing program, which includes incentives for multi-room units</li> </ul> </li> <li>Proposed code changes to: <ul style="list-style-type: none"> <li>expand voluntary inclusionary housing regulations to all urban unincorporated areas and the Rural Towns of Snoqualmie Pass and Vashon, which includes incentives for multi-room units</li> </ul> </li> <li>Anticipated resource need: No. The scale of implementation is dependent upon availability of additional resources</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>As this is a "shall" statement, members may wish to make this policy more actionable or identify how the county will support such development (e.g., dedicating funding in the Housing Capital Finance RFP, providing technical assistance to such housing projects, etc.).</li> <li>This policy provides a "such as" example for one kind of need for culturally relevant housing, however other culturally relevant housing would be disserved by multi-bedroom units. Councilmembers may wish to consider adding additional examples or removing the example altogether.</li> </ul>
<u>H-120e King County shall support equitable development projects and investments in areas most directly impacted by structural racism and discrimination, at a higher risk of displacement, that have low access to economic and health opportunities, or that are home to significant populations of communities experiencing disparities in life outcomes.</u>	New policy	To help repairing past harms to Black, Indigenous, and other People of Color	Communities experiencing disparities in life outcomes are invested in	CPPs H-18, H-19, H-21  Skyway-West Hill and North Highline Anti-displacement Strategies Report	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Yes</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Councilmembers may wish to align language more closely in this policy with language in Motion 16062, regarding the principles of the Equitable Development Initiative.</li> </ul>

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<p>H-121 King County shall support affordable and mixed-income housing development in transit-oriented locations that is compatible with surrounding uses by:</p> <p>a. Providing information and a process for accessing potential development sites in transit-oriented locations where King County has ownership or access to potential sites; and</p> <p>b. Promoting land use patterns that cohesively connect affordable and mixed-income housing with active transportation choices(;-and</p> <p>c. <del>Developing public financing techniques that will provide an advantage for projects that will create and/or preserve affordable and mixed-income housing within transit-oriented communities and neighborhoods that promote health, well-being and opportunity, and or within a neighborhood plan for revitalization)).</del></p>	<p>Clarification of existing policy intent</p>	<p>Redundant to/consolidated in H-104, H-122, H-123, H-124, H-129, H-139, H-152, H-204</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>H-122 King County shall support <del>((transit-oriented))</del> development <del>((at))</del> near high-capacity or frequent transit <del>((supportive))</del> that supports density and scale that preserves and expands affordable, sustainable, and mixed-income housing opportunities <del>((at locations near frequent and high-capacity transit service))</del>. King County shall engage in this work through a variety of strategies, including enabling development of affordable housing on suitable Metro-owned property; using Metro's authority and influence as a transit provider; and <del>((the engagement of))</del> engaging with funding partners, transit partners, jurisdictions, private for-profit and non((-)profit development entities, communities at risk of displacement, and other transit-oriented development partners.</p>	<p>Substantive change</p>	<p>Edited to align with H-152 and King County Housing Finance Program, and incorporate housing stability and Incorporating climate change, climate equity, and housing connections (sustainable housing) in response to 2024 Scope of Work throughout the housing chapter</p>	<p>Development of and access to more housing that has mobility options and healthy housing</p>	<p>Countywide Planning Policy H-17</p> <p>Transit-Oriented Development Bond Allocation Plan</p> <p>Strategic climate Action Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>H-122, H-123, and H-124 have substantial overlap. Executive staff state that H-122 focuses on supporting development near high-capacity or frequent transit, in particular affordable housing on suitable Metro-owned property; H-123 supports equitable and sustainable transit-oriented development at major transit centers and hubs; and H-124 focuses on mitigating and preventing displacement in transit-oriented locations. Councilmembers may wish to combine the concepts or broaden the policy to not be so specific.</li> </ul>
<p>H-123 King County <del>((will))</del> shall evaluate and seek opportunities for equitable and sustainable transit-oriented development at major transit centers and hubs when investments are likely to produce increased ridership, community benefits, and affordable housing opportunities.</p>	<p>Substantive change</p>	<p>Clarifying edit to reflect existing intent. "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p> <p>Incorporating climate change, climate equity, and housing connections (sustainable housing) in response to 2024 Scope of Work throughout the housing chapter</p>	<p>Development of and access to more healthy housing</p>	<p>Strategic Climate Action Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>H-122, H-123, and H-124 have substantial overlap. Executive staff state that H-122 focuses on supporting development near high-capacity or frequent transit, in particular affordable housing on suitable Metro-owned property; H-123 supports equitable and sustainable transit-oriented development at major transit centers and hubs; and H-124 focuses on mitigating and preventing displacement in transit-oriented locations. Councilmembers may wish to combine the concepts or broaden the policy to not be so specific.</li> </ul>
<p>H-124 King County shall work with partners to <del>((reduce))</del> mitigate and prevent displacement of extremely low-, very((-), low-, low- , <del>((to))</del> and moderate-income households from transit-oriented locations, to the extent possible; and shall strive to align affordable housing investments and transit investments <del>((in order))</del> to</p>	<p>Clarification of existing policy intent</p>	<p>Updated for consistency with area median income (AMI) levels</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>"Historically disinvested" is not currently defined. Councilmembers may want to add a definition of "disinvestment".</li> </ul>



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<p><del>((increase))</del> support the quality of life of <u>historically disinvested communities</u> <del>((as measured by the Determinants of Equity))</del>.</p>		<p>Updated to reflect historic disinvestments, and not limiting to determinants of equity as there's a variety of ways this is evaluated</p>			<ul style="list-style-type: none"> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• H-122, H-123, and H-124 have substantial overlap. Executive staff state that H-122 focuses on supporting development near high-capacity or frequent transit, in particular affordable housing on suitable Metro-owned property; H-123 supports equitable and sustainable transit-oriented development at major transit centers and hubs; and H-124 focuses on mitigating and preventing displacement in transit-oriented locations. Councilmembers may wish to combine the concepts or broaden the policy to not be so specific.</li> </ul>
<p>H-125 King County shall <del>((assure))</del> ensure that there is sufficient <del>((land))</del> <u>zoned capacity</u> in the unincorporated urban areas <del>((zoned))</del> to accommodate King County's <del>((share of affordable))</del> <u>housing need allocations</u> and provide a range of affordable, <u>sustainable</u> housing types, including higher<del>((-))</del> density single<del>((-family))</del> <u>detached homes</u>, <del>((multifamily properties))</del> <u>duplexes, triplexes, fourplexes, townhouses, apartments, <del>((manufactured housing))</del> mobile homes, cottage housing, accessory dwelling units, and mixed-use developments.</u></p>	<p>Substantive change</p>	<p>Incorporating climate change, climate equity, and housing connections (sustainable housing) throughout the chapter in response to 2024 Scope of Work</p> <p>Updated to reflect middle housing types, consistent with mandates in 2022 House Bill 1220</p> <p>Splits the policy for clarity</p> <p>Updating to reflect current terminology and clarifying edits to reflect existing intent</p>	<p>Increased housing affordability and density in unincorporated King County</p>	<p>Countywide Planning Policies H-1, H-2, H-12, H-15</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Regulatory</li> <li>• <u>Description of proposed regulations:</u> 2022 code changes for Skyway and North Highline creating: <ul style="list-style-type: none"> <li>○ Community preference program</li> <li>○ Mandatory and voluntary inclusionary housing program</li> </ul> </li> <li>Proposed code changes to: <ul style="list-style-type: none"> <li>○ expand voluntary inclusionary housing regulations to all urban unincorporated areas and the Rural Towns of Snoqualmie Pass and Vashon;</li> <li>○ reducing regulatory and permitting requirements for middle housing;</li> <li>○ clarifying and streamlining permitting for permanent supportive housing and emergency housing; and</li> <li>○ retain density bonus for accommodating displaced mobile homes</li> </ul> </li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>H-125a King County should work with cities and urban <u>unincorporated communities</u> to increase opportunities for affordable housing development by <del>((assuring))</del> ensuring there is sufficient <del>((land capable of being developed for this))</del> <u>zoned capacity to accommodate housing need allocations and provide a range of housing types that are more likely to be affordable to extremely low-, very low-, low-, moderate-, and middle-income households and <u>multigenerational households.</u></u></p>	<p>Substantive change</p>	<p>2<sup>nd</sup> half of H-125 split out into its own policy for clarity</p> <p>Supports zoning capacity for more housing affordability, types, and density in cities and unincorporated area</p>	<p>Increase housing affordability and density in unincorporated King County for people of extremely low, very low, low, moderate, and middle-income households</p>	<p>Countywide Planning Policy H-2</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic and Regulatory</li> <li>• <u>Description of proposed regulations:</u> 2022 code changes for Skyway and North Highline creating: <ul style="list-style-type: none"> <li>○ Community preference program</li> <li>○ Mandatory and voluntary inclusionary housing program</li> </ul> </li> <li>Proposed code changes to: <ul style="list-style-type: none"> <li>○ expand voluntary inclusionary housing regulations to all urban unincorporated areas and the Rural</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• There is substantial overlap between policies H-125 and H-125a. The language in H-125a is being proposed to be split out from H-125. This policy could be removed, and the obligation would still be covered by the CPPs. Planning for multigenerational households is addressed in H-120d.</li> </ul>

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					Towns of Snoqualmie Pass and Vashon; <ul style="list-style-type: none"> <li>○ reducing regulatory and permitting requirements for middle housing;</li> <li>○ clarifying and streamlining permitting for permanent supportive housing and emergency housing; and</li> <li>○ retain density bonus for accommodating displaced mobile homes</li> </ul> • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a	
H-126 King County shall provide opportunities for attached and detached accessory dwelling units and middle housing in urban residential areas <del>((and shall encourage all jurisdictions within King County to adopt provisions to allow accessory dwelling units in their communities))</del> to increase housing supply affordable to all incomes.	Substantive change	To support middle housing access and housing supply affordable to incomes.	Residents experience greater levels of housing supply and affordability.	Countywide Planning Policies H-16, H-17, H-25  2022 House Bill 1220	• <u>Planned implementation of proposal:</u> Regulatory • <u>Description of proposed regulations:</u> Proposed changes reducing regulatory and permitting requirements for middle housing • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a	• This policy provides a strong rationale for provision of ADUs and middle housing. Councilmembers may wish to review the proposed development regulations to ensure that the proposed regulations meet the intent of this goal.
H-127 King County shall adopt appropriate land use regulations to require and encourage development, rehabilitation, and preservation of sustainable housing affordable to extremely low-, very(-) low-, <del>((to))</del> low-, and moderate-income <del>((housing))</del> households.	Substantive change	Incorporating climate change, climate equity, and housing connections (sustainable housing) throughout the chapter in response to 2024 Scope of Work		Countywide Planning Policy H-13	• <u>Planned implementation of proposal:</u> Regulatory • <u>Description of proposed regulations:</u> Current King County land use regulations reduce the cost of developing affordable housing, including sustainable affordable housing, by actions such as waiving impact fees, reducing parking requirements, and reducing sewer capacity fees. • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a	• This policy directly states the County's position on provision of housing in the unincorporated area. It covers topics, more broadly, that are also covered in other policies in a level of detail that may not be warranted. Councilmembers could look to reduce the number of detailed policies and rely on this broad policy instead.
<del>((H-128 King County should pursue land use policies and regulations that result in lower development costs without loss of adequate public review, environmental quality or public safety and do not reduce design quality, inhibit infrastructure financing strategies, or increase maintenance costs for public facilities.))</del>	Substantive change	For clarity on intended outcomes. This is not something the County can implement from a regulatory perspective, especially in the face of new state requirements for no net loss of critical areas values/functions, climate change mitigation and resiliency, etc.	Compliance with state law	n/a	• <u>Planned implementation of proposal:</u> Regulatory • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a	• No issues identified.
H-129 King County shall continue to improve development standards to allow higher densities and flexibility of housing types in all urban residential zones <del>((in order))</del> to: a. <del>_____ Increase housing choice, access, and stability, as well as best accommodate the environmental conditions on the site and the surrounding neighborhood when planning housing developments((-)); and</del> b. <del>_____ ((H-130 King County shall explore zoning policies and provisions that increase housing density and))</del> Increase affordable housing opportunities within unincorporated urban <del>((growth))</del> areas near transit and near commercial areas.	Substantive change	Consolidates H-130; clarifies geographical area; incorporates and prioritizes housing equity goals, in addition to other goals.	Increased housing choice, access, and stability in urban residential zones.	n/a	• <u>Planned implementation of proposal:</u> Regulatory • <u>Description of proposed regulations:</u> 2022 code changes for Skyway and North Highline creating: <ul style="list-style-type: none"> <li>○ Community preference program</li> <li>○ Mandatory and voluntary inclusionary housing program</li> </ul> Proposed code changes to: <ul style="list-style-type: none"> <li>○ expand voluntary inclusionary housing regulations to all urban</li> </ul>	• Sub b. is similar to H-121 and H-122. Councilmembers may want to consider consolidating and clarifying policies in this chapter.

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					<ul style="list-style-type: none"> <li>○ unincorporated areas and the Rural Towns of Snoqualmie Pass and Vashon;</li> <li>○ reducing regulatory and permitting requirements for middle housing</li> <li>● <u>Anticipated resource need:</u> n/a</li> <li>● <u>Anticipated timeline:</u> n/a</li> </ul>	
<p>H-133 King County shall encourage the development of new housing models that are healthy and affordable by providing opportunities <del>((for new models))</del> within unincorporated urban <del>((growth))</del> areas and near commercial areas. King County shall work to allow innovative housing projects to move forward, including affordable housing demonstration projects, <u>community-driven development projects</u>, affordable owner-built housing, land trusts and cooperative ownership structures for rental and ownership housing, co-housing, and other innovative developments.</p>	Substantive change	<p>Additions to support equity goals and current supporting program priorities for community development</p> <p>Clarifying edits to reflect existing intent</p>	<p>More new housing models that are developed by and for community get developed in specified areas</p>	<p>Countywide Planning Policies H-18, H-19</p> <p>Skyway-West Hill and North Highline Anti-displacement Report</p>	<ul style="list-style-type: none"> <li>● <u>Planned implementation of proposal:</u> Programmatic and Regulatory</li> <li>● <u>Description of proposed regulations:</u> 2022 code changes for Skyway and North Highline creating: <ul style="list-style-type: none"> <li>○ Community preference program</li> <li>○ Mandatory and voluntary inclusionary housing program</li> </ul> </li> <li>○ Proposed code changes to: <ul style="list-style-type: none"> <li>○ expand voluntary inclusionary housing regulations to all urban unincorporated areas and the Rural Towns of Snoqualmie Pass and Vashon</li> </ul> </li> <li>● <u>Anticipated resource need:</u> No. The scale of implementation is dependent upon availability of additional resources</li> <li>● <u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>● No issues identified.</li> </ul>
<p>H-134 King County shall provide <del>((D))</del> density bonuses and other <del>((incentives for the))</del> regulatory measures that incentivize or require creation of development of affordable housing <del>((by for-profit and non-profit developers shall be available within))</del> in unincorporated urban areas <del>((with a focus on commercial areas to both single family and multifamily developments to promote development of affordable rental and/or ownership housing))</del> including both rental and ownership opportunities. <del>((Bonuses shall be periodically reviewed and updated))</del> The County shall review and update these measures as needed <del>((;))</del> to <del>((assure))</del> ensure they are effective in creating affordable housing units <del>((especially in coordination with any mandatory inclusionary affordable housing requirements that may be adopted))</del>.</p>	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> <li>● <u>Planned implementation of proposal:</u> n/a</li> <li>● <u>Description of proposed regulations:</u> n/a</li> <li>● <u>Anticipated resource need:</u> n/a</li> <li>● <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>● No issues identified. Review and update is consistent with the most recent CPP update.</li> </ul>
<p>H-135 King County shall exempt payment of impact fees in unincorporated areas for developments that will include affordable rental or ownership housing.</p>	Policy staff flag					<ul style="list-style-type: none"> <li>● State law does not allow blanket exemption of impact fees for affordable housing. This policy could be changed to recognize this. Code changes may also be needed to reflect the requirements of RCW. 82.02.060.</li> </ul>
<p>H-136 King County should provide opportunities within unincorporated urban <del>((growth))</del> areas and in Rural Towns <u>with sewer service</u> for the development, rehabilitation, and preservation of rental residential buildings that have shared facilities, such as single-room occupancy buildings, boarding homes, micro-units buildings, and clustered micro homes to provide opportunities for lower rent housing options and higher density ownership options including condominiums, co-operative mutual housing, cottage</p>	Substantive change	<p>To reflect appropriate services needed to serve this level of density, consistent with other rural service polices in the Comprehensive Plan</p> <p>Other edits for consistent terminology</p>	<p>Limits alternative housing and higher density housing models to areas that have the infrastructure available to support them</p>	n/a	<ul style="list-style-type: none"> <li>● <u>Planned implementation of proposal:</u> Regulatory</li> <li>● <u>Description of proposed regulations:</u> n/a</li> <li>● <u>Anticipated resource need:</u> n/a</li> <li>● <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>● It is a policy choice to limit this policy to Rural Towns with sewer service.</li> </ul>

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housing, and other forms of clustered higher density ownership housing.						
<del>((H-138 Housing developments in the urban unincorporated areas, consisting of not less than 100 acres, shall provide a mix of housing types and densities, including housing that is affordable to low-, moderate-, and middle-income households. This mix should include housing opportunities for older adults, persons who are experiencing homelessness and persons with behavioral, cognitive, physical, and/or developmental disabilities.))</del>	Clarification of existing policy intent	Originally intended for Urban Planned Developments, which are proposed for disallowance in this plan update, as development at this scale is not feasible/anticipated on remaining urban unincorporated lands.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Exec rationale for deleting this policy relates to UPD, but there is no specific call out for UPD in the policy. If a mix of housing types and incomes is still a policy goal for Councilmembers, this policy could be retained, and the triggering acreage amended.</li> </ul>
H-139 King County should provide opportunities for incorporation of the principles of healthy communities and housing <del>((sustainability, and greenhouse gas emissions mitigation))</del> and sustainable housing into policy initiatives on housing, affordable housing, and community development in unincorporated areas.	Clarification of existing policy intent	To align with updated sustainable housing terminology, which includes these 3 things	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((H-140 King County shall allow five-story wood frame construction to increase the availability of multifamily housing while lowering development costs and maintaining fire safety.))</del>	Clarification of existing policy intent	This has already been implemented and is redundant to the state building code	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-141 King County shall explore the expansion of land use and financial incentives to preserve and improve existing housing, including housing in a building designated or eligible to be designated as a historic landmark, in redeveloping areas through the use of programs such as transfer of development rights, tax credits and tax exemptions for new and preserved affordable housing, as well as tax abatements and <del>((restoration))</del> loans <del>((for housing designated as a historic landmark)).</del>	Clarification of existing policy intent	King County Historic Preservation Program requested including the terminology of "or eligible" as some buildings may be in the process of receiving historic designation  Other edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. There is a Work Plan action in Chapter 12 to explore the use of MFTE in unincorporated King County.</li> </ul>
<del>((H-143 King County development standards should promote lower-cost infill development, such as accessory dwelling units, in a manner that allows existing housing to be retained through measures such as an innovative or flexible building envelope, access and infrastructure standards.))</del>	Clarification of existing policy intent	Redundant to H-125 and H-126.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-144 King County <del>((will))</del> shall ensure that mandatory and/or incentivized affordable housing units created through its land use policies and regulations are high quality, safe and integrated on-site with market rate housing.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-145 King County shall: a. <del>((e))</del> Continue to require the use of Evergreen Sustainable Development Standards, or an equivalent successor standard, in King County-funded housing projects; and b. <del>((will w))</del> Work with partners and <del>((stakeholders))</del> other interested parties to encourage the improvement of sustainable housing and in healthy housing elements in affordable housing statewide-green building standards <del>((of)),</del> including Evergreen	Substantive change	Incorporating climate change, climate equity, and housing connections (sustainable housing) throughout the chapter in response to 2024 Scope of Work  Asthma is removed as it is now addressed in new health equity	Development of and access to more healthy housing	Strategic Climate Action Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice to remove healthy housing elements from sub b., but the topic is covered in later in the chapter.</li> <li>Sub a. is a requirement and could be removed from the policy.</li> </ul>

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Sustainable Development Standards( <del>(, with emphasis on healthy housing elements that reduce asthma)</del> ).		in housing section later in this chapter  Other edits for clarity				
H-146 King County shall prohibit restrictive covenants or other land use, permitting, or property conditions that limit the ability of persons from protected classes (as defined in the King County Fair Housing Ordinance in King County Code Chapter 12.20) to live in residences of their choice.	Clarification of existing policy intent	Edit for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is already a code requirement, and required by federal law, and could be removed.</li> </ul>
H-147 King County shall permit group living situations, including those where residents receive such supportive services as counseling, foster care, or medical supervision, within a single( <del>(family house))</del> detached home, or apartment.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-148 King County shall work with community members, cities, the private sector, and ( <del>(community representatives))</del> service providers to establish new, countywide funding sources for affordable housing development, acquisition, rehabilitation, preservation, and ( <del>(related services))</del> operating costs( <del>(, such that cities and King County contribute on an equitable basis))</del> ).	Clarification of existing policy intent	To align with current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy refers to all levels of affordable housing. There is an identified deficit of housing units in 0-30%. These units generally will not be constructed without significant support from government or non-profit organizations. Councilmembers may wish to think about whether the policies in the funding section are sufficient to address these needs.</li> <li>The Housing Needs Assessment (HNA) identifies a funding gap of \$451 million to meet the housing needs up through 80% AMI in UKC. Councilmembers may wish to think about whether the policies in the funding section are sufficient to address these needs.</li> </ul>
H-149 King County shall work with other jurisdictions, housing developers, and service providers throughout the state to urge federal and state government to expand both capital and operating funding for low-income housing, including low-income housing for older adults, people who are experiencing homelessness, and people with behavioral health, cognitive, physical, and developmental disabilities.	Policy staff flag					<ul style="list-style-type: none"> <li>Councilmembers may wish to add "extremely low and very low income" to this policy to align with the needs of these groups and the other policies in this chapter. Capital and operating funding is especially important for developing and preserving housing at or below 80% AMI. Executive staff indicate that, The intent was to include extremely-low, very-low, low, and moderate income residents.</li> </ul>
( <del>(H-150 King County should encourage and support efforts by non-profit housing developers, housing agencies, and service providers to develop long-term nongovernmental funding sources, such as planned giving, endowments, and related economic development ventures.))</del>	Clarification of existing policy intent	Encouraging and supporting nonprofits in securing long term endowments is outside of the County's role. Nonprofit housing developers have	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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		successfully secured private donations for capital campaigns independently.			<ul style="list-style-type: none"> <li>Anticipated timeline: n/a</li> </ul>	
<p>H-151 King County shall seek opportunities to fund programs and projects ((where county funds are matched by additional public and private loans and investments, and/or contributions in order to increase the amount of financing available for affordable housing)) in a manner that reduces the time and cost of achieving affordable housing goals, which may include leveraging additional public and private loans or sole-funded projects.</p>	Clarification of existing policy intent	Clarifying policy goals and support sole-funded projects and projects with financial leverage from other funding sources.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>H-152 ((King County shall give priority in its affordable housing subsidy programs to projects that serve individuals and households at or below 80% of area median income, and/or that provide older adults, people with behavioral health, cognitive, physical or developmental disabilities, people who are experiencing homelessness and people who are at risk of homelessness and/or displacement.)) King County shall prioritize funding in its affordable housing programs projects that:</p> <p>a. Provide low-barrier housing designed to meet the needs of people experiencing homeless or at risk of homelessness;</p> <p>b. Provide accessible housing to people with behavioral health, cognitive, physical, or developmental disabilities;</p> <p>c. Create homeownership opportunities for households with incomes at or below 80 percent of area median income to build generational wealth and promote housing stability;</p> <p>d. Create rental housing for households with incomes at or below 80 percent of area median income to meet a range of housing needs;</p> <p>e. Are located near high-capacity or frequent transit to give residents access to job opportunities and services;</p> <p>f. Are in areas with communities at risk of displacement and have a shortage of affordable housing;</p> <p>g. Reflect an equitable regional distribution of funding; and/or</p> <p>h. Are inclusive community-driven projects developed and stewarded by and in collaboration with historically underserved communities facing displacement pressures and disparate health and economic outcomes.</p>	Substantive change	Equitable prioritization of affordable housing funding, in alignment with Countywide Planning Policies; provides additional clarity; reflects current policy priorities; and consolidate H-155, H-156, H-165, and H-167	Increased access to affordable housing in areas with high need; King County resources are spent equitably.	<p>Countywide Planning Policies H-2, H-9, H-10, H-14, H-15, H-16, H-21</p> <p>Skyway-West Hill and North Highline Anti-displacement Strategies Report</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No. The scale of implementation is dependent upon availability of additional resources</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>80% AMI in sub c. and sub d. aligns with recently adopted CPP changes. The Council may wish to prioritize individuals at or below 30 percent AMI in capital funding opportunities, similar to Health through Housing allocations.</li> <li>Sub g. would have funding reflect an equitable regional distribution of funding. Councilmembers may wish to consider alternative language such as countywide or other geography/geographic.</li> <li>Councilmembers may wish to select different or additional priorities for its affordable housing program and projects.</li> </ul>
<p>H-152a King County shall prioritize funding for community and economic development projects that:</p> <p>a. Benefit households at or below 80 percent area median income;</p> <p>b. Create equitable opportunities for economic prosperity, good health, safety, and connection to community;</p> <p>c. Reflect an equitable regional distribution of funding; and</p> <p>d. Meet the needs of historically underserved communities facing economic pressures and disparate health and economic outcomes.</p>	New policy	Equitable prioritization of funding for community and economic development projects.	Increase funding for community and economic development projects in historically underserved communities.	Countywide Planning Policy H-21	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No. The scale of implementation is dependent upon availability of additional resources</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>As this is a new policy, Councilmembers may choose to select different or additional priorities for community and economic development projects.</li> <li>Sub c. would have funding reflect an equitable regional distribution of funding. Councilmembers may wish to consider alternative language such as countywide or other geography/geographic.</li> </ul>
<p>((H-153 King County shall encourage the inclusion of smoke-free housing policies in projects funded through its affordable housing subsidy programs, in a manner that limits the creation of new barriers to housing.</p>	Clarification of existing policy intent	Redundant to H-116 and H-204	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<del>H-154 King County shall work with partners and stakeholders to encourage improvement in healthy housing elements in existing affordable housing sustainability standards, with emphasis on healthy housing elements that reduce problems such as asthma, falls, gun-related injury and violence, and unintentional poisoning.</del>	Clarification of existing policy intent	Redundant and replaced with updated healthy housing elements in the II. Regional Health and Human Services section, such as H-205 and H-206.	n/a	n/a	<ul style="list-style-type: none"> <li>Anticipated timeline: n/a</li> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>H-155 King County shall give particular consideration in its affordable housing and community development investments to projects that provide housing and community development solutions in the areas of the county with the most disparate outcomes in health, economic prosperity, and housing conditions, and where residents may be at high risk of displacement. King County shall work to coordinate planning and community development investments to support such communities as they experience changes in their demographics, built environment, and real estate markets.</del>	Clarification of existing policy intent	A suite of policies replaces and amplify themes addressing disparate outcomes, displacement and changing demographics. This includes H-117, H120c, H-122, H-152, H-161, and H-175.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. The intent of this policy is found in other proposed policies throughout Chapter 4.</li> </ul>
<del>H-156 King County shall give particular consideration in its affordable housing subsidy programs to projects in areas where there is a severe shortage of affordable housing, and where there is access to job opportunities, a healthy community, and active transportation.)</del>	Clarification of existing policy intent	Redundant to H-152	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>H-157 King County should expand its use of surplus ((e))County-owned property and air rights over ((e))County-owned property for affordable housing and its possible use for other public benefits, such as human services((-and)). King County should consider conveyance of properties to public or non((-))profit housing developers and agencies at below-market cost ((for the purpose of building or providing affordable housing. Surplus county property shall)) to be prioritized for housing development that will be consistent with King County adopted plans. This policy shall be carried out consistent with King County Charter Section 230.10.10 and other applicable laws, regulations, and contract restrictions, such as grant funding requirements.</del>	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Council has historically asked the Executive to prioritize surplusing unused County property for housing and human services. This policy could be strengthened to reflect that policy goal.</li> </ul>
<del>H-158 King County should support the efforts of non((-))profit developers ((and)), housing agencies, and community-based organizations to increase the supply of housing for extremely low-, very low-, low-, and moderate-income households((-)) through affordable housing planning, policy, and advocacy activities ((and the provision of technical assistance)) as well as funding for capacity-building and pre-development work.</del>	Substantive change	Support capacity-building of community-based organizations based on Equity Work Group input and clarifying income levels	Work toward achieving affordable housing goals to benefit extremely low-, very low-, low-, and moderate-income households.	King County Analysis of Impediments to Fair Housing Choice	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice whether to incorporate community based organizations (CBOs) in these efforts and to fund capacity building/pre-development. Council has funded CBO capacity building over the past two biennia through various funding sources, so this policy change is consistent with prior Council actions.</li> </ul>
<del>H-160 ((When awarding subsidies for affordable housing developments to non-profit developers and housing agencies,)) King County ((may give additional weight to)) should encourage funding for affordable housing and community development projects that incorporate and implement healthy housing, sustainable housing, and ((sustainable development elements and)) universal design features.</del>	Substantive change	Incorporating climate change, climate equity, and housing connections (sustainable housing) throughout the chapter in response to 2024 Scope of Work	Development of and access to more healthy housing	Strategic Climate Action Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This shifts the focus of this policy from County inputs for awarding subsidies to encouraging funding, not only King County funding, for projects. This scope of the policy is also expanded by adding "and community development projects."</li> </ul>

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		Other edits for clarity and streamlining				This aligns with the type of capital projects that DCHS funds.
H-161 King County should develop and expand incentives and subsidy programs to preserve affordable housing threatened by market forces and expiring federal subsidies. Relocation assistance and replacement housing should be funded <del>((-where feasible,))</del> to help low-income households when displacement is unavoidable.	Clarification of existing policy intent	"Where feasible" is captured in the Comprehensive Plan definition of "should"	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-163 King County should coordinate preservation of existing affordable housing with city and <del>((e))</del> County historic preservation programs and incentives, and should promote preservation and restoration of significant historic features in the rehabilitation of existing buildings and sites for housing.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((H-164 For any subsidized housing project that preserves existing structures, King County shall ensure that usable structures are rehabilitated to an appropriate level of safety and habitability.))</del>	Clarification of existing policy intent	Redundant to state building code	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>H-165 King County shall strive to adopt funding program policies that encourage the integration of publicly subsidized housing within mixed-income projects, and within all communities. Such funding policies shall support a fair distribution of publicly subsidized housing throughout the county and provide King County and local jurisdictions mutual support in meeting affordable housing needs. King County shall not apply mandatory dispersion requirements that limit where publicly subsidized housing may be located.))</del>	Clarification of existing policy intent	Redundant to H-152	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-165a <del>((Through its funding programs,))</del> King County <del>((shall))</del> should encourage developers and owners of publicly <del>((subsidized))</del> funded housing units to <del>((undertake activities to establish and maintain positive relationships with neighbors))</del> be active community members and to market vacant units to the local area in addition to conducting general marketing outreach.	Substantive change	Encourage housing units be marketed toward people in the community.	People from the community move into available units to mitigate displacement.	Current community preference program in K.C.C. Chapter 21A.48	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This would represent two policy shifts for Council to consider. First, changing from a "should" to a "shall". Second, instead of fostering positive relationships with neighbors, owners and developers would be encouraged to be members of the community.</li> </ul>
H-166 King County shall administer standards for publicly <del>((subsidized))</del> funded housing that will: a. Increase the ability of people with physical disabilities to have physical access to housing and mobility within housing regardless of their residency status; b. Allow household members to age in place through the inclusion of universal design principles that make housing units more accessible and usable by all persons; c. Support the ability of older adults and people with behavioral health, physical, cognitive, and developmental disabilities to find housing opportunities that allow them to live as independently as possible in the housing and community of their choice; and	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>



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d. Increase the ability of people to have access to smoke-free housing, while not creating barriers to housing.						
<del>((H-167 King County should use opportunity mapping: a. To support the siting of community facilities and assisted publicly subsidized affordable housing in locations where low and moderate income residents and persons with behavioral health, physical, cognitive and developmental disabilities have convenient access to transportation; employment opportunities; amenities, such as parks, trails, libraries and other public facilities; and services, such as grocery stores; and b. To promote fair housing and diverse communities that are inclusive of residents with a range of abilities, ages, races, incomes and other diverse characteristics of the population of King County.))</del>	Clarification of existing policy intent	Opportunity mapping is referred to as housing choice and that is mentioned in H-102 sub-a, and H-120.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-168 King County <del>((should))</del> shall support <del>((flexible))</del> and implement programs and <del>((emerging strategies))</del> policies that increase housing stability and <del>((that))</del> help to prevent and reduce homelessness, such as permanent supportive housing, emergency rental assistance, short-term rental assistance, diversion assistance, eviction prevention, and mortgage default and foreclosure counseling <del>((, and improvements to emergency services referral networks))</del> .	Substantive change	Strengthened to a "shall" and updated to include permanent supportive housing and eviction prevention to reflect current program goals and practices	More policies and regulations to prevent and reduce homelessness.	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Policy is strengthened by moving from "should" to "shall." This aligns with the County's need for emergency shelter and 0-30% AMI housing units, as identified in the CPPs.</li> <li>The policy focuses are consistent with those that the Council has supported over the last several years (e.g. Health through Housing permanent supportive housing; DCHS eviction prevention and rental assistance program, etc.).</li> <li>Councilmembers may choose not to remove the goal of improving emergency service referral networks to reflect the County's involvement and partnership in referral systems.</li> </ul>
<del>((H-169 King County shall play a leadership role in implementing the All Home Strategic Plan to make homelessness rare, brief and one-time.))</del>	Clarification of existing policy intent	This refers to a previous homelessness plan and the outdated agency administering it. H-115 references the current King County Regional Homelessness Authority.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-170 King County shall work with jurisdictions and housing providers locally and across the state to urge state and federal governments to expand funding for direct assistance services, such as <del>((flexible))</del> rental assistance and eviction prevention resources, diversion assistance, and emergency housing services. In addition <del>((to rental assistance))</del> , King County should <del>((support))</del> encourage programs that help prevent homelessness and <del>((that))</del> improve prevention and emergency services referral networks <del>((, including an efficient coordinated intake system for families and individuals experiencing homelessness))</del> .	Substantive change	"Eviction prevention resources" is added to reflect current work on development of an unincorporated King County evictions database to identify needs and desire to expand that countywide  Other edits to reflect current County roles, existing intent, streamlining	More funding for homelessness prevention programs, including resources to support a countywide evictions database	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy decision to remove the focus of creating an efficient coordinated intake system for families and individuals experiencing homelessness.</li> </ul>
<del>((H-171 King County should support innovative and flexible tools and programs that assist low income renters to maintain housing stability or to gain access to permanent affordable housing and private market housing, such as revolving loan funds that cover utility and damage deposits, and rental assistance programs.))</del>	Substantive change	Revolving loan funds to assist renters is not currently implemented and are unlikely to be in the future. Other	Alignment with available resources	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Although revolving loan funds for renters is not currently programmed, if Council wanted to fund such a program, they may want to retain this language.</li> </ul>

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		programs do similar things such as H-168 and H-172.			<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
<p>H-172 King County shall support:</p> <p>a. <u>Rental assistance, eviction prevention, and other programs that provide ((landlord-tenant counseling, sessions and workshops, mediation in landlord-tenant disputes,)) tenants with the resources and information to successfully navigate landlord-tenant disputes; and</u></p> <p>b. <u>((f))Legislation that ((protects the rights of tenants and landlords, such as uniform protections for tenants and landlords and fair rental contracts)) increases tenants' access to safe, affordable, healthy, and stable housing.</u></p>	Substantive change	<p>Updates strategies and programs to support tenants. Removed text from sub-b to broaden options for tenant protections legislation.</p>	Increase tenants access to safe, affordable, healthy, stable housing throughout the county.	<p>Countywide Planning Policies H-22, H-23</p> <p>Tenant Protection Access Plan</p> <p>King County Analysis of Impediments to Fair Housing Choice</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: In 2024, the Executive will transmit a right to reside with family tenant protection ordinance.</li> <li>Anticipated resource need: No. The scale of implementation is dependent upon availability of additional resources.</li> <li>Anticipated timeline: 2024</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. This language is consistent with recent Council actions, such as passage of Ordinance 19311, relating to tenant protections.</li> </ul>
<p>H-173 King County shall provide financial assistance for ownership housing rehabilitation to <u>qualifying extremely low-, very low-, and low-income home((-)owners, including owners of mobile((manufactured)) homes residing in parks or on their own land through individual or cooperative ownership. ((King County should also consider support for community-based repair programs, such as tool banks or painting programs.))</u></p>	Substantive change	<p>To create alignment in area median income (AMI) levels, consistent with current County housing policy.</p> <p>Removed last sentence to be higher level; repair is included in rehabilitation earlier in the policy. Nonprofits could be funded for this through Community Development Block Grant, but it's not something King County would be directive about.</p> <p>Other changes to use current terminology</p>	Aligns policy with current practices	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>H-174 King County should work with local lenders and non((-))profit organizations providing home((-)ownership assistance to expand assistance for eligible income-qualified homebuyers, including homebuyer education and counseling, mortgage default and foreclosure counseling, culturally relevant low-cost financing and assistance with down payments and closing costs, and alternative ownership housing models such as land trusts((,)) and co-housing((, etc)).</p>	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>H-175 King County shall take actions to prevent and mitigate residential and cultural displacement for <u>unincorporated communities at risk of displacement to address racial disparities in housing and help protect cultural communities for Black, Indigenous, and other People of Color by supporting cultural institutions and community hubs and using community preference programs for affordable housing that helps people with a connection to the local community remain in or return to their community of choice.</u></p>	New policy	Supports actions to prevent and mitigate displacement; alignment with the Countywide Planning Policies.	More resources to support displaced residents and reductions in displacement	<p>Countywide Planning Policies H-9, H-18, H-19</p> <p>Skyway-West Hill and North Highline Anti-displacement Strategies Report</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: <u>2022 code changes for Skyway and North Highline creating:</u> <ul style="list-style-type: none"> <li>Community preference program</li> <li>Mandatory and voluntary inclusionary housing program</li> </ul> </li> <li>Proposed code changes to:                             <ul style="list-style-type: none"> <li>expand voluntary inclusionary housing regulations to all urban unincorporated areas and the Rural Towns of Snoqualmie Pass and Vashon</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>Councilmembers may wish to add a definition of displacement that includes cultural displacement to the glossary.</li> <li>For clarity, Councilmembers could consider splitting this into two policies – one for residential and one for cultural displacement.</li> <li>This new policy is planned to have programmatic and regulatory implementation, but the matrix notes that the scale of implementation is dependent upon availability of additional resources.</li> </ul>

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					<ul style="list-style-type: none"> <li>○ reducing regulatory and permitting requirements for middle housing;</li> <li>○ retain density bonus for accommodating displaced mobile homes</li> <li>● <u>Anticipated resource need:</u> No. The scale of implementation is dependent upon availability of additional resources</li> <li>● <u>Anticipated timeline:</u> Ongoing</li> </ul>	
<p><u>H-176 King County shall prioritize community-driven development of permanently affordable homeownership and rental projects led by community-based organizations and community land trusts.</u></p>	<p>New policy</p>	<p>To support community-driven permanently affordable homeownership and rental projects; equitable prioritization of funding.</p>	<p>Increased affordable homeownership and rental opportunities.</p>	<p>Skyway-West Hill and North Highline Anti-displacement Strategies Report</p> <p>Regional Affordable Housing Task Force 5-year action Plan, Goal 5</p> <p>Countywide Planning Polices H-19, H-20</p>	<ul style="list-style-type: none"> <li>● <u>Planned implementation of proposal:</u> Programmatic</li> <li>● <u>Description of proposed regulations:</u> n/a</li> <li>● <u>Anticipated resource need:</u> Yes</li> <li>● <u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>● Exec staff note that the policies from this policy would inform programs such as the King County Housing Finance Program Annual Request for Proposals process. For example, King County released an RFP seeking non-profit developers and/or CBOs with strong ties to the Skyway-West Hill community to directly negotiate with King County for affordable homeownership development and ownership of the Brooks Village site. As this is a new policy, Councilmembers may choose to select different or additional priorities.</li> </ul>
<p>H-201 In coordination with local jurisdictions, funding partners and community partners, King County <del>((will seek to build and))</del> shall develop and sustain coordinated regional health and human services and behavioral health systems to provide services, support<del>((s))</del>, safety, and opportunity to those most in need. In carrying out its role in such systems, King County <del>((government will))</del> shall:</p> <p>a. Work with other jurisdictions and organizations to <del>((define))</del> implement a regional health and human services and behavioral health system<del>((s))</del> and strengthen financing, access, and overall effectiveness of services;</p> <p>b. Collaborate with other funders to <del>((assure))</del> ensure coordination in how funds are used, and continue to explore improvements to system design, contracting, and data collection and analysis; and</p> <p>c. <del>((Retain responsibility for the development and implementation of mandated, through law or adopted County policy, countywide specialty systems for behavioral health (including mental health and substance use disorder treatment), physical, emotional, and cognitive health, public health, (drug and alcohol abuse and dependency, veterans, older adults, children and youth, vulnerable adults, and people with developmental disabilities;</del></p> <p>d. <del>Define its regional role in other human service and prevention-oriented systems, including systems that address homelessness, older adults' needs, domestic violence, sexual assault, crisis diversion and re-entry, early intervention and prevention, and youth and family services;</del></p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p> <p>Clean-up of directives throughout: sub-c relocated to H-201a for clarity. Sub-d relocated to H-201b for clarity. Sub-e removed because it is addressed in the Health Equity section.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>● <u>Planned implementation of proposal:</u> n/a</li> <li>● <u>Description of proposed regulations:</u> n/a</li> <li>● <u>Anticipated resource need:</u> n/a</li> <li>● <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>● No issues identified.</li> </ul>

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e. <del>Assess and measure the health and needs of King County's residents on an ongoing basis and modify strategies to respond to changing needs, outcomes, and new research; and f.)</del> Review the effectiveness and appropriateness of this policy framework periodically and revise if needed.						
H-201a King County shall retain responsibility for implementation of <u>mandated, through law or policy, countywide specialty systems for: behavioral health, including mental health and substantive use disorder treatment; physical, emotional, and cognitive health; public health; veterans; older adults; children and youth; vulnerable adults; and people with developmental disabilities.</u>	Clarification of existing policy intent	Relocation of H-201 sub-c	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy states that this responsibility is a requirement of law or other policy. It may not be needed in the KCCP.</li> </ul>
H-201b King County shall partner with regional bodies, such as the <u>King County Regional Homelessness Authority, that lead other human service and prevention-oriented systems, including those that address, homelessness, older adults' needs, domestic violence, sexual assault, crisis diversion and re-entry, early intervention and prevention, youth and family services, and climate-related emergencies.</u>	Clarification of existing policy intent	Relocation of H-201 sub-d	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-202 King County <del>(('s priorities for))</del> shall prioritize human service <del>((investments will be))</del> programs and services that help people in need become more stable and <del>((resilient))</del> healthy, and that prevent or reduce the need for costly emergency medical services, crisis services, and involvement with the criminal <del>((justice))</del> legal system. King County <del>((will))</del> shall focus resources and efforts on effective intervention and prevention that improve individual and community quality of life and enhance equity <u>and racial</u> and social justice. King County <del>((will))</del> shall preserve the resources necessary to collaborate as a true partner in regional human service systems. These focus areas include the following priority investment areas, which are consistent with other regional plans and initiatives: a. Job readiness, support for job development in business innovation districts; b. Affordable housing; c. Community and economic development activities; d. Strategies to <del>((make homelessness rare, brief and one-time))</del> <u>create a homelessness response system that centers people with lived experience to focus on responding to needs and eliminating inequities, to end homelessness for all; ((and))</u> e. Behavioral health services (including crisis services, mental health treatment, substance use disorder treatment, co-occurring disorder treatment, and housing support services); and f. <u>Strategies and programs to build the life, academic, and employment skills for young people to reach their full potential as they transition from childhood to adulthood.</u>	Substantive change	<p>Supports: creation of homelessness response system to align with King County Regional Housing Authority's approach; building life, academic, and employment skills for young people to reflect the work of the Department of Community and Human Services' Children, Youth, and Young Adults Division.</p> <p>Clarifying changes to align with existing intent: 1) "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen; 2) updated language to current terminology</p>	Focuses resources on preventative services to increase health and stability of people.	<p>Best Starts for Kids Implementation Plan: 2022-2027</p> <p>King County Regional Homelessness Authority Five-Year Plan (2023-2028)</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>True partner is not a defined term. Councilmembers may wish to strike 'true' since 'partner' is used elsewhere to avoid confusion.</li> </ul>
H-202a King County shall support and incentivize culturally relevant <u>child care programming for new and existing licensed early learning and child care facilities to increase affordability for families across all income levels, especially those located in child care access deserts and/or which serve families who experience additional barriers to accessing child care.</u>	New policy	New policy: culturally relevant child care programming based on Equity Work Group input	Increase culturally relevant and affordable child care programming.	Best Starts for Kids Levy	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>H-203 <del>((King County will apply principles that promote effectiveness, accountability and equity and social justice.))</del> King County <del>((embraces))</del> shall apply the following principles to promote effectiveness, accountability, equity, and racial and social justice in its health and human service actions and investments:</p> <p>a. King County <del>((will))</del> shall provide information to the community on its health, human services, and behavioral health system planning and evaluation activities, funding processes and criteria, and on the results of its investments in a transparent, accountable, and culturally- and audience-appropriate manner;</p> <p>b. King County <del>((will))</del> shall uphold federal, state, and local laws against discrimination; promote culturally <del>((competent,))</del> relevant and equitable <del>((and relevant))</del> service delivery;</p> <p>c. <del>((and will))</del> King County shall work to end disparities in social, health, and economic status among communities and people of different racial and ethnic backgrounds;</p> <p><del>((e-))</del> d. King County <del>((will))</del> shall work with local service providers to provide behavioral health services to <del>((low-income))</del> individuals in need, including high quality equitable prevention, crisis diversion, mental health, substance abuse disorder, and co-occurring disorder treatment services to youth, young adults, and older adults. The <del>((e))</del> County <del>((will))</del> shall assume primary responsibility for coordinating the provision of countywide behavioral health services, working in partnership with the state, cities, and local service providers;</p> <p><del>((d-))</del> e. King County <del>((will))</del> shall <del>((encourage))</del> support service approaches that promote recovery and <del>((resiliency))</del> resilience and support individuals and families to achieve their full potential to live meaningful and productive lives in the community;</p> <p><del>((e-))</del> f. King County <del>((will))</del> shall foster integration of systems of care through increased information sharing and collaborative efforts across agencies and programs for the purpose of improved service delivery, coordination, and shared outcomes; and</p> <p><del>((f-))</del> g. <del>((Together with its partners,))</del> King County <del>((will))</del> shall, together with its partners, assess and respond to changing human service and behavioral health needs and use data, research, innovation, analysis, and evidence-based practices to drive its investments.</p>	<p>Substantive change</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p> <p>Other restructuring and edits for clarity and to reflect current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Sub d: Given the shift in the last six years of Medicaid payment going directly to managed care organizations (MCO) operating in the county, Councilmembers may want to modify the language to reflect their role.</li> <li>Sub e. – changing “encourage” to “support” could read as moving from passive to active. Elsewhere, Executive described that the rationale for this wording change as “Replaced encourage with support to align with current practice and levels of commitment.”</li> </ul>
<p>H-204 King County shall strive to apply principles that lead to thriving healthy communities in all neighborhoods of the <del>((region))</del> county. King County <del>((will))</del> shall support public health investments that help all residents to live in thriving communities where they have the opportunity to make healthy choices. King County shall support:</p> <p>a. Access to safe and convenient opportunities to be physically active, including access to walking, bicycling, recreation, and transit infrastructure;</p> <p>b. Access to healthy, affordable foods and the elimination of food deserts;</p> <p>c. Protection from exposure to harmful environmental agents, such as lead, and infectious disease;</p> <p>d. Access to transportation infrastructure designed to prevent pedestrian, bicyclist and motor vehicle-related injuries;</p>	<p>Substantive change</p>	<p>New sub-g is added to support actions that that limit disproportionate concentrations of retail sales and advertisement of tobacco and cannabis in in areas with high percentage youth and/or Black, Indigenous, and People of Color (BIPOC) residents</p> <p>Other clarifying changes: 1) to reflect existing intent/scale of County role; and 2) "Will" is predictive but "shall" is directive; policies should be</p>	<p>Better health outcomes in areas with higher social vulnerability and risk factors.</p>	<p>Recommendation s of Social Equity in Cannabis Task Force and Public Health – Seattle &amp; King County and King County Department of Community and Human Services</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: 2024</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>e. <del>((Residential))</del> Neighborhoods free from violence and fear of violence;</p> <p>f. Protection from involuntary exposure to second<del>(-)</del>hand tobacco smoke and under-age access to tobacco products;</p> <p>g. <u>Protection from disproportionate retail and promotion of products known to cause poor health outcomes, such as tobacco and cannabis, in areas where residents have higher social vulnerability and risk factors;</u></p> <p>h. Community amenities and design that maximizes opportunities for social connectivity and stress reduction; and</p> <p><del>((h-))</del> i. A range of health services, including timely emergency response and culturally-<del>((specific))</del><u>relevant</u> preventive medical, behavioral, and dental care within their community.</p>		directive, not statements of what is anticipated to happen				
H-205 King County <del>((will))</del> shall support and implement health-related policies and programs that address the social determinants of health and the built environment by partnering with health care services, community-based organizations, foundations, other regional agencies, boards, commissions, and elected officials to improve public health.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-206 King County <del>((will))</del> shall <del>((encourage))</del> support significant increases in the role and influence of residents living in communities that have disproportionately lower health outcomes by intentionally engaging people who are affected by health and human services policy development, planning, and service delivery in authentic and meaningful ways, especially residents living in communities that have disproportionately lower health outcomes.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen  Replaced encourage with support to align with current practice and levels of commitment	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((H-207 King County recognizes that poverty, lack of affordable housing and lack of access to economic opportunity for all residents are critical public health issues. King County will take steps to address these issues through ongoing county plans, programs and funding.))</del>	Clarification of existing policy intent	Redundant to policies, such as H-113, H-133, and H-102.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-208 King County <del>((will))</del> shall, to the extent possible, <del>((locate))</del> promote the location of health and human services facilities <del>((where))</del> in areas that balance the County's shared interests in service delivery that is <del>((most cost))</del> more accessible, effective, and efficient. The equity and racial and social justice opportunities and impacts of possible locations <del>((will))</del> shall be taken into account. Locations should be easily accessible to anticipated clientele via various transportation methods including public transit, make the best use of existing facilities and opportunities to co-locate services and be <del>((compatible with adjoining uses))</del> consistent with the land use elements of the Comprehensive Plan.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen  Other edits for clarity, consistent with existing intent, and to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
H-208a <del>((When a health and human services facility is being relocated,))</del> King County <del>((consideration))</del> should consider and work to minimize the impact on current clients when a health and human services facility is being relocated, such as accessibility, transportation options, and services available at the relocated facility.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<u>H-303 Public Health-Seattle &amp; King County should reduce the prevalence and harm of asthma by conducting population studies, providing technical support to policy advocates, and training and deploying a Community Health Worker program.</u>	New policy	Consolidates various asthma-related elements from policies H-145, H-154, and reorients to current practice	Improve health outcomes related to asthma.	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((H-209)) H-304 King County should work to address the public health and public safety crisis of gun violence by: collecting epidemiological and other data((?)); engaging with cities, local neighborhoods, and other ((stakeholders,)) partners; and making information available that promotes safe firearm storage and fosters community safety.</del>	Clarification of existing policy intent	Relocated and updated to current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<u>H-305 King County shall work with jurisdictions, the private sector, state and federal governments, other funders of public housing, other public agencies, and the nonprofit sector to support public and private housing that allows for the opportunity to encourage permanent safe firearm storage locations that make safe storage an easy choice and foster safety from injury and violence, through exploring housing and community designs that are shown to increase connectivity and reduce violence.</u>	Clarification of existing policy intent	Relocated from H-102 sub-e, with edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((H-210)) H-306 King County ((should)) shall seek to develop strategies to ((decrease)) eliminate exposure to lead where children, youth, and families live, learn and play, including:</del> <u>a. Advocating for countywide efforts to screen all children (at 12 months and 24 months) for exposure to lead poisoning and monitoring of this data;</u> <u>b. Working to ensure all renovation, repair, and painting work that disturbs painted surfaces in pre-1978 dwellings be performed in compliance with the requirements of the Washington Department of Commerce to reduce exposure to lead contaminated dusts; and</u> <u>c. Working to ensure strategies are used that minimize or eliminate the spread of lead dust during the demolition of pre-1978 residential and commercial buildings, including community education and notification.</u>	Substantive change	Renumbered to match new section structure. Adds new direction and consolidates H-211 H-212 and H-213, as these are details of the overarching strategy. Strengthened to a "shall" to "eliminate" rather than "decrease" as no safe levels of lead in children, consistent with current county programming	Reduce exposure to lead.	Draft statewide lead testing and screening plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>It's a policy choice to change this from a "should" to a "shall".</li> </ul>
<del>((H-211 King County shall advocate for regional efforts to screen all children (at 12 months and 24 months) for exposure to lead poisoning.</del>	Clarification of existing policy intent	Consolidated in H-306	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>H-212 King County should work to ensure all renovation, repair and painting work that disturbs painted surfaces in pre-1978 dwellings be performed in compliance with the requirements of the Washington Department of Commerce to reduce exposure to lead contaminated dusts.</del>	Clarification of existing policy intent	Consolidated in H-306	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>H-213 King County should work to ensure strategies are used that minimize or eliminate the spread of lead dust during the demolition of pre-1978 residential and commercial buildings, including community education and notification.))</del>	Clarification of existing policy intent	Consolidated in H-306	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

**Chapter 4 Housing and Human Services**  
**2/2/24**

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><u>H-307 People-centered design elements that includes principles of patient-centered, recovery-oriented, and trauma-informed care should be considered and incorporated in County-owned or funded regional health and human services facilities, behavioral health facilities, emergency housing, transitional and permanent supportive housing, and affordable housing.</u></p>	<p>New policy</p>	<p>To recognize the role the physical environment can also support trauma-informed care by health service providers</p>	<p>Incorporation of People-centered design elements into County owned or funded health service and affordable housing facilities</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Capital Project and Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>



Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
E-101 In addition to its regulatory authority, King County should use incentives to protect and restore the natural environment whenever practicable. Incentives ( <del>(shall)</del> ) <u>should</u> be monitored and periodically reviewed to determine their effectiveness ( <del>(in terms of)</del> ) <u>at protecting and restoring</u> natural resources.	Substantive change	To reflect current practice policy goals. This occurs when the County has available resources, in consideration of various regulatory priorities, but cannot always do it. For example, the County is reviewing the critical area regulations, including incentives, as part of the 2024 update; but this does not include globally looking at all incentives code.  Other edits for clarity, consistent with existing intent	None; reflects current practice	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Policy is weakened by changing "shall" to "should." If Councilmembers wish to retain "shall" language, Executive staff state that they would need to implement a formal monitoring and review scheme. Executive staff narrative states that there are not available resources for this.</li> </ul>
E-102a King County ( <del>(will)</del> ) <u>shall</u> consider environmental justice and climate ( <del>(justice)</del> ) <u>equity</u> impacts and disparities in its planning, projects and services <u>to assess and mitigate unintended impacts on frontline communities and to ensure solutions that enhance conditions for people and the environment.</u>	Substantive change	Additional updates to advance equity goals  Clarifying edits to reflect that current terminology and that "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	Reductions in inequities for priority populations	Equity and Social Justice Strategic Plan  Strategic Climate Action Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Strengthens policy by requiring mitigation and solutions that enhance conditions for frontline communities, not just "consideration" of impacts. This is a policy choice.</li> </ul>
E-103 King County should coordinate with local jurisdictions, universities, federal and state agencies, <u>Indian</u> tribes, special interest groups, special districts, businesses, and residents to implement, monitor, and update Water Resource Inventory Area salmon recovery plans for all areas of King County.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-104 Development of environmental regulations, restoration, and mitigation projects, and incentive and stewardship programs should be coordinated with local jurisdictions, federal and state agencies, <u>Indian</u> tribes, special interest groups, and residents when conserving and restoring the natural environment consistent with Urban Growth Area, Rural Area, and designated Natural Resource Land goals.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-105 Environmental quality and important ecological functions shall be protected and hazards to health and property shall be minimized through development reviews and implementation of land use plans, Water Resource Inventory Area salmon recovery plans, <u>the Strategic Climate Action Plan</u> , stormwater management plans and programs, flood hazard management plans, environmental monitoring programs, and park ( <del>(master)</del> ) <u>management plans, as well as focused ongoing efforts such as the fish passage restoration program, Land Conservation Initiative, 30-Year Forest Plan, and Clean Water Healthy Habitat Strategic Plan. Implementation of</u> ( <del>(T)</del> ) <u>these plans and programs</u> ( <del>(shall)</del> ) <u>should</u> also encourage stewardship and restoration of critical areas as defined in the Growth Management Act, ( <del>(and include)</del> ) <u>such as including</u> an adaptive management approach.	Substantive change	To ensure that that environmental protection and hazard reduction strategies also include these additional initiatives, consistent with existing practice and policy intent  Clarifies that not all existing or added plans/initiatives also encourage stewardship and restoration	More plans and initiatives work to protect ecological functions and minimize health and property hazards, resulting in improved environmental outcomes	Strategic Climate Action Plan  Land Conservation Initiative  30-Year Forest Plan  Clean Water Healthy Habitat Strategic Plan.	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The SCAP is only adopted by motion. Including it in a "shall" policy elevates it to the level of a requirement, which is a policy choice.</li> <li>The 30-Year Forest Management Plan and Clean Water Healthy Habitat plan are Executive initiatives that have not been Council adopted. Including them in the Comprehensive Plan, particularly in a "shall" policy, elevates them to County policy documents, without the Council weighing in on the underlying policies in the plans. Typically these agency-level plans are not named in the Comprehensive</li> </ul>

**Chapter 5 Environment  
2/2/24**

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
						<p>Plan. References to them could be removed.</p> <ul style="list-style-type: none"> <li>The last sentence changes from "shall" to "should," weakening the policy regarding stewardship and restoration of critical areas.</li> </ul>
Policy E-108	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix</li> </ul>
E-110 Surface waters designated by the state as Water Quality Impaired under the Clean Water Act (water bodies included in Category 5 of the Water Quality Assessment) shall be improved through monitoring, source controls, best management practices, enforcement of existing codes, and, where applicable, implementation of Total Maximum Daily Load plans. The water quality of other water bodies shall be protected or improved through these same measures.	Policy Staff Flag					<ul style="list-style-type: none"> <li>This policy only states what is already required by law. It could be removed</li> </ul>
<del>((E-111 King County shall evaluate development proposals subject to drainage review in unincorporated King County to assess whether the proposed actions are likely to cause or contribute to violations of Washington State water quality standards in receiving waters for individual pollutants of concern and identify mitigation or requirements to avoid the impacts when appropriate.))</del>	Clarification of existing policy intent	These are requirements in the Surface Water Design Manual and does not need to be a policy.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-112 When environmental monitoring, testing, or reliable data indicates human activities have caused impaired water quality, such as increased water temperature, fecal contamination, low oxygen, excess nutrients, metals, or other contaminants, King County shall take actions <del>((which will))</del> that help moderate those impairments.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy only states what is already required by law. It could be removed.</li> </ul>
Policy E-112a						<ul style="list-style-type: none"> <li>This policy is being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix</li> </ul>
E-113 King County should actively participate in updating and implementing the Puget Sound Partnership's Action Agenda, through the <u>Puyallup-White River, South Central Action Area Caucus Group</u> <del>((and))</del> , <u>Snohomish-Stillaguamish, and West Sound Partners for Ecosystem Recovery Local Integrating Organizations</u> , consistent with King County goals.	Clarification of existing policy intent	Updates to current context	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-114 King County should collaborate with other watershed forum partners to ensure that recommendations of watershed-based salmon recovery plans, <u>goals for regional stormwater controls, and goals for human and community health</u> for King County are integrated with the Puget Sound Partnership recommendations.	Substantive change	To further support current and planned regional stormwater and health planning goals and efforts, including the Stormwater Summit series	Improved outcomes for stormwater management and human health	<p>Clean Water Healthy Habitat Strategic Plan</p> <p>Regional Stormwater Investment Planning Initiative</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The goals added here do not necessarily come from watershed forum partners. Executive staff indicate that the underlying language could be retained and a new policy could be added for clarity.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
E-115a King County shall <del>((exercise its authority under Revised Code of Washington 17.10 to))</del> : <del>((4))</del> a. <del>((establish a))</del> Work with the King <del>((e))</del> County <del>((n))</del> noxious <del>((w))</del> Weed <del>((e))</del> Control <del>((b))</del> Board to provide public oversight and direction of the County's Noxious Weed Control Program; and <del>((2))</del> b. <del>((i))</del> Implement a program of activities that minimizes the impacts of noxious weeds to the environment, economy, recreation, and public health within the <del>((G))</del> county; and c. Adopt regulations to ensure control of noxious weeds and weeds of concern as identified by the Noxious Weed Control Board.	Substantive Change	Updates for clarity and to reflect current context and practice, including existing implementing regulations in K.C.C. Title 21A	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This would require the County to adopt regulations to ensure control of noxious weeds. Executive staff state that the County's Noxious Weed Control Board already adopts regulations, but only the Council has authority to adopt regulations for the County. "Adopt rules" would be more consistent with the Noxious Weed Control Board's role.</li> </ul>
E-200 The 2020 Strategic Climate Action Plan, or successor plans, should guide the planning, development, and implementation of greenhouse gas reduction goals and actions, equitable and community-driven climate solutions, and policies and actions that reduce climate change vulnerabilities and increase climate resilience.	New policy	Supports the role of the Strategic Climate Action Plan in guiding climate action across the County, consistent with new Growth Management Act climate change planning goal	Ensures integrity of climate action in greenhouse gas goals, the application of climate equity, and the planning and implementation of resilience efforts for all County communities, with emphasis on frontline communities.	Strategic Climate Action Plan  <a href="#">2023 House Bill 1181</a>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory, Capital Projects, and Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. As the 2020 SCAP is adopted by motion, including it as a "should" policy is consistent with existing Council action.</li> </ul>
<del>((E-205))</del> E-201 King County shall reduce greenhouse gas emissions from <del>((all facets of))</del> its operations and actions, including but limited to those associated with construction and management of <del>((e))</del> County-owned facilities, infrastructure development, transportation, and environmental protection programs to achieve the emissions reductions targets set in <del>((E-206))</del> E-202 and to work towards the carbon neutral goal in F-215b.	Substantive Change	Edits for clarity, and to reflect policy number changes	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Substantive typo "including but limited to" that should be corrected to align with Executive intent</li> </ul>
<del>((E-206))</del> E-202 King County shall reduce total greenhouse gas emissions from government operations, compared to a 2007 baseline by at least <del>((25%))</del> 50 percent by <del>((2020))</del> 2025 and <del>((50%))</del> 80 percent by 2030.	Substantive change	Strengthens targets to be consistent with Strategic Climate Action Plan	Accelerated actions supporting reduction in greenhouse gas reductions	Strategic Climate Action Plan County operational greenhouse gas goal and GHG 2 performance measure	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory, Capital Projects, and Programmatic</li> <li>Description of proposed regulations: Existing regulations in K.C.C. Title 18</li> <li>Anticipated resource need: Yes</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Targets consistent with the 2020 SCAP. However, as the SCAP is only adopted by motion, this "shall" policy raises those targets to the level of requirements.</li> <li>According to the recently transmitted SCAP report, as of 2022, operational emissions have decreased by 30% below 2007 levels but it is not clear the decrease can be sustained as a portion of the decrease is attributable to reduced transit service in the wake of the pandemic. While Executive staff indicate they have identified actions to try to meet the 2025 target, it is unclear if it is achievable given existing staffing and budget constraints, especially since it will be 2025 when the Comp Plan is effective.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<del>((E-206a))</del> E-203 King County's Department of Natural Resources and Parks, including the Wastewater Treatment Division, Solid Waste Division, Parks and Recreation Division, and Water and Land Resource Division, <del>((shall))</del> should achieve, at a minimum, net carbon neutrality <del>((for its operations by 2017))</del> on an annual basis.	Substantive change	To reflect targets in the Strategic Climate Action Plan  Change from "should" to "shall" remains consistent with <a href="#">Ordinance 17971</a> and current plans and practices, but reflects that there may be measures beyond County control that could limit implement of the policy as a mandate	No additional changes; reflects existing plans and practices	Strategic Climate Action Plan GHG 1.3.3	<ul style="list-style-type: none"> <li>Planned implementation of proposal: <a href="#">Capital Projects and Programmatic</a></li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Although the Executive narrative says that the change from "shall" to "should" remains consistent with Ordinance 17971 and current plans (i.e. the SCAP), both the ordinance and the SCAP say "shall." Although the SCAP is adopted by motion and therefore does not carry the force of law, Ordinance 17971 does.</li> </ul>
<del>((E-206b))</del> E-204 King County's Wastewater Treatment Division and Solid Waste Division <del>((shall))</del> should each independently achieve carbon-neutral operations by 2025.	Substantive change	Change from "should" to "shall" remains consistent with Ordinance 17971 and current plans and practices, but reflects that there may be measures beyond County control that could limit implement of the policy as a mandate	No additional changes; reflects existing plans and practices	Strategic Climate Action Plan GHG 1.3.4	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Capital Projects and Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Although the Executive narrative says that the change from "shall" to "should" remains consistent with Ordinance 17971 and current plans (i.e. the SCAP), both the ordinance and the SCAP say "shall." Although the SCAP is adopted by motion and therefore does not carry the force of law, Ordinance 17971 does. According to Executive staff, this target is not on track. The change from "shall" to "should" here removes the mandate in the comp Plan that it be met; however, Councilmembers may want to consider amending Ordinance 17971 to remove the mandate there as well.</li> </ul>
<del>((E-207))</del> E-205 King County shall <del>((develop and))</del> continue to implement an operational "social cost of carbon." The social cost of carbon should be used in life-cycle assessments and decision making related to County operations, including for purchase of vehicles, buses and fuels, for facility construction and resource efficiency projects, and for related technology investments. <del>((King County should also pursue using the cost of carbon to inform broader County planning and decision-making.))</del>	Clarification of existing policy intent	Reflects that operational cost of carbon has been developed and is in use.  Updated to align with K.C.C. 18.20.015, cost of carbon defined term is "social cost of carbon"  Note that this was an outstanding 2016 Work Plan Action 5 "Implementation Needs" item, which has related code changes proposed in K.C.C. Chapter 21A.17 to implement policy amendments adopted in 2016	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The County would no longer be required to pursue using the social cost of carbon to inform broader County planning and decision-making outside of the sectors specifically listed. Executive staff state that climate and GHG emission impacts are being considered in those broader contexts and using the social cost of carbon may not be appropriate in all circumstances.</li> </ul>
<del>((E-208 King County shall maximize the creation of resources from waste products from county operations such as gases produced by wastewater treatment and solid waste disposal in a manner that reduces greenhouse gas emissions and produces renewable energy.))</del>	Clarification of existing policy intent	Duplicative of F-310	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((E-209))</del> E-207 King County <del>((will))</del> shall continue to evaluate its own maintenance and operations practices, including procurement, for opportunities to reduce its own emissions or emissions produced in the manufacturing of products.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><del>((E-210))</del> <u>E-209</u> King County shall <del>((collaborate))</del>, independently and in collaboration with <del>((its))</del> cities<del>((,))</del> and other partners, <del>((to reduce countywide sources of greenhouse gas emissions, compared to a 2007 baseline, by 25% by 2020, 50% by 2030, and 80% by 2050))</del> <u>adopt and implement policies and programs to achieve a target of reducing countywide sources of greenhouse gas emissions, compared to a 2007 baseline, by 50 percent by 2030, 75 percent by 2040, and 95 percent, including net-zero emissions through carbon sequestration and other strategies, by 2050. King County shall evaluate and update these targets over time in consideration of the latest international climate science and statewide targets aiming to limit the most severe impacts of climate change and keep global warming under 1.5 degrees C</u></p>	<p>Substantive change</p>	<p>To align with 2021 Countywide Planning Policies. During development of the 2020 Strategic Climate Action Plan, the County knew that needed stronger greenhouse gas (GHG) reduction targets were needed, but determined it would be best to adopt stronger targets in coordination and collaboration with cities through the Countywide Planning Policies. So, there is a direction in the Strategic Climate Action Plan to "strengthen long-term countywide GHG targets to reflect public input and science... King County commits to work with cities and partners to analyze pathways to more ambitious targets, including a 2050 carbon neutral target, and to develop recommendations to shared GHG reduction targets as part of the next update to Countywide Planning Policies, planned for 2021." Based on that direction and in coordination/ collaboration with the cities, stronger targets were adopted in the Countywide Planning Policies. Given this, the 2024 Comprehensive Plan proposes to use the Countywide Planning Policy greenhouse gas reduction targets, rather than those in the Strategic Climate Action Plan.</p>	<p>Accelerated actions supporting reduction in greenhouse gas reductions</p>	<p>Countywide Planning Policy EN-27  Strategic Climate Action Plan Priority Action GHG 1.1.2</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Regulatory and Programmatic</li> <li>• <u>Description of proposed regulations:</u> Commensurate proposed target changes in K.C.C. 18.25.010</li> </ul> <p>Proposed code changes in K.C.C. Title 21A to incentivize development of middle housing near transit</p> <p>Recently adopted code changes supporting reduction of fossil fuel use in the building and energy codes in K.C.C. Title 16, and anticipated additional proposed changes to the building and energy codes in 2024.</p> <ul style="list-style-type: none"> <li>• <u>Anticipated resource need:</u> Yes</li> <li>• <u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• Aligns with CPP requirements for greenhouse gas emissions reductions.</li> <li>• It should be noted that the Executive states that significant additional resources are needed to meet this requirement. As emissions rose 11% between 2007 and 2019, a reduction of 50% below 2007 levels within seven years is unlikely without additional resources. Additionally, Executive staff are assuming that existing state, federal, and other policies could contribute more than half the reductions for 2030, however, these initiatives and their success in reducing GHGs are outside of the County's control.</li> <li>• The phrase "and 95 percent, including net-zero emissions through carbon sequestration and other strategies," is not accurate, as net-zero is <i>in addition to</i> the 95%, not <i>included</i> the 95%. This language could be clarified.</li> </ul>
<p><del>((E-212 King County will work with its cities and other partners to establish a greenhouse gas emissions inventory and measurement framework for use by all King County jurisdictions to efficiently and effectively measure progress toward countywide targets.))</del></p>	<p>Clarification of existing policy intent</p>	<p>The policy direction has been completed, and is substantively redundant to revised policies E-216 and E-217</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p><del>((E-213))</del> <u>E-210</u> King County should ensure that its land use policies, development and building regulations, technical assistance programs, and incentive programs support and encourage the use of viable renewable energy, energy efficiency, and fossil fuel reduction and transition technologies that <del>((have))</del> produce zero or minimal greenhouse gas emissions, while considering equity and racial and social justice siting impacts.</p>	<p>Substantive change</p>	<p>To reflect: current status of County regulations and programs, as well as future intention to continue this moving forward; reflect additional measures to reduce greenhouse gases and move towards elimination of fossil fuel use in the built environment; and environmental justice considerations</p>	<p>Increased use of greenhouse gas-reducing technologies, in consideration of siting impacts on priority populations</p>	<p>Strategic Climate Action Plan – Building Energy – Countywide – Performance Measure 13</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Regulatory and Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<u>E-211 King County shall develop and implement building and energy codes that reduce energy use and phase out fossil fuel use in the built environment within King County's jurisdiction.</u>	New policy	Recognizes the important role building and energy codes play in to support goals to phase out fossil fuel use in unincorporated King County	New construction and retrofits of buildings within King County's jurisdiction reduce their energy use and phase out use of fossil fuels esp. natural gas	Strategic Climate Action Plan Priority Actions GHG 3.3.1, GHG 3.6.1 and GHG 4.03.01	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory and Programmatic</li> <li>Description of proposed regulations: Recently adopted code changes supporting reduction of fossil fuel use in the building and energy codes in K.C.C. Title 16, and anticipated additional proposed changes to the building and energy codes in 2024.</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Proposed code changes in 2024 are anticipated. Those code changes should be adopted concurrently with the KCCP to comply with K.C.C. 20.18.090. Alternatively, a requirement to transmit the Proposed Ordinance within a certain timeframe could be added.</li> </ul>
<u>E-212 King County shall support:</u> a. <u>Stronger Washington State building and energy codes and policies that reduce energy use, reduce the embodied carbon of materials, phase out fossil fuel use, and support deployment of electric vehicles and clean energy; and</u> b. <u>Increased state resources for local code development and implementation.</u>	New policy	Recognizes the important role the state plays in development of local codes to support goals to phase out fossil fuel use in unincorporated King County	State building and energy codes are strengthened to support reduced energy use in the state and throughout the county; increased resources for local implementation	Strategic Climate Action Plan Priority Action GHG 4.02.01 and Performance Measure GHG 18	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<u>E-213 King County should work with other local building officials and staff, as well as community partners and the building industry, to effectively implement energy and building codes that reduce energy use and embodied carbon of materials and phase out fossil fuel use.</u>	New policy	Recognizes the role King County can play as a leader in efforts, and to the importance of collaboration to, support goals to phase out fossil fuel use in unincorporated King County	Cities adopt building energy codes that result in reduced greenhouse gases from buildings in throughout the county	Strategic Climate Action Plan Priority Action GHG 4.02.01	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<u>E-214 King County shall develop and implement countywide community-scale built environment programs and policies that:</u> a. <u>Reduce energy use, increase the use of renewable energy, and phase out the use of fossil fuels, such as: energy loan, residential efficiency retrofits; and fossil fuel reduction and transition incentives and programs; and</u> b. <u>Prioritize access and affordability of solutions for frontline communities, especially for low-income, senior, and renter households.</u>	New policy	Supports strategies to implement programs that reduce energy use community wide, including programs that support frontline communities	Reduced greenhouse gases throughout the county	Strategic Climate Action Plan Priority Action GHG 3.1.1, GHG 3.5.1, and GHG 3.10.1	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory and Programmatic</li> <li>Description of proposed regulations: Recently adopted code changes supporting reduction of fossil fuel use in the building and energy codes in K.C.C. Title 16, and anticipated additional proposed changes to the building and energy codes in 2024.</li> </ul> <p>Recent adoption of Ordinance 19360 (as amended by Ordinance 19449), which launched a Commercial Property Assessed Clean Energy and Resiliency program that enables commercial and multi-family property owners to finance efficiency, renewable, and resiliency improvements to their facilities.</p> <ul style="list-style-type: none"> <li>Anticipated resource need: Has current authority and an funded pilot program; scale of future programs will be dependent on scale of future funding (federal state, and/or local funding, grants, etc.)</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p><del>((E-214))</del> E-215 King County, through its Comprehensive Plan policies and development regulations, should promote healthy community designs that enable <del>((walking, bicycling,))</del> active transportation and public transit use, thereby reducing greenhouse gas emissions and regional air pollution.</p>	<p>Substantive change</p>	<p>To reflect current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Anticipated timeline</u>: Ongoing</li> <li>• <u>Planned implementation of proposal</u>: n/a</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• "Active Transportation" is a broader category than walking and biking; it also includes equestrian travel and micromobility devices such as e-bikes and e-scooters, among other things. The Department of Commerce's 2023 checklist for comprehensive plan updates does require an active transportation component, but whether any given policy addresses all active transportation or a subset (such as walking and bicycling) is a policy choice.</li> </ul>
<p><del>E-215 King County shall evaluate proposed actions subject to the State Environmental Policy Act for their greenhouse gas emissions. King County may exercise its substantive authority under the State Environmental Policy Act to condition or deny proposed actions in order to mitigate associated individual or cumulative impacts to global warming. In exercising its authority under this policy, King County should consider project types that are presumed to be not significant in generating greenhouse gas emissions and do not require review for their greenhouse gas emissions. (Any standards related to consideration of greenhouse gas emissions through the State Environmental Policy Act process shall be subject to Council review and adoption by ordinance.))</del></p>	<p>Substantive change</p>	<p>Under state law, evaluating proposals under the State Environmental Policy Act requires consideration of impacts, and mitigation where appropriate, to air quality, including greenhouse gas emissions. A separate policy is not needed to reflect this mandate.</p>	<p>None; continues implementation of existing mandates under the State Environmental Policy Act</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal</u>: Programmatic</li> <li>• <u>Description of proposed regulations</u>: n/a</li> <li>• <u>Anticipated resource need</u>: No</li> <li>• <u>Anticipated timeline</u>: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• This policy was the subject of Work Plan Action 21, added in the 2020 Comp Plan update. It required, in part, "completion of a study evaluating options for implementing greenhouse gas mitigation from all development projects requiring SEPA review, as allowed in Comprehensive Plan Policy E-215."</li> <li>• The required report was transmitted as <a href="#">2022-RPT0087</a> and stated that 1) new state laws prohibit the County from requiring GHG mitigation from the largest emitters and 2) that they evaluated options for requiring mitigation from smaller emitters – carbon credits and offsets, and requiring use of low-embodied-carbon materials – was not recommended due to lack of precedent at the local level.</li> <li>• Removal of this policy does not prohibit the County from using its substantive authority under SEPA to mitigate emissions from individual projects; it instead removes the requirement that Council approves standards before it does so. This is a policy choice.</li> </ul>

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<p><del>((E-202))</del> <u>E-216</u> King County shall <del>((assess and publicly report on: a. Its normalized and total energy usage and total greenhouse gas emissions associated with county operations; b. Countywide greenhouse gas emissions associated with resident, business, and other local government activities; and c. Countywide greenhouse gas inventories that quantify all direct local sources of greenhouse gas emissions as well as emissions associated with local consumption));</del>  <u>a. Assess and publicly report on countywide greenhouse gas emissions associated with resident, business, and local government buildings, vehicles, and solid waste at least every two years;</u>  <u>b. Update its comprehensive greenhouse gas emissions inventory that quantifies all direct local sources of greenhouse gas emissions and emissions associated with local consumption at least every five years; and</u>  <u>c. Develop city-specific emissions inventories and data, in partnership with cities.</u></p>	Substantive change	<p>To align with Countywide Planning Policies and Strategic Climate Action Plan</p> <p>Sub-a is now substantively captured in E-217</p>	Timely data, which can identify how greenhouse gas reduction actions are working and inform where changes may be needed to achieve goals and targets	<p>Countywide Planning Policy EN-29</p> <p>Strategic Climate Action Plan Priority Actions GHG 1.2.1. and GHG 1.2.2.</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory and Programmatic</li> <li>Description of proposed regulations: Existing regulations in K.C.C. Title 18</li> <li>Anticipated resource need: These activities are currently funded but will need ongoing support.</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Aligns with CPPs.</li> <li>Strengthens policy by adding timelines for countywide reporting. This would mean that recent data is available for tracking of the County's progress towards its Greenhouse Gas emission reduction goals.</li> <li>Would require King County to develop city-specific inventories and data in partnership with cities, as required in the CPPs.</li> <li>As noted in the implementation column, these activities will require ongoing appropriations.</li> </ul>
<p><del>((E-203))</del> <u>E-217</u> King County <del>((shall collaborate to set transparent standards to account for the net energy and greenhouse gas emissions impacts of government actions such as constructing transportation infrastructure and providing services such as recycling and transit and shall))</del> <u>should</u> assess and <del>((publically))</del> publicly report on <del>((these impacts as practicable))</del> the net energy and net greenhouse gas impacts of the County providing services, such as <u>recycling and public transit, and constructing infrastructure, using best practice accounting standards.</u></p>	Substantive change	The current policy was written in time when made more sense to invest in quantification approach development. However, these are not targets that the County tracks in the current Strategic Climate Action Plan. These are metrics that departments have sometimes used on their own; for example, Metro has reported this value. But because it is not across the board, it is reoriented to a should, and revised to focus on assessing and reporting rather than developing standards.	No change; aligns with current practice	Strategic Climate Action Plan metrics	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policy is weakened compared to the language in the deleted subsection a. of the policy above, which is a policy choice. Previously, it said that King County "shall" assess and publicly report on its operational energy usage and GHG emissions. Now this is changed to a "should," and changed to "net" rather than "total," and is limit to certain sectors. The County has not published detailed inventories of its own operational emissions in several years, in favor of providing broader summaries of trends in the SCAP and SCAP progress reports.</li> </ul>
<p><u>E-218</u> King County shall prioritize and support ongoing partnerships with frontline communities in co-development and implementation of County climate planning, policies, and programs.</p>	New policy	As part of new Climate Equity section of the Comprehensive Plan, supports frontline community leadership focus area of the Strategic Climate Action Plan	Co-development of equitable climate solutions	Strategic Climate Action Plan Sustainable and Resilient Frontline Communities Section Focus Area 1	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Resources needed for community compensation and engagement across King County departments relating to climate action.</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>First of three new policies related to climate equity, taken out of the SCAP. The SCAP is adopted by motion, which does not have the force of law. "Shall" policies such as those in this policy, E-219, and E-220 are stronger than they would be in the SCAP. Adding this policy to the KCCP is a policy choice.</li> </ul>
<p><u>E-219</u> King County shall invest in and enable culturally and linguistically contextualized climate change education that builds frontline communities' capacity to engage on climate change impacts and solutions.</p>	New policy	<p>As part of new Climate Equity section of the Comprehensive Plan, supports community capacity building focus area of the Strategic Climate Action Plan</p> <p>Examples includes Strategic Climate Action Plan Priority Actions SRFC 4.1.1: "... opportunities for frontline communities to co-create</p>	Climate literacy investments for frontline communities	Strategic Climate Action Plan Sustainable and Resilient Frontline Communities Section Priority Actions SRFC 2.1.1, SRFC	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Resources needed for multilanguage, relevant climate change communications across King County.</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Second of three new policies related to climate equity, taken out of the SCAP. The SCAP is adopted by motion, which does not have the force of law. "Shall" policies such as those in this policy, E-218, and E-220 are stronger than they would be in the SCAP. Adding this policy to the KCCP is a policy choice.</li> <li>In terms of the resource need, Exec staff state that the amount of resource</li> </ul>



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		communications around climate events and health, access emergency resources and warnings, and collaborate on training events and climate-related health impacts while reducing access and participation barriers.”		2.3.1, and SRFC 4.1.1		need has not been quantified, but more funding is needed to support building frontline community capacity to engage on climate impacts and solutions.
E-220 King County shall invest in climate solutions that result in equitable outcomes that benefit frontline communities by: a. Centering and funding access and pathways to living wage green jobs and careers for frontline communities, including youth and Black, Indigenous, and other People of Color populations; b. Providing frontline communities with resources and support to respond to extreme weather events and public health emergencies through culturally relevant strategies and avenues; c. Supporting a just food economy that increases affordability and access to healthy foods; d. Addressing housing insecurities intensified by climate change through programs and resources expanding frontline community access to climate-resilient housing and anti-displacement strategies; e. Prioritizing an affordable transition to renewable energy infrastructure and utility assistance; and f. Expanding public transportation mobility access and climate-resilient infrastructure for frontline communities in greatest need of public transit.	New policy	As part of new Climate Equity section of the Comprehensive Plan, supports green jobs, community health, food justice, housing security, energy and utilities justice, and transportation and mobility access goals of the Sustainable and Resilient Frontline Communities Section of the Strategic Climate Action Plan	Frontline communities are beneficiaries of co-benefit climate solutions	Strategic Climate Action Plan Sustainable and Resilient Frontline Communities Section Focus Areas 3,4,5,6,7, and 8	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Capital Projects and Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Resources needed to ensure climate planning and climate action account for subs-a, b, c, d, and e in planning, coordination, and prioritization that of solutions that include frontline communities.</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Third of three new policies related to climate equity, taken out of the SCAP. The SCAP is adopted by motion, which does not have the force of law. "Shall" policies such as those in this policy, E-218, and E-219 are stronger than they would be in the SCAP. Adding this policy to the KCCP is a policy choice.</li> </ul>
E-221 King County shall take actions that equitably reduce climate change vulnerabilities and increase the resilience of King County residents, communities, natural systems, and the built environment by: a. Integrating and accounting for climate impacts in policies, plans, practices, and procedures, and implementing climate-resilient decisions; b. Investing in and using data and other technical information to inform climate preparedness work at King County; c. Prioritizing health and equity in climate preparedness actions and activities; d. Strengthening collaborations and partnerships to address countywide climate impacts and increase regional resilience; and e. Investing in public outreach, engagement, and technical assistance related to climate preparedness.	New policy	New overarching goal statement based on climate preparedness vision of success in the Strategic Climate Action Plan, and the five strategic priorities established to guide that work	Residents have improved and equitable climate change resilience	Strategic Climate Action Plan Climate Preparedness section Focus Areas 1-5, including Prep 1.1.1, 2.2.4, 3.1.1, 4.1.1, and 5.1.4	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory, Capital Projects, and Programmatic</li> <li>Description of proposed regulations: Proposed changes to K.C.C. Chapter 16.82 to remove permitting barriers for vegetation management for wildfire risk reduction</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>This is a shall policy coming out of the SCAP. The SCAP is adopted by motion, which does not have the force of law. "Shall" policies such as those in this policy are stronger than they would be in the SCAP. Adding this policy to the KCCP is a policy choice.</li> </ul>
<del>(E-215b)</del> E-222 King County <del>(will)</del> shall plan and prepare for the likely impacts of climate change on County-owned facilities, infrastructure, and natural resources.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>(E-215b)</del> E-223 King County <del>(should)</del> shall develop and implement regulations that help mitigate and build <del>(resiliency)</del> resilience to the anticipated impacts of climate change, based on best available information. Such impacts could include sea level rise, changes in rainfall patterns and flood volumes and frequencies, changes in average and extreme temperatures and weather, impacts to forests including increased wildfires, droughts <del>(and pest</del>	Substantive change	Strengthened to "shall" to reflect that we're already doing this and intend to continue to do so.  Other clarifying edits to reflect that we cannot ensure mitigation for and building resiliency to all	Improved resilience to climate change	Strategic Climate Action Plan Climate Preparedness section Focus Area 1	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Recently adopted updates to the flood code in K.C.C. chapter 21A.24 and establishment and regulation of the Sea Level Rise Risk Area.</li> </ul>	<ul style="list-style-type: none"> <li>Policy strengthened from "should" to "shall". Exec staff indicate that, as the County is already undertaking this work, no additional resource impacts are anticipated.</li> </ul>

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infiltrations), disease, and insect attacks. Methods could include mitigating greenhouse gas emissions, establishing sea level rise regulations, managing existing and limiting new development in floodplains, and/or strengthening forests ability to withstand impacts.		<p>listed impacts, and that the listed impacts change over time.</p> <p>Added disease as a missing impact for forests (e.g., harmful funguses) and changed from "pest infiltrations" to "insect attacks" to be consistent with terminology used in forest management.</p> <p>Connections between development and flooding is added as an additional mitigating method of climate change impacts, consistent with existing regulations and a input from Washington State Department of Fish and Wildlife.</p>			<p>Proposed changes to K.C.C. Chapter 16.82 to remove permitting barriers for vegetation management for wildfire risk reduction</p> <ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>New regulations for landscape management in wildfire risk areas are included in proposed ordinance.</li> <li>Updated in Draft Critical Areas Ordinance.</li> </ul>
((E-219)) E-224 King County shall integrate estimates of the magnitude and timing of climate change impacts into capital project planning, siting, design, and construction and ((a1e0)) implement infrastructure operation and maintenance programs that consider full life-cycle costs and climate change impacts in asset management.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
((E-216)) E-225 King County shall integrate observed and projected climate change impacts, including severe weather, extreme heat, flooding, drought, wildfire, and landslides, into emergency management planning and programs.	Substantive change	<p>Updates to reflect current context and existing practice</p> <p>Creates additional policy support for the planned 2025 update of the King County Hazard Mitigation Plan and King County Extreme Heat Strategy anticipated in 2024</p>	No change; reflects existing practice	<p>Strategic Climate Action Plan Climate Preparedness section Focus Area 1</p> <p>King County Hazard Mitigation Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
((E-223)) E-226 King County shall consider projected impacts of climate change on habitat for salmon and other wildlife when developing long-range conservation plans and prioritizing habitat protection and restoration actions.	Clarification of existing policy intent	Relocation of policy without edit	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
((E-224)) E-227 To foster resilience to climate change in ecosystems and species, King County should prioritize efforts such as: the restoration of floodplains to improve the resilience of major rivers to changing flow regimes and temperatures; the protection and restoration of riparian vegetation and mature and old-growth forests to reduce warming in cold water systems, of wetlands to reduce drought and flooding, and of connections between different habitats to maintain current seasonal migration; and facilitate migration opportunities for species whose ranges shift in latitude and altitude.	Substantive change	To recognize importance of mature and old growth forests to integrity of ecosystems, and support associated proposed Work Plan action	Additional protection and restoration of mature and old growth forests	<p>30-Year Forest Plan</p> <p>Clean Water Healthy Habitat Strategic Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
((E-204)) E-228 King County shall collaborate with experts in the field of climate change, including scientists at the University of Washington's Climate Impacts Group, or successor groups, to monitor, assess, and publicly share information about the impacts of	Clarification of existing policy intent	To make policy more timeless, in case the name of the referenced group changes	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be combined with E-229.</li> </ul>

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climate change in King County.					<ul style="list-style-type: none"> <li>Anticipated timeline: n/a</li> </ul>	
<del>((E-215e))</del> E-229 King County should collaborate with the scientific community, state and federal agencies, and other jurisdictions to develop detailed, science-based estimates of the magnitude and timing of climate change, including impacts on air temperatures and heat waves, rainfall patterns and severe weather, forest health and wildfire, public health river flooding, sea level rise, biodiversity (including fish and wildlife), and ocean acidification ( <del>(in King County)</del> ).	Substantive change	Expands the list of impacts that this policy applies to, while also ensuring that the work of this policy is not limited only to the items listed here, and consolidates E-222.	More comprehensive collaboration with scientific community, which can better inform climate change actions	Strategic Climate Action Plan Climate Preparedness section Focus Areas 2, 4	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be combined with E-228. Councilmembers could also consider aligning the "shall"/"should" of the two policies.</li> <li>Updated in Draft CAO</li> </ul>
Policy E-230						<ul style="list-style-type: none"> <li>This policy is being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix</li> </ul>
<del>((E-220))</del> E-231 King County shall periodically review and evaluate climate change impacts on natural resources that its resource programs are designed to protect, such as open space, forests, fisheries, productive farmland, and water quality and treatment, ( <del>(in order)</del> ) to assess and improve the efficacy of existing strategies and commitments.	Technical change	Grammar and relocation	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((E-218))</del> E-232 King County shall ( <del>(apply its Equity Impact Review process)</del> ) use equity impact reviews to help prioritize investments in making infrastructure, natural resources, and communities more resilient to the impacts of climate change.	Clarification of existing intent	Reflects current terminology and new defined term in the Comprehensive Plan	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((E-225))</del> E-233 Through land use and transportation actions, King County should work to reduce ( <del>(air quality and)</del> ) climate change ( <del>(related)</del> ) health inequities ( <del>(and)</del> ) related to the exposure of vulnerable populations to poor air quality and extreme weather events.	Clarification of existing intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((E-226))</del> E-234 King County shall develop and incorporate into outreach efforts public health messages related to the health implications of climate change, particularly in urban communities, and the benefits of actions( <del>(-such as using alternative transportation options that simultaneously reduce greenhouse gas emissions, improve air quality, and improve public health)</del> ) that can reduce climate impacts on health.	Clarification of existing intent	Clarified to include clear connection to climate change and health impacts. Removed examples because the phrasing seemed like it was putting the burden of taking alternative transportation on those whose health is affected.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<del>((E-215a))</del> E-235 King County <del>((will))</del> shall collaborate with local cities, residents, and other partners to prepare for and adapt to the effects of climate change on the environment, natural resources, human health, public safety, infrastructure, and the economy.	Substantive Change	Updates for clarity, to reflect current context, and consolidation of E-217  "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>King County would now be required to adapt to, not just prepare for, climate change impacts. This would acknowledge that climate impacts are already occurring. Preparation for climate impacts involves developing strategies, policies, and plans that aim to reduce vulnerability to future climate impacts, whereas adaptation involves modifying practices, systems, and behaviors to cope with the changes that are happening or are anticipated. This requirement is a policy choice, but is consistent with the SCAP.</li> <li>Infrastructure and natural resources are new areas of preparation and adaptation. This acknowledges that the grey infrastructure (roads, pipes, facilities, etc.) and green infrastructure (forests, floodplains, wetlands, soils, etc.) that King County manages and depends on are vulnerable to climate threats.</li> </ul>
<del>((E-215d))</del> E-236 King County <del>((should))</del> shall share information on climate change impacts and collaborate on approaches to improving <del>((resiliency of))</del> infrastructure resilience, disaster preparedness, and public engagement with <del>((local))</del> cities and other partners to <del>((make the best use of limited resources and))</del> more efficiently and effectively engage King County residents.	Substantive change	Strengthened to "shall" to reflect current practice  Other edits for clarity, consistent with existing intent	No change; reflects current practice	2020 SCAP Climate Preparedness section Focus Areas 4	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Strengthens "should" to "shall", requiring the County to share information on climate change information. This is consistent with how E-235 is written, which already requires collaboration.</li> </ul>
E-237 King County should implement and support equitable outreach, engagement, and technical assistance related to reducing climate risks. This should include providing information on climate change impacts in King County, local efforts to address climate change, and actions that individuals and communities can take to reduce climate risks.	New policy	To align with strategic focus in the Strategic Climate Action Plan to include climate preparedness in outreach, engagement, and technical assistance	Supports future ongoing and future investments in climate communications that are equitable	Strategic Climate Action Plan Climate Preparedness section Focus Area 5; Priority Actions SRFC 2.1.1, SRFC 2.3.1, and SRFC 4.1.1	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>E-218 through E-221, which involve work with and for frontline communities, are all "shall" policies, although the things the County "shall" do in E-218 through E-220 are potentially softer – "shall prioritize," "shall invest in." This one about equitable engagement on reducing climate risks is the only "should" policy relating to the topic, although the action – "implement" – is potentially stronger than "prioritize" or "invest in." The level of mandate in each of these policies is a policy choice. Use of "shall" with concrete actions may require the County to appropriate additional funding.</li> </ul>
<del>E-217 King County will work with its cities and other partners to formulate and implement climate change adaptation strategies that address the impacts of climate change to public health and safety, the economy, public and private infrastructure, water resources, and habitat.</del>	Clarification of existing intent	Consolidated with E-235	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>E-222 King County should collaborate with climate scientists in order to increase knowledge of current and projected climate change</del>	Clarification of existing intent	Consolidated with E-229	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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impacts to biodiversity.					<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
<del>((E-204))</del> E-238 King County <del>((should))</del> shall participate in and support appropriate local, regional and national efforts and organizations focused on reducing greenhouse gas emissions, <u>advancing climate equity</u> , and preparing for climate change impacts.	Substantive change	Strengthened to "shall" and account for equity to reflect current practice	No change; reflects current practice	Aligned with Strategic Climate Action Plan identified actions where King County role is "convener"	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((E-227))</del> E-239 King County shall support <del>((s))</del> a comprehensive federal, regional and state science-based limits and a market-based price on carbon pollution and other greenhouse gas emissions. A portion of revenue from these policies should support local greenhouse gas emissions reduction efforts, such as funding for transit service, energy efficiency and fossil fuel reduction projects, and forest protection and restoration initiatives; <u>efforts that advance climate equity and frontline community investments; and climate preparedness and resilience efforts</u> . King County shall also support <del>((s))</del> renewable energy standards for electricity production and vehicle efficiency performance standards.	Substantive change	Reoriented from statements to policy directives, consistent with existing intent  Additional changes to support eliminating fossil fuel use in the built environment and reflect Strategic Climate Action Plan focus areas	Increases opportunities to advance more strategies to achieve climate change goals	Strategic Climate Action Plan GHG 1.1.1	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((E-228))</del> E-240 King County <del>((should))</del> shall advocate for federal, regional and state initiatives and grant and loan programs that support local investments in projects and programs, such as community solar, fossil fuel reduction, <del>((and))</del> energy efficiency retrofits to reduce greenhouse gas emissions, <u>climate equity</u> , and <del>((prepare))</del> <u>preparedness strategies</u> for climate change impacts.	Substantive change	Strengthened to a "shall" to reflect existing work and intent to continue to do so into the future.  Additional changes to support eliminating fossil fuel use in the built environment and reflect Strategic Climate Action Plan focus areas	Increases opportunities to advance more strategies to achieve climate change goals	Strategic Climate Action Plan GHG 1.1.1	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>This policy is strengthened to require the County advocate for climate change impact-related projects and programs.</li> </ul>
<del>((E-229))</del> E-241 King County shall work with <del>((the business community))</del> relevant industry sector partners to support efforts that reduce energy and fossil fuel use and greenhouse gas emissions, <del>((and to promote King County and the Puget Sound region as a center for green manufacturing))</del> <u>as well as promoting locally recognized high growth sectors identified in the Green Jobs Strategy, such as green manufacturing, construction, transportation, and professional services in King County and the Puget Sound</u> . The <del>((e))</del> County shall also work with community groups, consumers, and the retail sector to promote the consumption <del>((of green-manufactured products))</del> <u>and adoption of products and services supporting reduced energy use and reduced greenhouse gas emissions</u> .	Substantive change	To support eliminating fossil fuel use in the built environment and Green Jobs Strategy	Increases opportunities to advance more strategies to achieve climate change goals	Strategic Climate Action Plan  Green Jobs Strategy Report – "Invest in local high-demand industry sectors" goal	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The green jobs strategy has not been adopted by Council. Including it in a shall policy raises it to the level of Council policy. The reference in this policy is also not necessary given the examples provided, and the policy could be reworded to delete the reference to an agency-level plan. Also, the high growth sectors may change over time, so calling out what they are at this moment may not be useful over the long-term.</li> </ul>
E-301 King County should support initiatives that reduce air pollution emissions due to indoor and outdoor wood burning consistent with the actions of Puget Sound Clean Air Agency to control this source of <del>((public health threat))</del> <u>health impacts</u> .	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-302 King County <del>((will))</del> shall continue to actively develop partnerships with the Puget Sound Clean Air Agency, local jurisdictions, the state, and public, private, and <del>((not-for-profit))</del> nonprofit groups to promote programs, <del>((and))</del> policies, and code	Substantive change	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	Additional actions to improve air quality include those that benefit	Strategic Climate Action Plan Climate Preparedness	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: Recently adopted code changes</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<u>changes</u> that reduce emissions and health impacts of ozone, wildfire smoke, fine particulates, toxics, and greenhouse gases, particularly for those populations already experiencing health disparities linked to air quality.		Other edits for clarity and to reflect current context and practice	health and address wildfire smoke	section Focus Areas 3, 4	supporting reduction of fossil fuel use in the building and energy codes in K.C.C. Title 16, and anticipated additional proposed changes to the building and energy codes In 2024. <ul style="list-style-type: none"> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	
<u>E-303 King County should encourage the use of methods to improve indoor air quality and reduce smoke infiltration into indoor environments during wildfire smoke events, particularly for populations already experiencing health disparities, such as air filtration technologies and other mechanisms that reduce the level of wildfire smoke that can make its way into indoor environments.</u>	New policy	To recognize the health effects of particulates from wildfire smoke on indoor air quality and health. Supports planned work on wildfire smoke.	Mitigation of the health effects of wildfire smoke indoors, especially for frontline communities	Strategic Climate Action Plan Climate Preparedness section Focus Areas 3, 4, Priority Action Prep. 4.2.10; Sustainable & Resilient Frontline Communities Focus Area 4	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The County is already pursuing such strategies; the Council may want to consider changing this to a "shall" policy.</li> </ul>
Policy E-402						<ul style="list-style-type: none"> <li>This policy is being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix</li> </ul>
E-403 King County should develop a biodiversity conservation framework and conservation strategy to achieve the goals of maintaining and recovering native biodiversity. <del>((This framework should be coordinated with the Washington Biodiversity Conservation Strategy where applicable.))</del> King County should collaborate with other governments and private and nonprofit organizations on the creation and implementation of this strategy.	Substantive change	To broaden beyond just coordination and just this one listed other body of work.	Supports regionally aligned and co-supportive actions on biodiversity, which can improve effectiveness	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((E-404 King County should collaborate with other governments and private and non-profit organizations to establish a bioinventory, an assessment and monitoring program, and a database of species currently using King County to provide baseline and continuing information on wildlife population trends in the county.))</del>	Substantive change	This is not a current or planned body of work. Instead, goal is to collaborate as part of biodiversity conservation as a whole in E-403.	Creates flexibility on how to deploy limited resources, consistent with planned work	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-405 King County should evaluate a range of projected future climate scenarios based on best available science to help ensure that biodiversity conservation efforts are able to meet their objectives in a changing climate.	Clarification of existing policy intent	Edit for clarity consistent with existing intent, as this policy is in the biodiversity section of the Comprehensive Plan	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-408 King County should carry out conservation planning efforts in close collaboration with other local governments, Indian tribes, state and federal governments, land((-)owners, community groups, and other conservation planning <del>((stakeholders))</del> partners.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>E-409 King County should develop a countywide landscape characterization system based on ecoregions as a key tool for assessing, protecting, and recovering biodiversity.</del>	Substantive change	This is not a current or planned body of work. Instead, it is planned to develop a new corridor map, which will include ecoregion data as part of the inputs. This policy is not needed to do that	Creates flexibility on how to deploy limited resources, consistent with planned work	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy E-411						<ul style="list-style-type: none"> <li>This policy is being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix</li> </ul>
E-412 King County should work with adjacent jurisdictions, state and federal governments, <u>Indian</u> tribes, and landowners during development of land use plans, Water Resource Inventory Area salmon recovery plans, <u>fish passage plans</u> , and site development reviews to identify and protect habitat networks at jurisdictional and property boundaries.	Clarification of existing policy intent	To reflect current terminology and context and practice	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: n/a</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<u>E-412a King County should work with non-governmental organizations and regulatory agencies to accelerate removal of barriers to fish passage and should:</u> a. <u>Seek opportunities to accelerate permitting and project implementation;</u> b. <u>Explore all mechanisms available to remove barriers and restore salmon access to the most and highest quality habitat as quickly as possible; and</u> c. <u>Aggressively seek funding for projects to remove barriers.</u>	New policy	To support fish passage outcomes. Emphasizes proactive coordination and collaboration to address bottlenecks related to regulations and funding sources that make it challenging to accomplish projects. Supports regional coordination to get the most bang for the buck as quickly as possible. This isn't addressed by current legal requirements to do the work, which in some cases are also causing the bottlenecks, if we just proceed as we've done in the past.	Expands reach and effectiveness of fish passage barrier removal planning and implementation	Clean Water Healthy Habitat Strategic Plan  2021 Final Report Regarding Remedies to Existing Fish Passage Barriers for King County	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: Programmatic</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The "shoulds" could be changed to "shalls" to align with state mandates.</li> </ul>
E-413 King County's efforts to restore and maintain biodiversity should place priority on protecting and restoring ecological processes that create and sustain habitats and species diversity <u>and support climate change resilience.</u>	Clarification of existing policy intent	Consolidates E-414 (acquisition is part of King County's efforts restore and maintain biodiversity)	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: n/a</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((E-414 When acquiring land for habitat protection, efforts should be made to protect and restore areas of each habitat type most likely to be resistant to and enhance resilience to climate change.))</del>	Clarification of existing policy intent	Consolidated in E-413	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: n/a</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-420 King County should incorporate climate change projections into new species protection plans and shall revise older species protection plans when feasible or when conducting <del>((eight))</del> 10-year updates to incorporate projected impacts from climate change.	Clarification of existing policy intent	To reflect planning cycle changes recently adopted in state law	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: n/a</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> <li><u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff state that reports summarizing climate impacts on salmon and potential adaptation actions for salmon habitat protection and restoration were developed for King County's four Water Resource Inventory Areas between 2017-2019. The County does not have species protection plans for other species.</li> </ul>
Policy E-423						<ul style="list-style-type: none"> <li>This policy is being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix</li> </ul>
<del>((E-426 Introductions of non-native, invasive plant, vertebrate, and invertebrate species should be avoided in terrestrial, freshwater, and marine environs.))</del>	Clarification of existing policy intent	Consolidated in E-423	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal</u>: n/a</li> <li><u>Description of proposed regulations</u>: n/a</li> <li><u>Anticipated resource need</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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					<ul style="list-style-type: none"> <li>Anticipated timeline: n/a</li> </ul>	
E-427 King County should promote and restore native plant communities where sustainable, feasible, and appropriate to the site and surrounding ecological context and should incorporate climate change considerations into planting design, including: a. Encouraging management and control of nonnative invasive plants, including aquatic plants; b. Using environmentally sound methods of vegetation control to control noxious weeds; c. Use of locally- or climate- adapted species for natural area landscaping, restoration, rehabilitation, and erosion control on County-owned lands; and d. Adequate maintenance of plantings in habitat restoration projects to prevent invasion of weeds and ensure survival of native plantings.	Clarification of existing policy intent	Consolidates E-504 and E-428, as these are strategies that help to implement the overarching goal in this policy	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be strengthened by removing "encouraging" from sub a.</li> </ul>
<del>((E-428 On county-owned lands, King County should use locally adapted native species for natural area landscaping, restoration, rehabilitation, and erosion control. Habitat restoration projects should include provisions for adequate maintenance of plantings to prevent invasion of weeds and ensure survival of native plantings.))</del>	Clarification of existing policy intent	Consolidated in E-427	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-430 King County shall implement its strategy to minimize impacts of noxious weeds to the environment, recreation, public health, and the economy on all lands in the County. This includes preventing, monitoring and controlling infestations of state-listed noxious weeds and other non-native invasive weeds of concern on ((e))County-owned and managed lands.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-430a Through training and other programs, King County should actively encourage the use of environmentally safe methods of vegetation control. Herbicide use on King County-owned and leased properties shall be restricted to low toxicity products applied by trained and licensed staff or contractors, and used only as necessary. King County shall be a good steward of public lands and protect water quality, by reducing the use of insecticides, herbicides, and fungicides through the use of integrated pest and vegetation management practices.	Clarification of existing policy intent	Related to 2016 Work Plan Action 5 – Implementation Needs  Changes to this policy adopted in the 2016 Comprehensive Plan were reviewed further to determine if code changes were needed to implement them. It was determined that the 1st sentence was intended to be about private actions, the 2nd and 3rd sentences were intended to be about King County actions. The policy is proposed to be updated accordingly. With these clarifying changes, no implementing code regulations are necessary.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-431 Management activities should, when feasible and practicable, be ((designed)) implemented in a manner that can test ((them)) results against management objectives and adjust as appropriate.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Policies E-432 through 442						<ul style="list-style-type: none"> <li>These policies are being reviewed as part of the critical areas regulations</li> </ul>



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						changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix
E-446 King County should; a. <del>_____</del> <del>((e))</del> Evaluate the need for product or material restrictions because of water quality impacts; b. <del>_____</del> Ensure the use of a data- and science-driven approach to identify and reduce the use of contaminants of emerging concern; c. <del>_____</del> Seek changes to state regulations and permits that incentivize regional stormwater investments where they will achieve the best outcomes for pollution reduction; and d. <del>_____</del> Continue to support regional collaborative stormwater management approaches, including consideration of incentives for regional collaboration and identification of supplemental funding sources for collaborative stormwater management in the region.	Substantive change	To further support current and planned regional stormwater planning goals and efforts	Improvements in regional collaboration on stormwater management and implementation of science-based program and regulatory strategies to address contaminants of emerging concern	Clean Water Healthy Habitat Strategic Plan  Regional Stormwater Investment Planning Initiative	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The elements of this policy relating to regional collaborative stormwater planning may make more sense in Policy F-273 than in this policy.</li> </ul>
E-447 <del>((King County recognizes that conserving and restoring headwater and upland forest cover is important for preventing flooding, improving water quality, and protecting salmon and other wildlife habitat.))</del> The central role that forests <del>((cover))</del> play <del>((s))</del> in supporting hydrologic and other ecological processes should be reflected in <del>((policies and programs addressing))</del> stormwater management, flooding, wildlife, and open space <del>policies and programs</del> .	Clarification of existing policy intent	Removed statement that is not policy direction; this statement is already covered in the narrative.  Other edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-448 King County's critical areas and clearing and grading regulations should provide for activities compatible with long-term forest use, including use of recreational trails, firewood collection, forest fire <del>((prevention))</del> risk reduction, forest management, and control of invasive plants.	Substantive Change	To reflect current terminology and context	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This change was identified as a clarification in the Executive transmittal, however it is substantive because it changes the County's focus from <i>preventing</i> forest fires to <i>reducing risk</i> from forest fires. This change in focus is a policy change, but aligns with current best practice that trying to prevent all forest fires leads to more large, catastrophic fires, and that a risk reduction approach is preferable.</li> <li>Flag for Critical Area Ordinance update</li> </ul>
E-449a King County should identify and implement strategies that optimize ecological, social, and economic benefits of establishing and maintaining large blocks of forest, particularly in upper watershed areas and along major river corridors. These approaches should: a. <del>_____</del> Promote establishment of a broad mix of native tree species and age classes, including eventual establishment of forests with old growth characteristics in areas prioritized as having high conservation value; and b. <del>_____</del> Consider the effect of conservation acquisitions on the viability of the timber resource economy in King County.	New policy	Supports, and sets guidance for, exploring establishment of old growth corridors to result in multiple benefits (ecological, water quality, climate resilience) while considering viability of timber economy. Relates to new proposed Work Plan action.	Potential protected areas intended for long-term development as future old growth forests	Clean Water Healthy Habitat Strategic Plan  Land Conservation Initiative	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policy direction is not clear. It could be reworded to align with Work Plan Action 5 in Chapter 12.</li> </ul>
<del>((E-450 Site development practices should minimize soil disturbance and maximize retention of native vegetation and soils. Where soil disturbance is unavoidable, native soils should be stockpiled on site and reused on site in accordance with best management practices to the maximum extent practicable.))</del>	Clarification of existing policy intent	This is a requirement of the Surface Water Design Manual and does not need to be a policy	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<del>E-451 King County shall require the use of organic matter to restore disturbed soils on site developments.</del>	Clarification of existing policy intent	More appropriate for code; see K.C.C. 16.82.100.G.1.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>E-452 The role of salmon in transferring nutrients and maintaining the productivity of riparian and floodplain soils should be incorporated in the development of salmon and soil conservation plans.)</del>	Clarification of existing policy intent	This policy likely resulted from an effort in the early 2000s that was highly focused on soils during development. This is now settled science and longstanding practice. No need for policy to promote the concept.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((E-454 King County shall regard the region's organic waste materials as resources which should be reused as much as possible, and minimize the disposal of such materials.))</del>	Clarification of existing policy intent	Redundant to E-456	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-455 King County shall work with regional <del>((stakeholders))</del> <u>partners</u> to ensure a viable and safe organics recycling infrastructure that allows for yard, food, wood, biosolids, manure and other organic wastes to be turned into resources benefiting climate change, soil health, water quality, and maximizing landfill diversion, <u>consistent with the County's zero waste of resources and Re+ goals.</u>	Substantive change	Connects to County goals for zero waste of resources  Other edits to reflect current terminology	Creates consistent delivery of solid waste management services in support of progress towards zero waste	Re+ Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Although the Council has expressed support for the Re+ plan via motion, adding its goals to a shall policy gives it greater weight, which is a policy change.</li> </ul>
E-456 King County shall promote, encourage, and require, where appropriate, the beneficial use <u>and reuse</u> of organic materials <u>and minimize their disposal</u> , including but not limited to their use in the following activities: agriculture and silviculture; road, park and other public project development; site development and new construction; restoration and remediation of disturbed soils; nursery and sod production; and landscaping. For these purposes, organic materials do not include fly ash.	Substantive change	Connects to County goals for zero waste of resources	Increased reuse and minimization of disposal of organic material	Re+ Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-457 King County agencies shall use <u>compost and recycled organic products</u> , <del>((such as compost,))</del> whenever feasible, and promote the application of <del>((organic material))</del> <u>compost</u> to compensate for historic losses of organic content in soil caused by <u>human actions, including development, landscaping agricultural practices, and resource extraction.</u>	Substantive change	Updated to align with new composting requirements in RCW 43.19A.160 and .120 (while retaining existing requirements from RCW 43.19a.040), as well as composting requirements in Ordinance 19552.	None; reflects current practice and requirements	RCW 43.19A.160 and .120  Ordinance 19552	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff state that a comma is missing, which changes the meaning of this policy, and that it should read "landscaping, agricultural practices."</li> <li>The wording of this policy could be clarified to more closely align with Executive intent, which is that agencies are required to first consider use of compost, but that there may be circumstances where compost use is not feasible and other recycled organic products, such as biosolids, would be appropriate to consider. Without a change, this policy could be interpreted as requiring agency use of both compost AND recycled organic products, which appears out in front of existing adopted policies.</li> </ul>
E-458 King County <del>((will))</del> <u>shall</u> seek to enhance soil quality <del>((,))</del> and protect water quality and biodiversity across the landscape by	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No Issues Identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
developing policies, programs, and incentives that support the goal of no net loss of organic material.		directive, not statements of what is anticipated to happen.			<ul style="list-style-type: none"> <li>Anticipated timeline: n/a</li> </ul>	
E-461 King County shall use incentives, regulations, capital projects, open space acquisitions, public education and stewardship, and other programs ((like)) such as recycled water to manage its aquatic resources (Puget Sound, rivers, streams, lakes, freshwater and marine wetlands, and groundwater) and to protect and enhance their multiple beneficial uses. Use of water resources for one purpose should, to the fullest extent practicable, preserve opportunities for other uses.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-465 King County should use the information from local and regional water supply planning processes to enhance the county's water resource protection and planning efforts, including implementation of Water Resource Inventory Area salmon recovery plans.	Policy Staff Flag				<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>It's unclear what this policy is intended to cover. Executive staff state that the existing coordinated water system plans do not address the connection between potable water supply and impacts to streamflow. There are also changes to a related policy, F-242, which calls for additional regional water planning. E-465 could be deleted.</li> </ul>
E-466 As watershed plans are developed and implemented, zoning, regulations, and incentive programs ((may)) should be developed, applied, and monitored so that critical habitat in King County watersheds is capable of supporting sustainable and fishable salmonid populations. Watershed-based plans should define how the natural functions and values of watersheds critical to salmonids are protected so that the quantity and quality of water and sediment entering the streams, lakes, wetlands and rivers can support salmonid spawning, rearing, resting, and migration.	Clarification of existing policy intent	As written, this policy allows these actions to happen (as a permissive "may"), when an encouragement to do it is intended (as a "should"), consistent with Comprehensive Plan nomenclature	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No Issues Identified.</li> </ul>
<del>((E-467 Responsibility for the costs of watershed planning and project implementation, including water quality, groundwater protection, and fisheries habitat protection, should be shared between King County and other jurisdictions within a watershed.))</del>	Clarification of existing policy intent	This is an outdated policy; shared funding model has been in place for many years and the continued funding model for Water Resource Inventory Area work is not in question. Policy is no longer necessary.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No Issues Identified.</li> </ul>
<del>E-469 ((A tiered system for protection of aquatic resources should be developed based on an assessment of basin conditions using Regionally Significant Resource Area and Locally Significant Resource Area designations, Water Resource Inventory Area Plans, habitat assessments completed for acquisitions plans, the Water Quality Assessment, Total Maximum Daily Loads, ongoing monitoring programs, and best available science.)) Through a coordinated approach of incentives and acquisitions, King County should prioritize, enhance, and protect a variety of ecosystems, including urban open space uplands, riparian areas, floodplains, and aquatic systems with the highest conservation value and those supporting equitable access to quality open space.</del>	Substantive change	Current policy is redundant to E-468; updated to reflect current work King County is doing in this area.	Conservation of high-value open space	Land Conservation Initiative  Clean Water Healthy Habitat Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No Issues Identified.</li> </ul>
Policies E-470 through E-489					<ul style="list-style-type: none"> <li></li> </ul>	<ul style="list-style-type: none"> <li>These policies are being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>E-490 Lakes (<del>(should)</del>) shall be protected through management of lake watersheds and shorelines. Lakes (<del>(sensitive to nutrients shall)</del>) should also be protected through the management of nutrients that stimulate potentially harmful algae blooms and aquatic plant growth. Where sufficient information is available, measurable standards for lake quality should be set and management plans established to meet the standards. Formation of lake management districts or other financing mechanisms should be considered to provide the financial resources necessary to support actions for protection of (<del>(sensitive)</del>) lakes.</p>	<p>Substantive change</p>	<p>Strengthened first existing "should" to a "shall" to reflect current practice - the County currently does and plans to continue to protect lakes through watershed management actions (stormwater infrastructure and retrofits, riparian buffer plantings etc.)</p> <p>The County protect lakes for many reasons - bacteria, nutrients, etc. The term "sensitive to nutrients" is not a currently used term for lake management. So, it's misleading, as the County doesn't have a separate approach for these lakes than others. The policy should capture that all lakes should be protected to align with current practice. Given this change, the second clause should also be changed to "should," as the nutrient standard would have large, non-resourced implications to the current program.</p>	<p>No change; reflects current practice</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: Existing Shoreline Master Program regulations</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Proposed changes invert the previous should/shall within the policy. The County now "shall" protect lakes through management generally, but "should" protect lakes through management of nutrients, whereas the opposite is the case in the existing comp plan.</li> </ul>
<p>E-491 King County, in partnership with other governments and community groups, should monitor and assess lake water and sediment quality, physical habitat, (<del>(and)</del>) biotic resources, and hydrology. Assessment should identify trends and describe impacts on human and ecosystem health, aquatic life, and wildlife habitat.</p>	<p>Clarification of existing policy intent</p>	<p>To reflect current context and practice</p> <p>2<sup>nd</sup> half of the policy is made into new policy E-491a, as the 1<sup>st</sup> part of E-491 is about monitoring/assessments, and this part is about addressing pollution sources.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>E-491a (<del>(The e)</del>) King County should collaborate with other (<del>(affected)</del>) jurisdictions, Public Health - Seattle &amp; King County (<del>(, the State Department of Health, and the State Department of Ecology)</del>), and state agencies to identify and address pollutant sources adversely impacting aquatic life and/or human and ecosystem health (<del>(; through local or grant funding opportunities, the county should reduce or remove these inputs)</del>).</p>	<p>Substantive change</p>	<p>Relocation of 2<sup>nd</sup> half of E-491.</p> <p>Removed direction to do this work only through local or grant funding and only with 2 state agencies, as it limits the opportunities and sources that allows the County to reduce/remove/ address the pollutant inputs. Funding considerations are already implied in the "should" at the start of the policy.</p> <p>Other edits for clarity and current context and practice</p>	<p>Broader collaboration and funding opportunities, which can improve outcomes for management of pollution sources</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
E-492 Swimming beaches on lakes should be monitored for ((bacterial)) fecal contamination and algal toxins. When data shows public health to be at risk, Public Health - Seattle & King County should take appropriate action to address public health risks.	Clarification of existing policy intent	More specific wording of what is actually monitored	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Policy E-493						<ul style="list-style-type: none"> <li>This policy is being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix</li> </ul>
E-494 King County should protect the quality and quantity of groundwater countywide by: a. Implementing adopted Groundwater Management Plans; b. Reviewing and implementing approved Wellhead Protection Programs in conjunction with cities, state agencies and groundwater purveyors; c. Developing, with affected jurisdictions, best management practices for development and for forestry, agriculture, and mining operations based on adopted Groundwater Management Plans and Wellhead Protection Programs. The goals of these practices should be to promote aquifer recharge quality and to strive for no net reduction of recharge to groundwater quantity; d. Refining regulations to protect Critical Aquifer Recharge Areas and well((-))head protection areas; e. Educating the public about Best Management Practices to protect groundwater; f. Encouraging forest retention and active forest stewardship; g. Incorporating into its land use and water service decisions consideration of potential impacts on groundwater quality and quantity, and the need for long-term aquifer protection; h. Coordinating groundwater management efforts with cities, water districts, groundwater committees, and state and federal agencies; i. Requiring the proper decommissioning of any well abandoned in the process of connecting an existing water system to a Group A water system; and j. When funding is available, monitoring groundwater status and trends, especially for the groundwater protection planning areas established by King County, and evaluating the groundwater monitoring results, along with groundwater monitoring performed by public water systems, plus their annual quantities of groundwater pumped over the five((-))-year period. Findings as an indicator of environmental quality should be reported for each groundwater management area.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> <li>This policy is also being reviewed as part of the critical areas regulations matrix.</li> </ul>
E-495 King County should protect groundwater recharge quantity and quality by promoting low impact development and other methods that infiltrate stormwater runoff where site conditions permit and where pollution source controls and stormwater treatment can prevent potential groundwater contamination.	Clarification of existing policy intent	Edits for clarity, to reflect current practice, and align with similar language E-496	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Low impact development and infiltration of stormwater is required. This policy could be deleted.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>E-496 <del>((In making future zoning and land use decisions that are subject to environmental review,))</del> King County <del>((shall))</del> <u>should</u> periodically evaluate and monitor groundwater policies, their implementation costs, and the impacts upon the quantity and quality of groundwater. The depletion or degradation of aquifers needed for potable water supplies should be avoided or mitigated, and the need to plan and develop feasible and equivalent replacement sources to compensate for the potential loss of water supplies should be considered.</p>	Substantive change	<p>Evaluation of impacts on quantity/quality of zoning changes occurs where appropriate (such as when evaluating the Vashon affordable housing special district overlay); but it may not be applicable in all cases. That type of review is more appropriate for review of development proposals subject to State Environmental Policy Act review, which is already required and does not need a policy to do. Additionally, evaluation all policies and their implementation costs would not make sense as to occur part of reviewing an individual zoning change or development proposal. This would be its own evaluation. This is not something that is currently resourced; so, a should is more appropriate.</p>	Evaluation occurs in a more appropriate pathway, and in consideration of available resources	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This is a substantive change, to change a "shall" to a "should." The rationale column states that this is not resourced and should occur as needed as part of development proposals or as part of specific zoning proposals that are likely to have an impact on groundwater. As this is the case, the Councilmembers may wish to consider whether this policy is necessary.</li> </ul>
<p>E-497 King County should protect groundwater in the Rural Area by:</p> <ol style="list-style-type: none"> <li>Preferring land uses that retain a high ratio of permeable to impermeable surface area, and that maintain and/or augment the natural soil's infiltration capacity and treatment capability for groundwater;</li> <li>Evaluating impacts on groundwater, where appropriate, during review of commercial, industrial and residential subdivision development projects that are proposed to be located within critical aquifer recharge areas, and, where appropriate, requiring mitigation for anticipated groundwater impacts to domestic water supply resulting from these projects; and</li> <li>Requiring standards for maximum vegetation clearing limits, impervious surface limits, and, where appropriate, infiltration of surface water.</li> </ol>	Policy Staff Flag					<ul style="list-style-type: none"> <li>The reference to maximum clearing limits could be removed, consistent with the repeal of unconstitutional code sections.</li> </ul>
<p>E-498 King County should, in partnership with water utilities, <del>((evaluate the likely effects of))</del> <u>work to ensure that climate change impacts on</u> <del>((aquifer recharge and groundwater supplies and develop a strategy to mitigate potential impacts in coordination with other climate change initiatives))</del> groundwater are being accounted for in water supply planning and management, such as by</p> <ol style="list-style-type: none"> <li>Evaluating effects of climate change on aquifer recharge and groundwater supplies; and</li> <li>Developing strategies through climate change initiatives with cities, water districts, groundwater committees, state and federal agencies, and Indian tribes to mitigate impacts of climate change.</li> </ol>	Clarification of existing policy intent	Restructured and edited to provide clarity on the policy direction, with implementing actions as examples	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff state that they are not aware of any current work in this area, but note that state law now requires that Group A community public water systems include a climate resilience element in their water supply plans. As no work is currently planned and regulations have adopted, Councilmembers could consider giving further direction or removing the policy.</li> </ul>
Policies E-498a, E-499, E-499b and E-499f						<ul style="list-style-type: none"> <li>These policies are being reviewed as part of the critical areas regulations changes that are being sent over on</li> </ul>

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						3/1. This policy can be found in the Critical Areas Review Matrix
E-499g King County should collaborate with <del>((the))</del> federal and state agencies, <del>((including))</del> the Puget Sound Partnership( <del>(?)</del> ), cities, Indian tribes, <u>other</u> counties, and universities to monitor and assess Puget Sound marine waters, nearshore areas, and embayments. Monitoring and assessment should: a. <u>Address water and sediment quality, bioaccumulation of chemicals, physical habitat, <del>((and))</del> biotic resources, and hydrology <del>((Assessment should))</del>; and</u> b. <u>Identify trends and describe impacts on human <u>and</u> ecosystem health and safety, aquatic life, and wildlife habitat.</u>	Clarification of existing policy intent	Edits for clarity: restructured into sub items and broke out into two separate policies, as E-499g is about monitoring/ assessments, and new E-499gg is about addressing pollution sources.  Other edits for clarity, current terminology, and consistent language as with lakes in E-491 and E-491a.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policy could be streamlined by removing the specific potential partners.</li> </ul>
E-499gg <del>((The e))</del> King County should collaborate with other <del>((affected))</del> jurisdictions, Public Health – Seattle & King County, <del>((the State Department of Health, and the State Department of Ecology))</del> , and state agencies to identify and address pollutant sources adversely impacting aquatic life <u>and/or human and ecosystem health</u> <del>((; through local or grant funding opportunities, the county should reduce or remove these inputs))</del> .	Substantive change	Relocation of 2 <sup>nd</sup> half of E-499g.  Removed direction to do this work only through local or grant funding and only with 2 state agencies, as it limits the opportunities and sources that allows the County to reduce/ remove/ address the pollutant inputs. Funding considerations are already implied in the "should" at the start of the policy.  Other edits for clarity and current context and practice	Broader collaboration and funding opportunities, which can improve outcomes for management of pollution sources	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-499hh King County shall continue to support efforts of the <u>Poverty Bay Shellfish Protection District to safeguard against threats to water quality that limit access to existing commercial shellfish harvesting areas.</u>	New policy	Ensures continued resourcing and support for/ management of the Poverty Bay Shellfish production District, which extends beyond just unincorporated King County, and thus has more uncertainty of continuation	Safe-to-harvest shellfish in Poverty Bay	Ordinance 18840  RCW 90.72.030 and 90.72.045	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-499hhh King County should continue to support regional program and actions to monitor and address fecal pollution of King County lakes, streams, and beaches, such as the <u>Pollution Identification and Control Program being run in collaboration with the King Conservation District and Public Health – Seattle &amp; King County.</u>	New policy	Supports future cooperation with partners to manage pollution and reduce toxics and pathogens in lakes, streams, and beaches beyond just unincorporated King County. The Pollution Identification and Control Program is one of the strategies identified in the Clean Water Healthy Habitat Strategic Plan to support associated goals	Improved quality of lakes, streams, and beaches countywide	Clean Water Healthy Habitat Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-499ii King County supports the coexistence of beavers and people in rural King County. <del>((King County should prepare a beaver management strategy to guide a program on issues such as where and how beavers and humans can co-exist with or without</del>	Substantive change	Creates flexibility in how to manage the coexistence of beavers and people; a "strategy" is not needed before	Streamlining beaver management actions	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>As this does not have a policy direction, "should" or "shall" could be added.</li> </ul>

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<p><del>engineered solutions and where beavers should be excluded or removed.))</del></p>		<p>implementing programs, actions, and/or regulations.</p>				
<p>E-499j King County shall continue to participate in the Water Resource Inventory Area salmon recovery plan implementation efforts and in other regional efforts to recover salmon and the ecosystems they depend on, such as the Puget Sound Partnership. King County's participation in planning and implementation efforts shall be guided by the following principles:            a. Focus on federally listed salmonid species and declining stocks protected under <u>Indian</u> tribal treaty rights first, take an ecosystem approach to habitat management and seek to address management needs for other species over time;            b. Concurrently work on early actions, long-term projects and programs that will lead to improvements to, and information on, habitat conditions in King County that can enable the recovery of endangered or threatened salmonids, while maintaining the economic vitality and strength of the region;            c. Address both King County's growth management needs and habitat conservation needs;            d. Use best available science as defined in <u>Chapter 365-195</u> Washington Administrative Code (<del>(365-195-905 through 365-195-925)</del>);            e. Improve water quality, water quantity and channel characteristics;            f. Coordinate with key decision-makers and <del>((stakeholders))</del> partners; and            g. Develop, implement and evaluate actions within a watershed-based program of data collection and analysis that documents the level of effectiveness of specific actions and provides information for adaptation of salmon conservation and recovery strategies.</p>	<p>Policy Staff Flag</p>	<p>To reflect current terminology. Taking WAC citation up a level to cover the whole chapter, as intended.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Sub a. contains a typo making the direction unclear. If the intent is that "federally listed salmonid species and declining stocks protected under Indian tribal treaty rights" be the <i>first</i> focus, with ecosystem approaches and seeking to address management needs of other species being secondary priorities, it should read "<u>then</u> take an ecosystem..." If the intent is for all three of these things happen simultaneously, then "first" should be struck. This is a policy choice.</li> </ul>
<p>E-499k King County should use the recommendations of approved Water Resource Inventory Area salmon recovery plans to inform the updates to development regulations as well as operations and capital planning for its <u>floodplain management, fish passage, surface water management, transportation, wastewater treatment, parks, and open space programs.</u></p>	<p>Substantive Change</p>	<p>To reflect current practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>E-499l King County should seek to support Water Resource Inventory Area salmon recovery plan goals of maintaining intact natural landscapes through:            a. Retaining low density land use designations such as Agriculture, Forestry and Rural Area designations;            b. Promoting Current Use Taxation and other incentives;            c. Promoting stewardship programs including development and implementation of Forest Plans, Farm Plans, and Rural Stewardship Plans;            d. Promoting the use of <del>((L))</del>low <del>((I))</del>impact <del>((D))</del>development methods; and            e. Acquiring property or conservation easements in areas of high ecological importance with unique or otherwise significant habitat values.</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The lead in says that salmon recovery goals of "maintaining intact natural landscapes" but not all the subs actually do this (sub. a., sub. d). There are other WRIA policies, so any rewrite should look at all of them holistically.</li> </ul>



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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
E-499m King County ((will)) shall monitor and evaluate programs and regulations to determine their effectiveness in contributing to Endangered Species Act listed species conservation and recovery, and ((will)) shall update and enhance programs and plans as necessary. King County should amend regulations, plans and best management practices to enhance their effectiveness in protecting and restoring salmonid habitat, using a variety of resources, including best available science as defined in Chapter 365-195 Washington Administrative Code ((365-195-905 through 365-195-925)).	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.  Taking WAC citation up a level to cover the whole chapter, as intended.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
E-499n Through the Watershed Resource Inventory Area planning process, geographic areas vital to the conservation and recovery of listed salmon species are identified. King County ((will)) shall evaluate this information to determine appropriate short and long-term strategies, including, but not limited to: designation of Fish and Wildlife Habitat Conservation Areas, development regulations (special district overlays, zoning, etc.), acquisitions, facility maintenance programs, and capital improvement projects.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The first sentence is not policy direction and could be deleted.</li> </ul>
E-499q King County should continue to take actions that ensure its habitat restoration and protection actions are implemented as part of a watershed-based salmon conservation strategy that integrates habitat actions with actions taken by harvest and hatchery managers. Harvest and hatchery managers specifically include Indian tribes with treaty-reserved fishing rights, the Washington Department of Fish and Wildlife, the National Marine Fisheries Service, and the U.S. Fish and Wildlife Service. Appropriate venues for this coordination include watershed plan implementation groups and other local or regional salmon management entities that rely on actions by habitat, harvest, and hatchery managers to achieve specific goals and objectives.	Substantive change	Edits for clarity to align with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. Executive staff indicate that there are not hatchery managers run by Indian tribes that don't have treaty rights.</li> </ul>
Policies E-499qq, E-499qqq, E-499r, E-501, E-503, E-504, E-506, E-507, E-507a, E-507b, E-509, E-511, and E-514						<ul style="list-style-type: none"> <li>These policies are being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix</li> </ul>
E-499t King County should review new business permit and change of use applications for businesses that propose to use hazardous chemicals or generate hazardous waste as part of their operations. The ((e))County should offer to provide technical assistance related to hazardous waste disposal requirements, ((spill response,)) and non-toxic alternatives.	Substantive Change	To align with current County role	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff states that "new business permit" means "business license." It should be noted that the vast majority of businesses in unincorporated King County do not require business licenses, so many businesses that use hazardous chemicals or generate hazardous waste would not be captured by this review. This language could be clarified to capture all new and changed uses.</li> </ul>
E-601 King County shall ((incorporate into)) consider high priority strategies and actions identified in the King County Regional Hazard Mitigation Plan, or successor plans, in its land use and transportation planning, economic development efforts, and natural resource management ((the most promising actions)) to reduce	Substantive change	Related to 2016 Work Plan Action 5 – Implementation Needs  "Most promising actions" was added to the policy in the 2016 Comprehensive Plan update.	Improved alignment with regional strategies for natural disasters, which can improve	Regional Hazard Mitigation Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>This policy is softened by changing "shall incorporate into" to "shall consider." Executive staff state the change is recommended to reflect current context and adopted policy framework.</li> </ul>

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impacts from natural hazards, such as earthquake, flooding, and landslide risk.		This was identified as possibly needing implementing code changes due to the "shall incorporate." Upon further review, it was determined that the new language was vague and needed refinement/clarification. Given this, the policy is recommended to be updated to reflect current context and adopted policy framework by referencing the Regional Hazard Mitigation Plan. Code changes are premature at this time; so, "shall consider" is more appropriate.	outcomes for more resilient systems and communities			
E-701 King County should conduct a comprehensive and coordinated program of environmental monitoring and assessment to track long-term changes in climate <del>((e.g.,))</del> such as precipitation <del>((;))</del> and temperature, water quality and quantity, toxics in fish and shellfish, land use, land cover and aquatic and terrestrial habitat, natural resource conditions, and biological resources as well as the effectiveness of policies, programs, regulations, capital improvement projects, and stormwater treatment facility design. This monitoring program should be coordinated with other jurisdictions, state and federal agencies, <u>Indian</u> tribes, and universities to ensure the most efficient and effective use of monitoring data.	Technical change	Grammar and current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
E-704 King County should continue to collect data on key natural resource management and environmental parameters for use in <del>((KingStat, King County's Strategic Plan implementation goals and objectives, and other))</del> environmental benchmarking programs. Findings should be reported to the public, partner agencies, and decision makers. The information collected should be used to inform decisions about policies, work program priorities and resource allocation.	Technical change					<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
E-705 King County shall fully comply with the monitoring requirements in its National Pollutant Discharge Elimination System permits, including seeking compliance strategies that are cost-effective and useful.	Policy Staff Flag					<ul style="list-style-type: none"> <li>• This policy, related to NPDES permit requirements, is not needed and could be deleted.</li> </ul>
E-707 King County shall continue to coordinate with other governments, agencies, <u>Indian</u> tribes, non-governmental organizations and others to develop and implement regional and watershed-based Monitoring and Adaptive Management programs focused on achieving salmon recovery goals. The programs shall continue to include monitoring of salmon populations and habitat status and trends over time in order for the <del>((e))</del> County and its partners in salmon recovery to be able to access the overall trajectory of salmon recovery efforts.	Technical change	Grammar and current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
S-101 King County has primary responsibility within its boundaries for planning required by the Shoreline Management Act and for administering its shoreline regulatory program.	Policy staff flag					<ul style="list-style-type: none"> <li>S-101 could be deleted. It's state law that doesn't need to be in the policies.</li> </ul>
S-102 King County's Shoreline Master Program is to be interpreted consistently with the policies and requirements of the Shoreline Management Act (Chapter 90.58 Revised Code of Washington ((90.58))).	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified</li> </ul>
<p>S-102 King County's Shoreline Master Program is to be interpreted consistently with the policies and requirements of the Shoreline Management Act (Chapter 90.58 Revised Code of Washington ((90.58))).</p> <p>S-103 King County's Shoreline Master Program is to be interpreted consistently with the required elements of the shoreline guidelines found in Chapters 173-26 and 173-27 of the Washington Administrative Code.</p>	Policy staff flag					<ul style="list-style-type: none"> <li>Councilmembers may wish to consolidate the policies of S-102 and S-103 given the similarities between the policies. Policies S-102 and S-103 identify which state laws the Shoreline Master Program is subject to.</li> </ul>
S-104 King County's Shoreline Master Program is exempted from the rules of strict construction and shall be construed liberally to give full effect to its objectives and purpose.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy parallels RCW 90.58.100 and could be deleted.</li> </ul>
<p>S-105 King County's shoreline jurisdiction extends over all shorelines of the state, as that term is defined in the Shoreline Management Act, in unincorporated King County. This includes jurisdiction over shorelines, shorelines of statewide significance and shorelands.</p> <p>S-106 King County includes within its shoreline jurisdiction the 100-year floodplains of shorelines of the state.</p>	Policy staff flag					<ul style="list-style-type: none"> <li>Policies S-105 and S-106 could be combined to clearly define the County's shoreline jurisdiction in one policy instead of two.</li> <li>Language around floodways and adjacent land could be added to the policy to reflect what is included in the 100-year floodplain consistent with state law.</li> <li>State law allows the County the option to include the 100-year floodplain in its shoreline jurisdiction, which the County has elected to include. The current plan describes this option, splitting the scope of the shoreline jurisdiction into two policies, S-105 and S-106. These two policies must be read together in order to understand the boundaries, which may cause confusion.</li> </ul>
S-107 Where critical areas are located within the unincorporated King County shorelands, the shoreline jurisdiction shall not include the critical area buffers that extend outside of the shoreline jurisdiction boundary.	Policy staff flag					<ul style="list-style-type: none"> <li>The policy could be amended to be consistent with state law, which uses "shorelines of the state" instead of "shorelands." "Shorelands" does not include the actual waterbody that the Shoreline Master Program covers. This would clarify this policy, consistent with state law.</li> <li>Flag for CAO update.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>S-201 All proposed uses and development occurring within King County's shoreline jurisdiction (<del>must</del>) shall conform to the Shoreline Management Act and to King County's Shoreline Master Program.</p>	<p>Clarification of existing policy intent</p>	<p>"Shall" is more consistent with Comprehensive Plan nomenclature</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>S-203 King County, when determining allowable uses and resolving use conflicts in the shoreline jurisdiction, shall apply the following preferences and priorities in the order listed below:</p> <p>a. Reserve appropriate areas for protecting and restoring shoreline ecological processes and functions to control pollution and prevent damage to the natural environment and to public health.</p> <p>b. Reserve shoreline areas for water-dependent and associated water-related uses. Harbor areas, established pursuant to Article XV of the State Constitution, and other areas that have reasonable commercial navigational accessibility and necessary support facilities, such as transportation and utilities, should be reserved for water-dependent and water-related uses that are associated with commercial navigation, unless adequate shoreline is reserved for future water-dependent and water-related uses and unless protection of the existing natural resource values of such areas preclude such uses. Shoreline mixed-use developments may be allowed if they include and support water-dependent uses and address specific conditions that affect water-dependent uses.</p> <p>c. Reserve shoreline areas for other water-related and water-enjoyment uses that are compatible with ecological protection and restoration objectives.</p> <p>d. Locate single (<del>family</del>) detached residential uses where they are appropriate and can be developed without significant impact to shoreline ecological processes and functions or displacement of water-dependent uses.</p> <p>e. Limit nonwater-oriented uses to those locations that are inappropriate for higher priority uses or locations where the nonwater-oriented uses demonstrably contribute to the objectives of the Shoreline Management Act.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and to reflect current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>"Single detached" is not the terminology used in the Shoreline Management Act. References to "single detached residential uses" could be changed back to "single-family residential uses" or clarified elsewhere in this chapter.</li> <li>Exec staff state that the change to single detached was done for consistency throughout the Comprehensive Plan to align with current code and current county terminology for housing planning; the SMA does not define single-family residences, but definitions could be updated to reference that the intent is to include single-family homes.</li> </ul>
<p>S-205 The following policy goals apply to all of the shoreline jurisdiction. The goals are not ranked in importance and have been assigned a number for identification purposes only.</p> <p>a. The use of the shoreline jurisdiction for those economically productive uses that are particularly dependent on shoreline location or use.</p> <p>b. The use of the shoreline jurisdiction for public access and recreation.</p> <p>c. Protection and restoration of the ecological processes and functions of shoreline natural resources.</p> <p>d. Protection of the public right of navigation and corollary uses of waters of the state.</p> <p>e. The protection and restoration of buildings and sites having historic, cultural, and educational value.</p> <p>f. Planning for public facilities and utilities correlated with other shorelines uses.</p> <p>g. Prevention and minimization of flood damage.</p> <p>h. Recognizing and protecting private property rights.</p>	<p>Technical change</p>	<p>Current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>"Single detached" is not the terminology used in the Shoreline Management Act. References to "single detached residential uses" could be changed back to "single-family residential uses" or clarified elsewhere in this chapter.</li> <li>Could add "shall" near the beginning of the policy to give the policy direction.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
i. Preferential accommodation of single ((family)) detached residential uses. j. Coordination of shoreline management with other relevant local, state and federal programs.						
S-212 ((The policy of achieving)) Development regulations shall provide both shoreline use and protection ((is reflected in the provision that)) by requiring permitted uses in the shoreline jurisdiction ((shall)) to be designed and conducted in a manner to avoid or minimize, in so far as practical, any resultant damage to the ecology and environment of the shoreline area and the public's use of the water.	Clarification of existing policy intent	Reoriented from statement to policy direction, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-309 The King County Shoreline Master Program should guide the ((e))County's transportation plans and projects within the shoreline jurisdiction.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-314 Historic resources in the shoreline jurisdiction should be protected to prevent the destruction of, or damage to, any site having archaeological, historic, cultural, or scientific value through coordination and consultation with the appropriate local, state and federal authorities, including affected Indian tribes. a. Sites should be protected in collaboration with appropriate Indian tribal, state, federal, and other local governments. Cooperation among public and private parties ((is to)) should be encouraged in the identification, protection, and management of cultural resources. b. Where appropriate, access to such sites should be made available to parties of interest. Access to such sites ((must)) shall be designed and managed in a manner that gives maximum protection to the resource. c. Opportunities for education related to archaeological, historical, and cultural features should be provided where appropriate and incorporated into public and private programs and development.	Clarification of existing policy intent	"Should" and "shall" are more consistent with Comprehensive Plan nomenclature  Other edits to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-315 King County should work with Indian tribal, state, federal, and local governments to maintain an inventory of all known historic resources. King County shall protect these inventories from public disclosure to the extent permitted or required under applicable federal and state law. As appropriate, such sites should be preserved and restored for study, education, and public enjoyment to the maximum possible extent.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-317 Cooperation among involved private and public parties should be encouraged to achieve these historic, cultural, scientific, and educational objectives.	Policy staff flag					<ul style="list-style-type: none"> <li>As written, this policy doesn't stand on its own, it could be reworded focus on protecting resources.</li> </ul>
S-320 Owners of historic resource are encouraged to make substantial development plans known well in advance of application so that appropriate agencies, such as the Washington State Department of Archaeology and Historic Preservation, Indian ((T))tribes, and others, may have ample time to assess the site and make arrangements to preserve historic, cultural, scientific, and educational values as applicable.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Substantial development is a term that has a specific definition. The language could be broadened so that all shoreline development is communicated to interested parties, by deleting "substantial development".</li> </ul>

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<del>S-401 The King County Shoreline Master Program must be consistent with the Washington State Growth Management Act.</del>	Clarification of existing policy intent	Redundant to state law; not necessary for Comprehensive Plan to state.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>S-402 The King County Shoreline Master Program must be consistent with and coordinated with the King County Countywide Planning Policies.</del>	Clarification of existing policy intent	Redundant to state law; not necessary for Comprehensive Plan to state.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-404 The King County Shoreline Master Program includes by reference portions of the King County critical areas regulations into the Shoreline Master Program to meet the requirements of Revised Code of Washington 90.58.090((3) and 90.58.090(4)).	Clarification of existing policy intent	Raised RCW reference up a level for more timelessness to help ensure accuracy over the next 10 years	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-405 To the maximum extent practical, King County's Shoreline Master Program shall rely on King County's existing regulations, including critical areas regulations, surface water management regulations, clearing and grading regulations, and zoning ((in order)) to comply with the Shoreline Management Act and the Ecology's guidelines.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-406 The King County Shoreline Master Program ((will)) shall rely on the policies and programs established in the King County Flood Hazard Management Plan and flood hazard regulations to meet the requirements of the Shoreline Management Act and the Department of Ecology's guidelines for flood hazard reduction.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
[Lead-in text on page 6-29] Shoreline areas that meet the jurisdictional criteria, but that are not mapped or designated, are assigned a Conservancy designation until the Shoreline Master Program is amended to assign a shoreline environment to that shoreline reach.	Policy staff flag					<ul style="list-style-type: none"> <li>This lead-in text provides policy direction and guidance. The text could be a policy.</li> </ul>
[Lead-in text on page 6-33] Purpose The purpose of the High Intensity Shoreline Environment is to provide for high intensity water-oriented commercial and industrial uses.	Policy staff flag					<ul style="list-style-type: none"> <li>The purpose statement could be a policy. This is currently lead-in text, but works in conjunction with criteria policies and management policies for this shoreline environment to establish the policy framework.</li> </ul>
[Lead-in text on page 6-34] Purpose The purpose of the Residential Shoreline Environment is to accommodate residential and commercial uses on a scale appropriate with urban residential zones.	Policy staff flag					<ul style="list-style-type: none"> <li>The purpose statement could be a policy. This is currently lead-in text, but it works in conjunction with criteria policies and management policies for this shoreline environment to establish the policy framework.</li> </ul>
S-509 King County shall require that the scale and intensity of new uses and development within the Residential Shoreline Environment	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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is compatible with((;)) and protects or enhances the existing character of the area.					<ul style="list-style-type: none"> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	
<p><u>[Lead-in text on page 6-35]</u> Purpose</p> <p>The purpose of the Rural Shoreline Environment is to accommodate land uses normally associated with rural levels of development while providing appropriate public access and recreational uses to the maximum extent practicable.</p>	Policy staff flag					<ul style="list-style-type: none"> <li>• The purpose statement could be a policy. This is currently lead-in text, but it works in conjunction with criteria policies and management policies for this shoreline environment to establish the policy framework.</li> </ul>
S-514 King County should require that multi-family and multi-lot residential and recreational developments in the Rural Shoreline Environment provide public access and joint use for community recreational facilities.	Policy staff flag					<ul style="list-style-type: none"> <li>• Multifamily development is not permitted in the Rural Shoreline Environment. This policy could be revised to be consistent with the regulations.</li> <li>• "Multi-lot" development is not a term that is typically used. "Lot division" could be used instead as it is a more common term</li> </ul>
<p><u>[Lead-in text on page 6-36]</u> Purpose</p> <p>The purpose of the Conservancy Shoreline Environment is to conserve areas that are a high priority for restoration, include valuable historic properties or provide recreational opportunities.</p>	Policy staff flag					<ul style="list-style-type: none"> <li>• The purpose statement could be a policy. This is currently lead-in text, but it works in conjunction with criteria policies and management policies for this shoreline environment to establish the policy framework.</li> </ul>
<p>S-517 King County shall require that new uses or development in the Conservancy Shoreline Environment preserve the existing character of the shoreline consistent with the purpose of the environment, including:</p> <p>a. Limiting the total effective impervious surface in the shoreline jurisdiction to no more than ((<del>ten</del>)) 10 percent ((<del>in order</del>)) to maintain the existing hydrologic character of the site; and</p> <p>b. Allowing more effective impervious surface coverage on lots legally created prior to the date of adoption of this update to King County's Shoreline Master Program. In these cases, effective impervious surface coverage shall be limited to the maximum extent practicable.</p>	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p><u>[Lead-in text on page 6-37]</u> Purpose</p> <p>The purpose of the Resource Shoreline Environment is to allow for mining and agricultural uses on lands that have been designated under the Growth Management Act as agricultural lands of long-term commercial significance or mineral resource lands where those lands do not provide significant shoreline ecological processes and functions.</p>	Policy staff flag					<ul style="list-style-type: none"> <li>• The purpose statement could be a policy. This is currently lead-in text, but it works in conjunction with criteria policies and management policies for this shoreline environment to establish the policy framework.</li> </ul>
<p><u>[Lead-in text on page 6-38]</u> Purpose</p>	Policy staff flag					<ul style="list-style-type: none"> <li>• The purpose statement could be a policy. This is currently lead-in text, but it works in conjunction with criteria policies and management</li> </ul>

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The purpose of the Forestry Shoreline Environment is to allow for forestry uses in the Forest Production District and to protect municipal watersheds.						policies for this shoreline environment to establish the policy framework.
S-522 King County shall require forest practices in the Forestry Shoreline Environment to comply with standards that provide protection for shoreline ecological processes and functions equal to or greater than the forest practice rules adopted by the Washington State Department of Natural Resources ((and in effect on January 1, 2007)).	Clarification of existing policy intent	Date is not needed to reflect current adopted rules	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
[Lead-in text on page 6-39] Purpose The purpose of the Natural Shoreline Environment is to protect those shoreline areas that are relatively free of human influence and are of high ecological quality. This designation allows only very low intensity uses ((in order)) to maintain the existing high levels of ecological process and function.	Policy staff flag					<ul style="list-style-type: none"> <li>The purpose statement could be a policy. This is currently lead-in text, but it works in conjunction with criteria policies and management policies for this shoreline environment to establish the policy framework.</li> </ul>
S-528 King County may allow single ((family)) detached residential development in the Natural Shoreline Environment as a shoreline conditional use if the scale and intensity of the use is limited to protect shoreline ecological processes and functions and is consistent with the purpose of the environment. King County shall require new subdivisions and short-subdivisions in the Natural Shoreline Environment to locate new structures and impervious surfaces outside of the shoreline jurisdiction to the maximum extent practicable.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>"Single detached" is not the terminology used in the Shoreline Management Act. Councilmembers may wish to use terminology consistent with state law, which is "single-family residence"</li> </ul>
S-532 King County shall allow passive and low((-))_impact recreational activities in the Natural Shoreline Environment. New passive and low impact recreation activities shall use designs that avoid or minimize impacts to shoreline processes and functions. Maintenance of trails and campsites shall minimize disturbance and restoration of impacted areas is encouraged.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
[Lead-in text on page 6-40] Purpose The purpose of the Aquatic Environment is to protect, restore, and manage the unique characteristics and resources of the areas waterward of the ordinary high water mark.	Policy staff flag					<ul style="list-style-type: none"> <li>The purpose statement could be a policy. This is currently lead-in text, but it works in conjunction with criteria policies and management policies for this shoreline environment to establish the policy framework.</li> </ul>
S-537 King County shall encourage multiple uses of over-water facilities in the Aquatic Shoreline Environment ((in order)) to reduce the impacts of shoreline development and increase the effective use of water resources.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-539 King County shall not allow uses in the Aquatic Shoreline Environment that adversely impact the ecological processes and functions of critical saltwater and freshwater habitats, except when necessary to achieve the objectives of Revised Code of Washington 90.58.020, and then only when the adverse impacts are mitigated according to the sequence described in Washington Administrative	Clarification of existing policy intent	Raised RCW reference up a level for more timelessness to help ensure accuracy over the next 10 years	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>



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Code 173-26-201( <del>(2)(e)</del> ) as necessary to assure no net loss of shoreline ecological processes and functions.						
S-604 King County's Shoreline Master Program shall include regulations and mitigation standards to ensure that permitted and exempt developments in the aggregate will not cause a net loss of shoreline ecological processes and functions.	Policy staff flag					<ul style="list-style-type: none"> <li>This concept is covered by S-601, and S-604 could be deleted.</li> </ul>
S-605 King County's Shoreline Master Program goals and policies ( <del>(will)</del> ) shall promote restoration of impaired shoreline ecological processes and functions. Policies and programs and non-regulatory actions that contribute to restoration goals ( <del>(will)</del> ) shall be identified. King County should consider the direct and indirect effects of regulatory or non-regulatory programs of other local, state, and federal governments, as well as any restoration effects that may result from shoreline development regulations and mitigation standards.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-606 The King County Shoreline Master Program identifies restoration opportunities and planning elements that together should improve the overall condition of habitat and resources within the shoreline jurisdiction.	Policy staff flag					<ul style="list-style-type: none"> <li>This does not provide policy direction and is well covered by other policies. S-606 could be deleted.</li> </ul>
S-607 King County should provide options for property-specific technical assistance and tailored applications of shoreline management regulations through Rural Stewardship Plans for single ( <del>(family)</del> ) detached residential uses in the upland areas of the Rural, Conservancy and Natural Shoreline Environments. Rural Stewardship Plans must be consistent with the goals of the Shoreline Management Act and King County Shoreline Protection and Restoration Plan, and ensure no net loss of shoreline ecological processes and functions.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>"Single detached" is not the terminology used in the Shoreline Management Act. Councilmembers may wish to use terminology consistent with state law, which is "single-family residence"</li> <li>Flag –CAO update.</li> </ul>
S-613 King County shall consider and address cumulative impacts of shoreline development on shoreline ecological processes and functions and on shoreline uses given priority under Chapter 90.58 Revised Code of Washington ( <del>(Chapter 90.58)</del> ).	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-615 In considering development regulations to protect shoreline ecological processes and functions, King County shall consider the scientific and technical information contained in functional plans adopted to implement the Comprehensive Plan, adopted watershed plans, King County critical areas regulations, and state, Indian tribal, and federal programs.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-616 King County shall apply the following sequence of steps listed in order of priority in evaluating the impacts of development and redevelopment on critical areas within the shoreline jurisdiction: a. Avoid the impacts altogether; b. Minimize impacts; c. Rectify impacts by repairing, rehabilitating, or restoring the affected environment; d. Reduce or eliminate the impacts over time; e. Compensate for impacts by replacing, enhancing, or providing substitute resources; and f. Monitor the impact and taking appropriate corrective measures.	Policy staff flag					<ul style="list-style-type: none"> <li>Currently, S-616 applies only to critical areas within the shoreline jurisdiction. State laws states that the language in this policy should apply to the entire shoreline jurisdiction, not only in critical areas. Mitigation sequencing is required for all actions that occur within the shoreline jurisdiction. State law (WAC 173-26-201(2)(e)) prescribes how and in what order mitigation sequencing should occur. Policy S-616 includes</li> </ul>

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						<p>some of the language by identifying the steps, but it does not fully include the language in each step.</p> <ul style="list-style-type: none"> <li>Councilmembers may wish to 1) expand this mitigation sequencing standard to all areas of the shoreline jurisdiction, 2) make the language consistent with state law, and 3) clarify the order of priority is high to low.</li> </ul>
<p>S-617 King County wetland regulations shall address the following uses to achieve, at a minimum, no net loss of wetland area and functions:</p> <ul style="list-style-type: none"> <li>a. Removal, excavation, grading, or dredging of soil, sand, gravel, minerals, organic matter, or material of any kind;</li> <li>b. Dumping, discharging, or filling with any material, including discharges of stormwater and domestic, commercial, or industrial wastewater;</li> <li>c. Draining, flooding, or disturbing of the open water level, duration of inundation, or groundwater table;</li> <li>d. Driving of pilings;</li> <li>e. Placing of obstructions;</li> <li>f. Construction, reconstruction, demolition, or expansion of any structure;</li> <li>g. Significant vegetation removal, except for non-conversion forest practices regulated under <u>Chapter 76.09</u> Revised Code of Washington (<del>chapter 76.09</del>);</li> <li>h. Other uses or development that results in a significant ecological impact to the physical, chemical or biological characteristics of wetlands; and</li> <li>i. Activities reducing the functions of buffers.</li> </ul>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>S-618 King County shall categorize wetlands within shorelines of the state as provided for in Chapter 5(=), Environment(<del>of the King County Comprehensive Plan</del>).</p>	<p>Clarification of existing policy intent</p>	<p>"Of the Comprehensive Plan" is implied and not consistent with nomenclature for internal references within the plan</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>Wetlands are required to be categorized under state law using state wetland manuals, which is stated as such in the critical areas regulations. The corresponding policy in Chapter 5, E-470, is proposed for removal, as it is a state requirement and does not need to be a policy. This policy could also be removed in conjunction.</li> </ul>
<p>S-619 King County should allow alterations to wetlands only if there is no net loss of wetland functions and values.</p>	<p>Policy staff flag</p>					<ul style="list-style-type: none"> <li>The policy could be modified to make the connection to the critical areas regulations clearer. As written, Policy S-619 implies that alterations in wetlands should be generally allowed. However, the County's critical areas regulations establishes parameters for what kinds of alterations and where they can occur.</li> </ul>
<p>S-620 King County shall delineate buffers around wetlands to protect and maintain wetland functions. Buffer widths shall be based</p>	<p>Policy staff flag</p>					<ul style="list-style-type: none"> <li>Wetland category could be included in the list of factors used to delineate buffers, consistent with the critical</li> </ul>

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on ecological function, characteristics and setting, potential impacts with adjacent land use, and other relevant factors.						<p>areas code. Buffers are established based on a number of factors in the critical areas ordinance. One such factor, the wetland category, is not included in the existing policy.</p> <ul style="list-style-type: none"> <li>Wetlands are required to be delineated under state law using the federal wetland delineation manuals, which is stated as such in the critical areas regulations. The corresponding policy in Chapter 5, E-470, is proposed for removal, as it is a state requirement and does not need to be a policy. This policy could also be removed in conjunction.</li> </ul>
S-621 In determining appropriate mitigation measures applicable to shoreline development, the mitigation sequencing requirements described in Washington Administrative Code 173-26-201((2)(e)) require that lower priority measures shall be applied only where higher priority measures are determined to be infeasible or inapplicable.	Clarification of existing policy intent	Raised RCW reference up a level for more timelessness to help ensure accuracy over the next 10 years	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy duplicates S-616, above, which lists this mitigation sequencing priorities in WAC 173-26-201, and could be deleted.</li> </ul>
<del>((S-624 Development regulations for geologically hazardous areas shall meet the minimum requirements in Washington Administrative Code 365-190-120.))</del>	Clarification of existing policy intent	Redundant to state law; not necessary for Comprehensive Plan to state.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-625 King County shall prohibit development and new lot creation in geologically hazardous areas if it would result in increased risk of injury to people or property damage, consistent with King County Code ((e))Chapter 21A.24.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((S-626 King County shall prohibit new development that requires structural stabilization in geologically hazardous areas. Stabilization will be allowed in these areas only if the stabilization is necessary to protect existing allowed uses, there is no alternative location available, and no net loss of shoreline ecological processes and functions will result. Stabilization measures shall conform to Washington Administrative Code 173-26-231.</del>	Clarification of existing policy intent	Consolidated in S-774 and S-774a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>S-627 King County may allow stabilization structures or measures in geologically hazardous areas to protect existing primary residential structures, if there are no alternatives, including relocation or reconstruction of the residential structure, the stabilization is in conformance with Washington Administrative Code 173-26-231, and no net loss of shoreline ecological processes and functions will result.</del>	Clarification of existing policy intent	Consolidated in S-774 and S-774a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-630 As part of its management planning for critical saltwater habitats, King County should include an evaluation of current data and trends regarding:	Technical change	Current terminology and grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>a. Available inventory and collection of necessary data regarding physical characteristics of the habitat, including upland conditions, and any information on species population trends;</p> <p>b. Terrestrial and aquatic vegetation;</p> <p>c. The level of human activity in such areas, including the presence of roads and level of recreational types. Passive or active recreation may be appropriate for certain areas and habitats;</p> <p>d. Restoration potential;</p> <p>e. Tributaries and small streams flowing into marine waters;</p> <p>f. Dock and bulkhead construction, including an inventory of bulkheads serving no protective purpose;</p> <p>g. Conditions and ecological function in the near-shore area;</p> <p>h. Uses surrounding the critical saltwater habitat areas that may negatively impact those areas, including permanent or occasional upland, beach, or over-water uses;</p> <p>i. Potential <u>Indian</u> tribal uses of critical saltwater habitats to ensure that these uses are protected and restored when possible; and</p> <p>j. An analysis of what data gaps exist and a strategy for gaining this information.</p>						
<p>S-631 Docks, bulkheads, bridges, fill, floats, jetties, utility crossings, and other human-made structures shall not intrude into or over critical saltwater habitats except when all of the conditions below are met:</p> <p>a. The public's need for such an action or structure is clearly demonstrated, and the proposal is consistent with protection of the public trust, as embodied in Revised Code of Washington 90.58.020;</p> <p>b. Avoidance of impacts to critical saltwater habitats by an alternative alignment or location is not feasible or would result in unreasonable and disproportionate cost to accomplish the same general purpose;</p> <p>c. The project, including any required mitigation, will result in no net loss of ecological functions associated with critical saltwater habitat; and</p> <p>d. The project is consistent with state and <u>Indian</u> ((ᑦ)) tribal interests in resource protection and species recovery.</p>	<p>Technical change</p>	<p>Current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>S-635 King County ((<del>shall</del>)) <u>shall</u> regulate uses and development as necessary within and along stream channels, associated channel migration zones, wetlands, lake shorelines, ((<del>and</del>)) floodplains, <u>and other critical areas</u> within the shoreline jurisdiction, to assure that no net loss of shoreline ecological processes and functions results from new development near freshwaters of the state, including associated hyporheic zones.</p>	<p>Clarification of existing policy intent</p>	<p>Updated to shall to be consistent with Shoreline Management Act standards (WAC 173-26-186).</p> <p>Added "other critical areas" for clarity and completeness, in response to a comment from Washington State Department of Fish and Wildlife and consistent with existing intent.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>S-641 Vegetation conservation provisions apply to all shoreline uses and developments, <u>regardless of</u> whether ((<del>or not</del>)) the use or development requires a shoreline substantial development permit.</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The term "shoreline substantial development permit" could be changed to "shoreline permit" to cover all types of permits.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
S-644 King County should adopt development regulations for <del>((vegetated))</del> riparian areas along streams, which once supported or could in the future support mature trees, that include buffers of sufficient width to facilitate the growth of mature trees and periodic recruitment of woody vegetation into the water body to <del>((support vegetation-related))</del> provide shoreline <u>ecological</u> function <del>((s))</del> .	Clarification of existing policy intent	Edits for clarity, to reflect current terminology, and existing mandates, in response to a comment from Washington State Department of Fish and Wildlife and consistent with existing intent.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy duplicates other policies and could be consolidated into another policy.</li> </ul>
S-650 King County shall ensure that new projects for and major maintenance or replacement of utilities, roads, and other public infrastructure consider the impacts of sea <del>((-))</del> level rise in the location, design, and operation of the projects.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-646 Shoreline Master Program water quality, stormwater, and non-point pollution policies apply to all development and uses in the shoreline jurisdiction that affect water quality.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy could be deleted, as it duplicates Policy S-201, which states all uses and developments in the shoreline jurisdiction must conform with this shoreline master program.</li> </ul>
S-701 King County shall give preference to uses in the shoreline that are consistent with the control of pollution and prevention of damage to the natural environment or are unique to or dependent upon the shoreline.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy could be deleted, as it duplicates Policy S-203.</li> </ul>
S-704 Shoreline Master Program development regulations shall ensure no net loss of shoreline ecological processes and functions.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy could be deleted. It's covered by S-601.</li> </ul>
S-706 The following types of uses and development should require a shoreline conditional use permit: <del>((1-))</del> a. Uses and development that may significantly impair or alter the public's use of the waters of the state; <del>((2-))</del> b. Uses and development which, by their intrinsic nature, may have a significant impact on shoreline ecological processes and functions depending on location, design, and site conditions; and <del>((3-))</del> c. Development in critical saltwater habitats.	Technical change	Updated to standard Comprehensive Plan numbering	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-708 New agricultural activities in the shoreline jurisdiction shall comply with the critical areas regulations incorporated into the shoreline master program as they apply to agricultural activities.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy could be deleted. It's duplicative to state law and code requirements. All activities in King County have to comply with the critical areas regulations. This doesn't necessarily need to be spelled out in this policy.</li> </ul>
S-713 Within shorelines of statewide significance, selective commercial timber cutting shall be used for timber harvest within two hundred feet abutting landward of the ordinary high water mark so that no more than thirty percent of the merchantable trees may be harvested in any <del>((ten-))</del> 10-year period of time. Through a shoreline conditional use permit, King County may approve: a. Other timber harvesting methods in those limited instances where the topography, soil conditions, or silviculture practices necessary for regeneration render selective logging ecologically detrimental; and b. Clear cutting of timber that is solely incidental to the preparation of land for other uses authorized by the King County Shoreline Master Program.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
S-715 Surface drilling for oil or gas shall be prohibited in Puget Sound seaward from the ordinary high water mark and on all lands within one thousand feet landward from the ordinary high water mark on Puget Sound.	Policy staff flag					<ul style="list-style-type: none"> <li>S-715 could be deleted, as it duplicates state law.</li> </ul>
S-716 Aquaculture is a water-dependent use and should be an allowed use of the shoreline when consistent with control of pollution and avoidance of adverse impacts to the environment and preservation of habitat for native species, <del>((f))</del> consistent with Washington Administrative Code 173-26-241 <del>((3)(b)))</del> .	Clarification of existing policy intent	Raised RCW reference up a level for more timelessness to help ensure accuracy over the next 10 years, with edit for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-726 King County should actively seek substantive comment regarding potential adverse impacts of any shoreline permit application for aquaculture from all appropriate Federal, State, Indian tribal, and local agencies <del>((; the Muckleshoot Tribe, the Puyallup Tribe of Indians, the Tulalip Tribes and other tribes with treaty fishing rights))</del> ; and the general public. Comments of nearby residents or property owners directly affected by an aquaculture proposal should be considered and evaluated, especially in regard to use compatibility and aesthetics.	Clarification of existing policy intent	Indian tribal covers all tribes, rather than listing one by one, consistent with Comprehensive Plan nomenclature	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-727 The rights of treaty Indian tribes to aquatic resources within their usual and accustomed areas should be addressed through the permit review process. Direct and early coordination between the applicant or proponent and the relevant tribe(s) should be encouraged.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-744 The King County Shoreline Master Program provisions and permit requirements for mining should be coordinated with the requirements of Chapter 78.44 Revised Code of Washington <del>((Chapter 78.44))</del> .	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be deleted. It's duplicative of state law.</li> </ul>
S-746 King County shall permit mining within the active channel of a river only as follows: a. Removal of specified quantities of sand and gravel or other materials at specific locations will not adversely affect the natural processes of gravel transportation for the river system as a whole; b. The mining and any associated permitted activities will not have significant adverse impacts to habitat for threatened or endangered species nor cause a net loss of shoreline ecological processes and functions; c. The determinations required by items <del>((4))</del> a. and <del>((2))</del> b. of this policy shall be consistent with Revised Code of Washington 90.58.100 <del>((4))</del> and Washington Administrative Code 173-26-201 <del>((2)(a))</del> . Such evaluation of impacts should be appropriately integrated with relevant environmental review requirements of the State Environmental Policy Act and the Department of Ecology guidelines; d. In considering renewal, extension, or reauthorization of gravel bar and other in-channel mining operations in locations where they have previously been conducted, King County shall require compliance with this policy if no such review has previously been conducted. Where there has been prior review, King County shall	Clarification of existing policy intent	Raised RCW reference up a level for more timelessness to help ensure accuracy over the next 10 years, with edits for grammar and corrections	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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review the previous determinations <del>((in order))</del> to ensure that current site conditions comply with the Program; and e. These requirements do not apply to dredging of authorized navigation channels when conducted in accordance with Washington Administrative Code 173-26-231 <del>((3)(f))</del> .						
S-748 Recreational development is allowed in the shoreline jurisdiction and <del>((must))</del> shall be consistent with the shoreline environment designation in which the property is located.	Clarification of existing policy intent	"Shall" is more consistent with Comprehensive Plan nomenclature	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-749 King County shall plan to provide public recreational uses on <del>((e))</del> County-owned shoreline, consistent with the goals of this chapter.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-750 Single <del>((family))</del> detached residential development is a priority use in the shoreline jurisdiction in King County.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>"Single detached" is not the terminology used in the Shoreline Management Act. References to "single detached residential uses" could be changed back to "single-family residential uses" or clarified elsewhere in this chapter</li> </ul>
S-751 King County shall require a conditional use permit for construction or expansion of a single <del>((family residence))</del> detached home that is located within an aquatic area buffer in the Forestry or Natural Shoreline Environment.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>"Environment" should be plural.</li> <li>"Single detached" is not the terminology used in the Shoreline Management Act. References to "single detached residential uses" could be changed back to "single-family residential uses" or clarified elsewhere in this chapter</li> </ul>
<del>((S-752 Shoreline residential development, including accessory structures and uses, should be sufficiently set back from steep slopes and shorelines vulnerable to erosion so that structural improvements, including bluff walls and other stabilization structures, are not required to protect these structures and uses.))</del>	Clarification of existing policy intent	Consolidated in S-774 and S-774a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-759 Parking facilities in the shoreline jurisdiction are not a preferred use. King County shall allow parking facilities in the shoreline jurisdiction only when necessary to support an authorized use and when an alternatives analysis shows there are no feasible alternatives outside of the 200-foot shoreline jurisdiction. Parking facilities in the shoreline jurisdiction shall use <del>((L))</del> low <del>((I))</del> impact <del>((D))</del> designs, such as porous concrete and vegetated swales, and be planned, located and designed to minimize the environmental and visual impacts.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-766 <del>((in order t))</del> To reduce the adverse effects of shoreline modifications, King County should limit shoreline modifications in number and extent to the maximum extent practicable.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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					<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
S-768 King County shall ensure that shoreline modifications individually and cumulatively do not result in a net loss of shoreline ecological processes and functions. <del>((In order to))</del> To achieve this goal, King County shall give preference to those types of shoreline modifications that have a lesser impact on the shoreline and by requiring mitigation of identified impacts resulting from shoreline modifications.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-771 King County shall require shoreline stabilization to be consistent with Washington Administrative Code 173-26-221 <del>((5))</del> for vegetation retention and <del>((Washington Administrative Code 173-26-221(2) for))</del> protection of critical areas.	Clarification of existing policy intent	Raised RCW reference up a level for more timelessness to help ensure accuracy over the next 10 years, with edits for grammar and corrections	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-773 King County may allow construction of new or replaced structural shoreline stabilization and flood control works to protect an existing structure if King County determines there is a documented need, including a geotechnical analysis that the structure is in danger from shoreline erosion caused by tidal action, currents, or waves.	Clarification of existing policy intent					<ul style="list-style-type: none"> <li>This policy could be consolidated into S-774, S-779, and S-780.</li> </ul>
S-774 Shoreline stabilization shall be allowed only when: a. Necessary to protect existing primary structures at imminent risk; b. No lower-impact alternative exists, including relocation or reconstruction of the structure; c. When impacts are mitigated to ensure no net loss of shoreline ecological processes and functions; and d. Stabilization measures are in conformance with Washington Administrative Code 173-26-231.	Clarification of existing policy intent	S-774 and S-744a consolidates S-626, S-627, S-752, S-775, and S-776 for clarity, to align with existing practice and consistency with other stabilization policies and state guidance	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is intended to cover shoreline stabilization for new and existing development. However, sub a. states that protection of an existing primary structure is required. This policy could be revised to be clearer on which situation this policy applies to.</li> </ul>
S-774a King County shall require: a. <del>((#))</del> New shoreline development to be located and designed, as well as the creation of new subdivisions and short subdivisions, to avoid the need for future structural slope or shoreline stabilization <del>((to the maximum extent practicable)); and</del> b. New development to be set back from steep or eroding slopes so that structural slope or shoreline stabilization is not needed for the life of the development.	Clarification of existing policy intent	S-774 and S-744a consolidates S-626, S-627, S-752, S-775, and S-776 for clarity, to align with existing practice and consistency with other stabilization policies and state guidance	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be revised to include language from state law and the KCCP lead-in text, which discusses how new development should, on principle, avoid the construction of shoreline stabilization unless no other options are available.</li> </ul>
<del>((S-775 King County shall require that lots in new subdivisions and short subdivisions to be created so that shoreline stabilization will not be necessary in order for reasonable development to occur, using geotechnical analysis of the site and shoreline characteristics.</del>	Clarification of existing policy intent	Consolidated in S-774 and S-774a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-776 King County shall require new development on steep slopes or bluffs to be set back sufficiently to ensure that shoreline stabilization is unlikely to be necessary during the life of the structure, as demonstrated by a geotechnical analysis.)	Clarification of existing policy intent	Consolidated in S-774 and S-774a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>



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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><del>((S-778 King County should notify all prospective developers of new development along Vashon-Maury Island that their development may be impacted by sea level rise and should encourage all such new development to be set back a sufficient distance to avoid the need for shoreline protection during the expected life of the development.))</del></p>	<p>Clarification of existing policy intent</p>	<p>This policy is not needed. 1) it overlaps with policies and actions in the Vashon-Maury Island subarea plan. 2) it's mandated by code in K.C.C. 21A.25.170.M.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>S-779 King County shall require the use of soft methods of shoreline stabilization to the maximum extent practicable. King County shall allow new <u>and replacement</u> hard structural stabilization measures only as follows:</p> <p>a. To protect existing nonwater-dependent development and structures, including single(<del>-family residences</del>) <u>detached homes</u>, if:</p> <ol style="list-style-type: none"> <li>The erosion is not the result of upland conditions, such as the loss of vegetation and drainage;</li> <li>Nonstructural measures, such as locating the development further from the shoreline, planting vegetation, or installing on-site drainage improvements, are not feasible or not sufficient;</li> <li>The need to protect primary structures from <u>imminent risk of damage</u> due to erosion is demonstrated through a geotechnical report submitted by a qualified specialist. The damage must be caused by natural processes, such as tidal action, currents, and waves; and</li> <li>Mitigation is provided such that the erosion control structure will not result in a net loss of shoreline ecological processes and functions.</li> </ol> <p>b. To protect water-dependent development if:</p> <ol style="list-style-type: none"> <li>The erosion is not the result of upland conditions, such as the loss of vegetation and drainage;</li> <li>Nonstructural measures, planting vegetation or installing on-site drainage improvements are not feasible or not sufficient;</li> <li>The need to protect primary structures from damage due to erosion is demonstrated through a geotechnical report submitted by a qualified specialist; and</li> <li>The erosion control structure will not result in a net loss of shoreline ecological processes and functions.</li> </ol> <p>c. To protect shoreline restoration projects or hazardous substance remediation projects pursuant to <u>Chapter 70A.305 Revised Code of Washington</u> (<del>Chapter 70.105D</del>) if:</p> <ol style="list-style-type: none"> <li>Nonstructural measures, planting vegetation or installing on-site drainage improvements are not feasible or not sufficient; and</li> <li>The erosion control structure will not result in a net loss of shoreline ecological processes and functions.</li> </ol>	<p>Clarification of existing policy intent</p>	<p>To align with state requirements/guidance and current practice.</p> <p>Added language in sub-a.3 to reflect current practice, clarifying that nonwater-dependent structures can only use structural shoreline stabilization to protect them from imminent risk, not any theoretical risk</p> <p>Other edits for current terminology, corrections, and grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy covers three different instances where shoreline stabilization could be allowed. This policy could be broken into three policies addressing protection of existing structures, new nonwater-dependent development, water-dependent development, and restoration projects.</li> </ul>
<p>S-780 An existing shoreline stabilization structure may be replaced (<del>with a similar structure if</del>), <u>provided that the least impactful stabilization measure is used and</u> there is a demonstrated need to protect principal uses or structures from erosion caused by currents, tidal action, or waves.</p>	<p>Clarification of existing policy intent</p>	<p>To align with state requirements/guidance and current practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be revised to include more parameters such as where the replacement structure could be located, if the existing structure could be removed, and size limits of the new structure.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
S-781 King County shall require replaced shoreline protection structures to be designed, located, sized, and constructed to assure no net loss of shoreline ecological processes and functions.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy could be combined with Policy S-781.</li> </ul>
S-784 King County shall <del>((encourage))</del> require the use soft shoreline stabilization measures that use placement or growth of natural materials that closely resemble natural scales and configurations, <u>or other soft stabilization measures where appropriate,</u> and that provide restoration of shoreline ecological processes and functions waterward of the ordinary high-water mark.	Clarification of existing policy intent	To align with state requirements/guidance and current practice	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>S-786 ((When shoreline stabilization is proposed, King County shall require a geotechnical report to address the need to prevent potential damage to a primary structure. The report shall estimate time frames and rates of erosion and the urgency associated with the specific situation. King County should not allow hard armoring solutions, unless a geotechnical report confirms that there is a significant possibility that the structure will be damaged within three years as a result of shoreline erosion in the absence of such hard armoring measures, or where waiting until the need is immediate would foreclose the opportunity to use measures that avoid impacts on shoreline ecological processes and functions. If the geotechnical report confirms a need to prevent potential damage to a primary structure, but the need is not as immediate as the three years, the report may still be used to justify more immediate authorization to protect against erosion using soft measures.))</del> <u>When shoreline stabilization is proposed, King County shall ensure that the stabilization method used is the least ecologically impactful, technically feasible option.</u>	Clarification of existing policy intent	To reflect existing practice.	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>This revised policy language could be consolidated with S-788, as this policy also covers what must be demonstrated in order to allow shoreline stabilization.</li> </ul>
S-788 If structural shoreline stabilization measures are demonstrated to be necessary, King County shall: <del>((1-))</del> <u>a.</u> Limit the size of stabilization measures to the minimum necessary; <del>((2-))</del> <u>b.</u> Require the use of measures designed to assure no net loss of shoreline ecological processes and functions; <u>and</u> <del>((3-))</del> <u>c.</u> Require the use of soft approaches, unless they are demonstrated not to be sufficient to protect primary structures, dwellings, and businesses.	Technical change	Updated to standard Comprehensive Plan numbering	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>This revised policy language in S-786 could be consolidated with this policy, as this policy also covers what must be demonstrated in order to allow shoreline stabilization..</li> </ul>
S-793 King County shall allow new piers and docks only for water-dependent uses or public access. If it is designed and intended as a facility for access to watercraft, a dock associated with a single <del>((family residence))</del> <u>detached home</u> is considered a water-dependent use. As an alternative to individual private moorage for residential development: mooring buoys are preferred over floats or docks and shared moorage facilities are preferred over single use moorage, where feasible or where water use conflicts exist or are predictable.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>Policies S-793 and S-796 concerns new piers and docks. These policies could be consolidated and clarified to distinguish between single-family development and non-single-family development.</li> </ul>
S-796 King County shall allow new pier or dock construction, excluding docks accessory to single <del>((family residences))</del> <u>single detached homes,</u> only when the applicant has demonstrated that a specific need exists to support the intended water-dependent uses.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>Policies S-793 and S-796 concerns new piers and docks. These policies could be consolidated and clarified to distinguish between single-family development and non-single-family development.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
S-798 King County shall require piers and docks, including those accessory to single( <del>family residences</del> ) detached homes, to be designed and constructed to avoid and then minimize and mitigate the impacts to shoreline ecological processes and functions. King County shall ( <del>require piers and docks to be constructed of non-toxic materials. Where toxic materials, such as treated wood, are proposed, the proponent must show that no non-toxic alternative exists</del> ) prohibit the use of creosote or pentachlorophenol pilings.	Clarification of existing policy intent	To align with state law requirements, in response to comments from Washington State Department of Fish and Wildlife and consistent with existing King County Code  Other changes to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>"Single detached" is not the terminology used in the Shoreline Management Act. References to "single detached residential uses" could be changed back to "single-family residential uses" or clarified elsewhere in this chapter.</li> </ul>
S-800 King County shall allow fill waterward of the ordinary high-water mark only when necessary to support: <del>((1-))</del> a. Water-dependent use; <del>((2-))</del> b. Public access; <del>((3-))</del> c. Cleanup and disposal of contaminated sediments as part of an interagency environmental clean-up plan; <del>((4-))</del> d. Disposal of dredged material considered suitable under, and conducted in accordance with, the dredged material management program of the Washington Department of Natural Resources; <del>((5-))</del> e. Expansion or alteration of transportation facilities of statewide significance currently located on the shoreline and then only upon a demonstration that alternatives to fill are not feasible; <del>((6-))</del> f. Mitigation actions, environmental restoration, beach nourishment, enhancement projects; or <del>((7-))</del> g. Flood risk reduction projects implemented consistent with the goals, policies and objectives of the King County Flood Hazard Management Plan where no reasonable alternative exists.	Technical change	Updated to standard Comprehensive Plan numbering and grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-805 Breakwaters, jetties, groins, and weirs shall be designed to protect critical areas and shall provide for mitigation according to the sequence in policy S-616 and defined in Washington Administrative Code 173-26-201 ( <del>((2)(e))</del> ).	Clarification of existing policy intent	Raised RCW reference up a level for more timelessness to help ensure accuracy over the next 10 years, with edits for grammar and corrections	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-809 King County shall not allow disposal of dredge material on shorelands and in side channels within a river's channel migration zone. King County shall not allow disposal of dredge material in wetlands located within the shoreline jurisdiction. In the limited instances where it is allowed, such disposal shall require a shoreline conditional use permit.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy internally conflicts. The language could be changed to reflect that disposal of dredge material is allowed only through a shoreline conditional use permit.</li> </ul>
S-810 King County shall require dredging to be conducted consistent with Policy RCM-3 of the <del>((2006))</del> King County Flood Hazard Management Plan, or successor policies or plans.	Clarification of existing policy intent	Updates for more timelessness to help ensure accuracy over the next 10 years	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
S-901 <del>If the Department of Ecology recommends changes to any elements of the King County Shoreline Master Program, King County reserves the right to submit an alternate proposal to the Department for its review and approval.</del>	Clarification of existing policy intent	Redundant to state law; not necessary for Comprehensive Plan to state.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
S-902— If the Department of Ecology rejects part or all of King County's Shoreline Master Program, or if the Department of Ecology recommends changes that are unacceptable to King County, King County reserves the right to appeal the Department's decision to the Shoreline Management Hearings Board.	Clarification of existing policy intent	Redundant to state law; not necessary for Comprehensive Plan to state.	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
S-903— Upon receipt of the letter from the Department of Ecology approving the King County Shoreline Master Program or any amendments to the Shoreline Master Program, King County will promptly post on its web site a notice that the Department of Ecology has taken final action and approved the Shoreline Master Program or SMP amendments. The notice will indicate the effective date.	Clarification of existing policy intent	Redundant to state law; not necessary for Comprehensive Plan to state.	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
S-904 Nothing in the King County Shoreline Master Program nor in any action taken under the Shoreline Master Program shall be construed to affect any <u>Indian</u> treaty right to which the United States is a party.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<del>((P-101 For the purposes of the King County open space system: "regional" shall define sites and facilities that are large in size, have unique features or characteristics or significant ecological value, and serve communities from many jurisdictions; and "local" shall define sites and facilities that serve unincorporated communities predominately in the Rural Area and Natural Resource Lands.))</del>	Clarification of existing policy intent	This is a factual statement, not policy direction. More appropriate for (and moved to) narrative.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-102 King County shall be a regional <del>((leader in the provision of a regional))</del> provider of an open space system consisting of regional and local parks, regional and backcountry trails, natural areas, working resource lands, and flood hazard management lands. The regional network of open space <del>((s))</del> should provide <del>((s))</del> benefits to all county residents equitably including: recreation facilities, conservation of natural and working resource lands, improving air and water quality, <del>((flood hazard management))</del> and related programs and services, thereby contributing to the physical, mental, and emotional well-being of county residents.	Clarification of existing policy intent	Creates consistency between the Open Space Plan and Comprehensive Plan  Open Space Plan: Section 3.2, Figure 3.2, OS-104	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policy addresses two separate ideas: what is in the system the County provides, and equitable provision of the system. This policy could be split into two policies.</li> </ul>
P-103 King County <del>((will))</del> shall preserve wildlife corridors, riparian habitat, contiguous forest land, as well as open space areas separating <del>((U))</del> urban <del>((A))</del> areas from the Rural Area <del>((s))</del> and Natural Resource Lands as part of its open space system.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.  Other edits for current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-105 King County should facilitate affordable and culturally <del>((-))</del> accessible educational, interpretive, and aquatic programs on <del>((e))</del> County-owned properties that further the enjoyment, understanding and appreciation of the natural, cultural, and recreational resources of the park system and the region.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-107 King County shall provide local parks, trails and other open spaces in <del>((the Rural Area))</del> unincorporated areas. Local parks, trails and other open spaces that complement the regional system should be provided in each community <del>((in Rural Areas))</del> to meet local recreation and open space needs and enhance environmental quality and <del>((visual quality))</del> view corridors.	Clarification of existing policy intent	Creates consistency between the Open Space Plan and Comprehensive Plan; better describes King County's role in Urban Unincorporated Areas  Open Space Plan: 3.1.2 Values, 3.2.1, OS-105	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Expansion to unincorporated areas reflects changes in the 2022 Open Space Plan. This changes the policy to require the County to provide parks, trails, and open spaces in all unincorporated areas, rather than in the Rural Area alone.</li> </ul>
P-108 King County should provide local parks within <del>((rural))</del> unincorporated communities with fields and other facilities that provide opportunities for active sports. These facilities shall be in addition to and compatible with King County's regional parks.	Clarification of existing policy intent	Creates consistency between the Open Space Plan and Comprehensive Plan; better describes King County's role in Urban Unincorporated Areas  Open Space Plan: 3.1.2 Values, 3.2.1, OS-105	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff indicate that "compatible with regional parks" means that the local park is consistent with and complementary to surrounding regional parks. This could be clarified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><u>P-108a King County shall consider equity in the development and acquisition of its open space system to help reduce health disparities and promote environmental justice.</u></p>	<p>New policy</p>	<p>Emphasizes equity lens King County uses to improve service, consistent with existing practice and the Parks Open Space Plan</p>	<p>No change; existing practice</p>	<p>Open Space Plan, CIP-115</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>As this is in the "local" section, this policy only applies to local parks, trails, and open spaces, not regional ones. If Councilmembers want this to apply to the entirety of the open space system, it could be moved to that appropriate section.</li> <li>This policy intent could be added to P-104 and P-107, rather than adding a new policy.</li> </ul>
<p>P-109 King County shall complete and maintain a regional trails ((system)) network, ((linking trail corridors to form a countywide network)) to provide recreational opportunities and to allow for transportation and wildlife corridor uses to contribute to the health and wellbeing of both trail users and the environment. King County ((will)) shall continue to primarily own the land necessary for the operation and management of the trail ((system)) network and pursue public-private funding opportunities for development and maintenance, while ensuring opportunities for access for all King County residents.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity, current terminology, and alignment with Open Space Plan.</p> <p>"Completing" the network implies "linking corridors to form a countywide network," consistent with Open Space Plan Goal 3 that states "Improve regional trails and mobility to ensure that essential connections are completed and existing trails are maintained." Open Space Plan also includes "maintaining" in similar context, which is added here for consistency.</p> <p>Reflects that recreation is the primary focus of the network, although other uses and benefits also occur such as (transportation/ mobility), consistent with the Open Space Plan</p> <p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>((P-110a))</del> P-110 <del>((The Eastside Rail Corridor regional trail shall be developed))</del> King County shall develop Eastrail in coordination with the other trail owners, other jurisdictions, local and state agencies, utilities with property interests, and nonprofit and private partners to enhance regional recreation and mobility and connectivity between regional growth centers, urban communities, other regional trails, and local and high-capacity transit, consistent with a commitment to dual use (recreational trail and public transportation), and consistent with federal railbanking. <del>((The trail will enhance the quality of life by providing important recreation and mobility options for adjacent land uses.))</del> The trail corridor shall include high-quality landscaping and environmental features, where appropriate, to enhance the trail experience and to provide ecological benefits to the region.</p>	<p>Clarification of existing policy intent</p>	<p>Consolidates P-110, P-110a, and P-110b</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<del>((P-110 King County shall include the planning and development of a regional trail in the Eastside Rail Corridor, to enhance regional recreation and mobility. This facility will be planned and developed in coordination with other owners of BNSF's former interests, and in close coordination with King County Department of Transportation and other state and local agencies, in support of the commitment to dual use (recreational trail and public transportation), consistent with federal railbanking, and multiple objectives of King County and the other owners. ((The trail will be identified in King County's regional trails plan, the Regional Trails Needs Report, as a priority capital facility.</del>	Clarification of existing policy intent	Consolidated in updated P-110	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>P-110b The Eastside Rail Corridor regional trail shall be developed to the most current regional trail standards, ensuring safe recreation and mobility in accessing trails, streets, and transit consistent with a commitment to dual use (recreational trail and public transportation), and consistent with federal railbanking. The trail corridor will include high-quality landscaping and environmental features where appropriate to enhance the trail experience and to provide ecologic benefits to the region.</del>	Clarification of existing policy intent	Consolidated in updated P-110	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-110c Multi-use sites <u>should</u> include lands that have areas of environmental value, but also may accommodate extensive public access and active and/or passive recreation opportunities.	Clarification of existing policy intent	Reoriented from a statement to policy direction, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The lead-in text preceding this reads as policy language. It could potentially be either deleted or added to the policy.</li> </ul>
P-111 <del>((King County will manage its))</del> Management of natural areas <u>owned by King County shall</u> <del>((to))</del> protect, preserve, and enhance important natural resource habitat, biological diversity, and the ecological integrity of natural systems.	Clarification of existing policy intent	Reoriented from a statement to policy direction, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This change is potentially substantive, as not all of the natural areas in King County's Open Space System are owned outright by the County. This is a policy choice.</li> </ul>
P112 <del>((King County shall recognize and protect))</del> The natural character and ecological value of its natural areas <u>owned by King County shall be protected</u> . These areas are important for preserving fish and wildlife and their habitat, native vegetation, <del>((and))</del> features of scientific and educational value, and Indian tribal cultural and historic resources. Development and public use may be limited to preserve the natural state and reduce disturbance of the natural and cultural resources. Site improvements should be focused on providing educational and interpretive opportunities. Public access should be directed to the less fragile portions of a site to ensure continued protection of the ecological resources.	Clarification of existing policy intent	Reoriented the County's current role and authority, and reflects preservation of tribal and cultural and historic resources, consistent with existing practice and Open Space Plan SO-125 and CIP-135.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This change is potentially substantive, as not all of the natural areas in King County's Open Space System are owned outright by the County. This is a policy choice.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>P-113 Farmland owned by King County shall:  <u>a. _____((e))Contribute to the preservation of contiguous tracts of agricultural land; and</u>  <u>b. _____((make affordable farmland available for use by small-scale and new farmers)) Provide access to farmland for beginning, low-income, historically underserved, and socially disadvantaged farmers.</u></p>	<p>Substantive change</p>	<p>Advancing equity goals and aligning with language in Policies R-661a and R-661b, consistent with existing practice.</p> <p>While "socially disadvantaged" is not current County terminology, it is aligned with U.S. Department of Agriculture (USDA) language which is defined as farmers and ranchers (SDFRs) belonging to groups that have been subject to racial or ethnic prejudice. SDFRs include farmers who are Black or African American, American Indian or Alaska Native, Hispanic or Latino, and Asian or Pacific Islander. For some but not all USDA programs, the SDFR category also includes women.</p>	<p>Increased accessibility of land to priority populations</p>	<p>Local Food Initiative</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff indicate that, although currently all farmland owned by King County meets both of these criteria (hence the "and"), there could potentially be future desired acquisitions that are urban farms not contiguous to other agriculture lands. The language could be clarified to meet this intent.</li> <li>This policy deals with similar issues to policies in Chapter 3, specifically R-643, R-661a, R-675, R-677c and could be combined with those. However, Executive staff has expressed support for keeping agricultural policies in this chapter to recognize the interrelatedness of issues.</li> </ul>
<p>P-114 Farmers leasing properties owned by King County shall use <del>((A))</del>agricultural <del>((B))</del>best <del>((M))</del>management practices, <del>((t))</del>integrated <del>((P))</del>pest <del>((M))</del>management, and other sustainable farming methods.</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is very similar to R-669a. It could be removed here and combined with that one. However, Executive staff has expressed support for keeping agricultural policies in this chapter to recognize the interrelatedness of issues.</li> </ul>
<p>P-115 The use and management of farmlands owned by King County shall be consistent with any requirements imposed by the funding program used to purchase each property and shall serve to meet and enhance the objectives of the King County Agriculture Program.</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> <li>Executive staff indicate there are not any examples of Agriculture Program objectives other than the two things listed in P-113. As land owned by the County is already required by P-113 (or wherever P-113 is consolidated) to meet those objectives, this policy is duplicative and could be deleted.</li> </ul>
<p>P-116 Working forest land and conservation easements owned by King County shall provide large tracts of forested property in the Rural Forest Focus Areas, the Forest Production District, and Rural Area. <del>((that will))</del> <u>These areas shall remain in active forestry, protect areas from development, or provide a buffer between commercial forestland and adjacent residential development, and may provide ecological or recreational benefits.</u></p>	<p>Substantive change</p>	<p>Added for consistency with new old growth /mature forest changes in Chapter 3 and 5 and related work plan action, recognizing the acceptability of Forest Production Districts easements that allow recreation or favor ecological forest practices. Without this added, the policies could be in conflict. Use of "may" (permissive but not required) was intentional because not every easement will allow for recreation or create ecological benefits (e.g., a straight Transfer of Development Rights easement, which just pulls development rights but otherwise</p>	<p>Additional protection of upper watershed and major river corridors</p>	<p>Strategic Climate Action Plan Action GHG 6.4.1  Land Conservation Initiative</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy covers two different ideas, working forests and forests that are to be preserved. Council may want to consider whether to split these policy intents into two separate policies.</li> </ul>



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		allows private commercial forestry to continue).  Other edits for clarity and existing policy intent, including: "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.				
P117 <del>Management goals for working ((F))forest land owned by King County shall ((be used to sustain and enhance environmental)) include enhancing ecological benefits and functions, ((demonstrate progressive)) <u>demonstrating best forest management ((and research)) practices, ((and provide)) providing passive recreation opportunities, and generating revenue ((for the)) facilitate sustainable management of ((the working forest lands)) those sites.</u></del>	Clarification of existing policy intent	To align with current terminology, existing practices, and the Open Space Plan (such as OS-115), as well as consolidation of P-118	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is softened by changing "forest land...shall be used to" to "management goals for forest land...shall include." This change is a policy choice.</li> <li>Although the Executive narrative states that P-118 is integrated here, the meaning is different. First, sustainable timber production is no longer directly mentioned. Second, it is a "management goal" rather than a requirement. Third, "generating revenue to facilitate the sustainable management of those sites" does not necessarily mean that revenue would be generated from timber production (for example user fees from recreational users could fall into this category. Whether to make this change or retain P-118 is a policy choice.</li> </ul>
<del>((P-118 Forest land owned by King County shall provide a balance between sustainable timber production, conservation and restoration of resources, and appropriate public use.))</del>	Clarification of existing policy intent	Consolidated in P-117	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>See note above on P-117.</li> </ul>
P-118a King County <del>((will)) shall</del> continue to provide and manage a backcountry trail system on its lands in collaboration with other public and private landholders and consistent with its Trail Programmatic Permit.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<u>P-118b King County shall encourage and pursue partnerships and mutually beneficial agreements with public agencies, Indian tribes, nonprofit and community organizations, and the private sector to fund, program, manage, and steward sites and facilities for public recreation and natural resource protection consistent with the classification, role, and use of said sites and facilities.</u>	New policy	To provide policy direction related to other open spaces, consistent with the Open Space Plan and current practice	Leverages the County open space system with other sites owned by other public and private partners to support countywide public recreation and natural resource protection goals	Open Space Plan PCI-101	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The policy could be streamlined to remove the specific references to potential partners.</li> </ul>

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P-119 Open space lands should be acquired to expand and enhance the open space system as identified in the King County Open Space Plan: Parks, <del>((Regional))</del> Trails and Natural Areas.	Technical change	Reflects current plan name	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-121 King County shall consider equity in the location, development, and acquisition of its open space system to help in the reduction of health disparities and in the promotion of racial, social, and environmental justice.	Clarification of existing policy intent	Reflects current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-123 Decisions on acquisition and development of park, regional trail, and other open space sites should consider funding needs for public engagement, initial stewardship, site development, long((-))-term maintenance, and operations.	Clarification of existing policy intent	Recognizes funding needs for other key elements of acquiring and owning land, consistent with current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-124 A variety of measures should be used to acquire, protect, manage, and develop regional and local parks, regional trails, and open space. Measures can include: <del>((e))</del> County funding and other funding mechanisms, grants, partnerships, incentives, regulations, dedications, and contributions from residential and commercial development based on their service impacts and trades of lands and shared development activities.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-125 Management of the regional open space system of parks, regional trails, natural areas and working resource lands <del>((is))</del> shall be guided by the King County Open Space Plan: Parks, Trails and Natural Areas.	Clarification of existing policy intent	Reoriented from statement to policy direction, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-127 Open space lands shall be classified to identify their role in the open space system and the purpose of the acquisition as recreation site, regional trail, natural area <del>((park, multiuse site, or))</del> , working <del>((resource land))</del> forestland, or multi-use site.	Clarification of existing policy intent	Updated to align with categories in the Open Space Plan OS-106	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((P-128 King County will adopt an entrepreneurial approach to managing and operating the open space system and work aggressively to implement multiple and appropriate strategies to fiscally sustain the open space system.))</del>	Substantive change	Related policy in the previous Open Space Pan was removed in 2022 update. This is not as much of a focus in open space planning as it was 10 years ago. Removal here aligns with that change and defers to the Open Space Plan as the functional plan of the Comprehensive Plan to guide this work. There is no need for duplicative policies in both plans, unless they are necessary for the foundational open space policy framework.	No change; reflects existing practice	Open Space Plan SO-101	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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P-128b King County's use of pesticides and fungicides <del>((will))</del> shall be based on integrated pest management principles.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-128c King County shall support activities at County parks that advance public health, provide clean environments, and avoid exposure to harmful products, such as tobacco and vaping products, <del>((in order))</del> to promote play, physical activity, and family and community connection.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-129 Recognizing the value of open space in promoting social and economic health and wellness across the county, King County shall be a leader in establishing partnerships with cities, adjacent counties, Indian tribes, state and federal agencies, school and special purpose districts, community organizations, non((-)profit organizations, land((-)owners, and other residents. The <del>((e))</del> County and these partners should work to: a. <del>Support and strengthen the linkages between rural, resource, and urban communities' use and maintenance of these open spaces;</del> b. <del>((p))</del> Promote and protect all aspects of environmental quality, while addressing equity and racial and social justice goals to complete the regional parks and open space system through joint planning and management of local and regional sites and facilities.	Clarification of existing policy intent	Consolidates ED-605, with removal of "green space" as redundant to "open space." Other edits for grammar, current terminology, and clarity.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-130 In the Urban Growth Area, King County shall work in partnership with other jurisdictions to facilitate annexation and transfer of local parks <del>((, and local trails))</del> and other open space sites to cities or other providers to ensure continued service to the community.	Clarification of existing policy intent	For consistent with Open Space Plan OS-116 and current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((P-131 King County should work with cities to share operational and maintenance costs of parks and other open spaces in unincorporated areas in which a substantial portion of the users are from incorporated areas.))</del>	Substantive change	This policy is not needed and does not reflect current practice. The Parks Division is not aware of agreements driven by this policy. Though the County does sometimes share costs with cities, in practical terms, it is hard to track where park visitors come from.	No change; aligns with current practice	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-132 King County <del>((will))</del> shall encourage and support volunteer efforts to maintain and enhance programs, sites, and facilities.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-133 King County <del>((will))</del> shall encourage and seek public input, advice and participation <del>((from the public))</del> in decisions about <del>((management of))</del> the open space system <del>((that relate to key issues such as funding, planning, acquisition, development and stewardship))</del> and to advance equitable access to parks and trails.	Clarification of existing policy intent	Reflects current practice, Open Space Plan (PIE-101, PIE-102) and related equity goals	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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		Other edits for clarity, including "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.			<ul style="list-style-type: none"> <li>Anticipated timeline: n/a</li> </ul>	
P-134 King County ( <del>will invite and involve a wide variety of interests via a diversity of individuals, groups and agencies</del> ) shall engage the public using approaches consistent with the County's equity and racial and social justice goals and policies. King County ( <del>will intentionally engage communities that are the most affected by proposals and plans</del> ) shall provide equitable access for historically underrepresented and historically underserved populations in public engagement and access to the open space system.	Clarification of existing policy intent	Reflects current practice, Open Space Plan (PIE-101, PIE-102, PIE-103, PIE-104) and related equity goals  Other edits for clarity, including "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This change states that the County will no longer necessarily engage communities that are most affected by proposals and plans, but will instead prioritize access for historically underrepresented and historically underserved populations in public engagement, regardless of whether they are most affected by the proposal. This is a policy choice.</li> </ul>
P-135 King County ( <del>will</del> ) shall use a variety of equitable engagement methods to ensure public involvement from all county residents, such as public meetings, advisory groups, surveys, web and social media postings, news releases, park site signage, mailing lists, newsletters, and through various community groups (including Community Service Areas). These methods ( <del>will</del> ) shall allow for early, continuous, and broad public participation.	Substantive change	Reflects current practice, Open Space Plan (PIE-101, PIE-102, PIE-103, PIE-104) and related equity goals  Other edits for clarity, including "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>While the policy states that "equitable engagement methods" are required to be used, none of the proposed methods lend themselves well to actual engagement with communities. This could be strengthened.</li> </ul>
P-202 King County shall consider equity and racial, social, and environmental justice in its promotion and protection of cultural resources.	Technical change	Reflects current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The County's cultural policy established in K.C.C. 2.48.030 doesn't specifically mention equity or social, racial, or environmental justice; The code could be amended to align with this policy which requires the County to consider those factors.</li> </ul>
P-203 King County shall encourage preserving, reusing and recycling historic buildings in its facilities planning and other relevant actions. <u>King County shall assist in encouraging interested parties in pursuing preservation, restoration, and repurposing projects, particularly in those doing repairs and/or upgrades themselves.</u>	Substantive change	Added in response to comments from the Joint Area Team, consistent with existing practice.	Increased preservation, restoration, and repurposing actions by non-County parties	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Council staff asked for clarification on "recycling" historic buildings. Executive staff indicate that the intent is that materials from demolished historic buildings be recycled. This could be clarified.</li> <li>The added sentence appears to be about relationships, not County-owned properties, and therefore might be more appropriate for the subsequent section of Chapter 7.</li> </ul>
P-208 King County shall pursue its cultural resource goals by working with residents, property owners, cultural organizations, public agencies, <u>Indian</u> tribes, schools and school districts, and others.	Technical change	Reflects current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
P-209 King County shall provide leadership in pursuing its cultural resource goals by actively advancing the protection, enhancement,	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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and ongoing use of ((e))County-owned and other cultural resources, and by promoting intergovernmental cooperation and partnerships for the preservation and use of cultural resources.					<ul style="list-style-type: none"> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	
P-210 King County shall partner with cities to protect and enhance historic resources and public art located within city boundaries and Potential ((a))Annexation ((a))Areas.	Technical change	Reflects current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
P-211 King County shall support, preserve and enhance its heritage by encouraging opportunities for public attendance and participation in diverse heritage activities throughout the county.	Policy Staff Flag					<ul style="list-style-type: none"> <li>• This policy could be deleted, as it is covered by P-207. Could add "diverse heritage activities" to P-207 if Councilmembers want to retain that policy intent.</li> </ul>
P-212 The King County executive and the King County council shall regularly seek advice from 4Culture on programs, policies and regulations that support, enrich, and increase access to the arts, public art, and King County's heritage.	Policy Staff Flag					<ul style="list-style-type: none"> <li>• This policy could be deleted since this advice is formally adopted in 4Culture's governance documents.</li> </ul>
P-213 King County shall incorporate public art in its construction and mitigation projects, as well as its undertakings involving public private partnerships, and development authorities that include public funds or resources or have publicly accessible components.	Policy Staff Flag					<ul style="list-style-type: none"> <li>• This policy appears to require public art in <i>all</i> construction and mitigation projects, which is not current practice or the Executive's intent. This could be clarified to match the Executive's intent.</li> <li>• As written, the second part of this policies requires public art to be incorporated into development authorities, rather than its undertakings with development authorities. The language could be clarified to match Executive intent and support the corresponding code provisions.</li> </ul>
P-217 King County shall acquire and preserve historic properties for use by ((e))County and other public agencies and shall give priority to occupying historic buildings whenever feasible.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
P-219 King County may condition public and private projects ((in order)) to protect historic properties. King County agencies shall coordinate with the Historic Preservation Program to provide consistent review and mitigation for their projects and undertakings throughout the county.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
P-221 King County shall maintain an inventory of historic properties ((in order)) to guide its historic preservation decision making.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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<p>[Lead-in text on Page 7-1] In addition to protecting these natural resources, the <del>((e))</del>County promotes a high quality of life by supporting cultural opportunities such as music, theater, ethnic heritage museums, literary activities, public art collections, urban historic districts, <del>((and))</del> rural landmarks, and Indian tribal cultural and historic resources.</p> <p>[Lead-in text on Page 7-8] Preserving these areas in partnership with other agencies, <u>Indian tribes</u>, private groups and individuals will provide multiple values including environmental and economic benefits of air and water quality, surface water management, aquifer recharge, <del>((and))</del> fish and wildlife habitat preservation and enhancement, and preservation of <u>Indian tribal cultural and historic resources</u>.</p> <p>P-112 <del>((King County shall recognize and protect t))</del>The natural character and ecological value of its natural areas <u>owned by King County shall be protected</u>. These areas are important for preserving fish and wildlife and their habitat, native vegetation, <del>((and))</del> features of scientific and educational value, <u>and Indian tribal cultural and historic resources</u>. Development and public use may be limited to preserve the natural state and reduce disturbance of the natural <u>and cultural</u> resources. Site improvements should be focused on providing educational and interpretive opportunities. Public access should be directed to the less fragile portions of a site to ensure continued protection of the ecological resources.</p> <p>[Lead-in text on Page 7-11] Backcountry trails are not a separate open space category; rather they are facilities located within King County's multi-use sites, forest lands and natural areas. These trails allow visitors to directly experience the county's beautiful natural environment as found in its forests, meadows, and marine and fresh water shoreline. Unlike multi-purpose regional trails that network urban and rural landscapes throughout the county, these soft-surface <u>trails</u> are intended for <del>((passive))</del> <u>outdoor</u> recreation and appreciation and enjoyment of a natural experience with forest and trees, streams and wetlands, shorelines and birds and wildlife. Where backcountry trails are developed on lands containing fish <del>((and))</del>, <u>wildlife, and cultural</u> resources, development and management of such trails is undertaken so as to minimize the impacts on those resources.</p> <p>P-118b King County shall encourage and pursue partnerships and <u>mutually beneficial agreements with public agencies, Indian tribes, nonprofit and community organizations, and the private sector to fund, program, manage, and steward sites and facilities for public recreation and natural resource protection consistent with the classification, role, and use of said sites and facilities</u>.</p> <p>[Lead-in text on Page 7-15]</p>	<p>Policy Staff Flag</p>				<ul style="list-style-type: none"> <li>• <u>Anticipated resource need</u>: n/a</li> <li>• <u>Anticipated timeline</u>: n/a</li> </ul>	<ul style="list-style-type: none"> <li>• In response to a Council staff question, Executive staff note where references to Indian tribal and archaeological resources are added.</li> <li>• This is an area the county has historically neglected to specifically address in cultural/historical preservation programs. although Council staff's understanding is there is some collaboration between 4Culture and Indian tribes through grant opportunities/processes.</li> <li>• Councilmembers may want to consider whether, given the increased coordination with Indian tribes, there should be more lead-in text or policies addressing Indian tribal cultural resources in this Chapter.</li> <li>• Councilmembers may further want to consider other policy guidance such as cultural/historical preservation/landmarking code language and collaborating with the Historic Preservation Officer and Landmarks Commission on how the county can better support Indian tribal cultural programs and preservation efforts.</li> </ul>

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<p>Cultural resources make a significant contribution to the quality of life in King County. Arts and heritage organizations, public art <del>((and))</del>, historic and archaeological properties, and Indian tribal celebrations and traditional cultural events contribute to the region's economic vitality, play an essential role in cultural tourism, and contribute significantly to the county's overall quality of life. As King County grows, the need to protect, support and enhance cultural opportunities and resources is essential <del>((in order))</del> to sustain livability. King County plays an important role in supporting the region's cultural life. 4Culture, a County-chartered Public Development Authority serves as the county's cultural services agency. 4Culture has operational responsibility for advancing the work of the cultural community in King County by advocating for, supporting, promoting, and enhancing:</p> <ul style="list-style-type: none"> <li>• arts;</li> <li>• heritage;</li> <li>• preservation; and</li> <li>• public art.</li> </ul>						

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<p>T-101 King County should provide a <u>safe and accessible</u> system of transportation services and facilities that offers travel options to all members of the community.</p>	<p>Substantive change</p>	<p>Added in alignment with scope items 1) Advance integrated approaches to enhanced traffic safety; 2) Support investments to increase safe access to public transit; 3) Advance County investment upstream, where needs are greatest and in partnership with communities that are most directly impacted, such as ... people with disabilities</p>	<p>Improved safety and accessibility outcomes for the community</p>	<p>2021 King County Road Services Division Americans with Disabilities Act Transition Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>T-101a King County should seek to ensure that its system of transportation services and facilities <u>equitably</u> serves the mobility needs of <del>((disadvantaged))</del> communities <u>with the greatest need</u>, <del>((and people with limited transportation options, including))</del> <u>including populations who are Black, Indigenous, and other People of Color; immigrants; refugees; and other intersectional populations, including ((low income communities)) those who earn less than 80 percent of area median income and those that have no income, ((people with limited English proficiency, immigrant and refugee populations, students, youth, seniors, and)) people with disabilities, seniors, people with special transportation needs, <u>LGBTQIA+ people, and/or women.</u></u></p>	<p>Substantive change</p>	<p>Updated per scope item: Support equitable access to mobility options and invest in transit services where the needs are greatest, especially for populations who are Black, Indigenous, People of Color, immigrants, ...</p>	<p>Improved transportation and equitable outcomes for priority equity populations.</p>	<p>Metro Connects  Equity and Social Justice Strategic Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policy is generally consistent with the Metro policy documents adopted via Ordinance 19367.</li> <li>In this policy, as well as T-237, T-308, and T-511, several groups are referred to as "intersectional groups." Intersectionality means having two or more marginalized identities, so any one group cannot be an "intersectional group." This language mirrors what is in the scope of work for the KCCP. If councilmember intent is for the populations described as "intersectional" to always be considered as communities with greatest need, "and other intersectional populations, including" could potentially be removed. If, on the other hand, the intent is that groups such as seniors, people with disabilities, etc. are only considered "greatest need" when they are also part of one of the groups listed before "intersectional," that could be clarified.</li> <li>The language used in this policy is not reflected in the 2014 Roads Strategic Plan or KCC Title 14. However, the Executive has stated plan to update the Roads Strategic Plan in the near future, and the Comp Plan leads that effort. Therefore, it would make sense for the language to appear in the KCCP first and then be reflected in the forthcoming Roads Strategic Plan update.</li> </ul>



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T-102 As a transportation provider and participant in regional transportation planning, King County should support, plan, design, and implement an integrated(,) and coordinated ((and balanced)) multimodal transportation system that serves the growing travel needs of the county safely, equitably, effectively, and efficiently, and ((promotes a decrease in the share of trips made by single-occupant vehicles)) reduces vehicle miles traveled.	Substantive change	Added to respond to scope item: equitable access to mobility options. Other edits to clarify existing intent	Improved equity in transportation services	Metro Connects  Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-104 The Strategic Plan for Public Transportation ((2011-2024)) 2021-2031, King County Metro Service Guidelines, and ((the King County Metro Long Range Plan for Public Transportation)) Metro Connects, or successor plans, shall guide the planning, development, and implementation of the public transportation system and services operated by the King County Metro Transit Department.	Technical change	Reflects current plan names	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified, accurately describes the policy documents adopted via Ordinance 19367.</li> </ul>
<del>((T-105 The King County Ferry District 2014 Strategic Plan, or successor plans, shall guide the planning, development and implementation of the passenger-only ferry system and services operated by the King County Marine Division.))</del>	Technical change	Ferry District, and associated plan, no longer exists	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This is correct, as this plan was repealed by Ordinance 19367 (and it is now incorporated into the policy documents referenced in T-104).</li> </ul>
T-108 King County shall ((consider)) evaluate equity impacts and benefits when planning, developing, and implementing transportation programs, projects, and services, including physical, economic, and cultural displacement risk.	Substantive change	Improve equitable access to mobility options	Enhanced effectiveness of equity analysis involved in transportation programs, projects, and services.	Metro Connects  Equity and Social Justice Strategic Plan  Countywide Planning Policy T-9	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The change from "consider" to "evaluate" strengthens the policy. Equity impacts and displacement risk would require analysis, rather than mere consideration, in transportation planning.</li> </ul>
T-109 As directed by the King County((s)) Comprehensive Emergency Management Plan, King County shall seek to protect its transportation system against disasters, to the extent possible, by developing prevention and recovery strategies in partnership with other jurisdictions and agencies, and coordinating emergency transportation response.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-201 Multimodal transportation options such as public transportation, bicycling and walking, are most effective in densely developed urban areas. ((As resources allow,)) King County's transportation investments in urban areas should emphasize public transportation and road services and facilities that support multiple modes and facilitate connections between them.	Clarification of existing policy intent	The Comprehensive Plan definition of "should" includes consideration of cost and availability of funding	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This does not include all the uses defined as "active transportation." However, as it is preceded by "such as," those uses are not necessarily excluded.</li> <li>The first sentence is not policy language and could be removed or reoriented.</li> <li>Council may want to consider whether the policies related to multimodal transportation meet the Council's policy goals.</li> </ul>
T-202 ((As resources allow,)) King County's transportation investments in the Rural Area((s)) and Natural Resource Lands should emphasize maintaining and preserving safe road	Clarification of existing policy intent	The Comprehensive Plan definition of "should" includes	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> </ul>	<ul style="list-style-type: none"> <li>For transit services, this is consistent with the policy documents adopted via Ordinance 19367</li> </ul>

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infrastructure that is compatible with the preservation of rural character and does not promote urban or unplanned growth.		consideration of cost and availability of funding			<ul style="list-style-type: none"> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues from a Roads perspective.</li> </ul>
T-202a In areas not well suited to fixed((-)-route transit, the ((ε))County should work with partners to develop a range of ((alternative)) flexible service options ((such as community shuttles, real-time rideshare, community vans and other innovative options)), <sub>1</sub> in accordance with Metro plans and policies.	Substantive change	Various mobility modes are more appropriately addressed in Metro's plans, which can be updated more frequently than the Comprehensive Plan	More flexibility to respond to constantly changing mobility options	Metro Connects	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This might include plans and policies not adopted by Council. If Council wanted this to apply only to plans adopted by Council, that could be added here.</li> <li>This is consistent with the policy documents adopted by Ordinance 19367.</li> </ul>
T-203 ((As funding permits,)) King County should partner with jurisdictions and the private sector to spur infrastructure investments that enhance safe, equitable, and accessible opportunities for transit, pedestrians, bicyclists, car and van pools, and other alternatives to single occupant vehicles.	Substantive change	<p>In response to scope item: 1) Advance County investment upstream, where needs are greatest and in partnership with communities that are most directly impacted, such as communities of color... ; 2) Support investments to increase safe access to public transit; and 3) Advance integrated approaches to enhanced traffic safety for all users, such as supporting complete streets and equitable infrastructure investments</p> <p>The Comprehensive Plan definition of "should" includes consideration of cost and availability of funding</p>	Improved safety of and access to multimodal system	<p>Strategic Plan for Road Services</p> <p>Metro Connects</p> <p>Strategic Climate Action Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified, this is consistent with the policy documents adopted by Ordinance 19367.</li> </ul>
T-205 King County should support, encourage, and implement high-capacity transit facilities and services that are consistent with, and supportive of, the Comprehensive Plan, Metro's Strategic Plan for Public Transportation, Metro's ((Long Range Plan for Public Transportation and the King County Ferry District 2014 Strategic Plan)) Service Guidelines, and Metro Connects, or successor plans.	Technical change	Reflects current plan names	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified, consistent with Ordinance 19367.</li> </ul>
T-206 ((Except as provided in T-209,)) King County shall not construct and shall oppose the construction by other agencies of any new arterials or highways in the Rural Area or Natural Resource Lands.	Substantive change	T-206 (new roads), T-208 (adding capacity to existing roads), and T-209 (development regulations re: T-208) are updated and consolidated for clarity and to remove redundancies, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Revision prohibits the construction of any "new" arterials and highways which T-209, as currently adopted, could be interpreted to allow. Executive staff indicate that this is clarification of the existing intent, however, the language as adopted today does not prohibit construction of new "major roadways". This is a policy choice.</li> </ul>
T-207 King County recognizes the importance to regional and local mobility of state highways that traverse the Rural Area and Natural Resource Lands and should advocate for state and federal agencies to improve ((performance)) the safety, efficiency, and resiliency of	Clarification of existing policy intent	Explicitly states what performance entails	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be clarified that this applies to "existing" highways, since the previous policy says that the County shall oppose new highways.</li> </ul>

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these facilities, consistent with the <del>((county's adopted))</del> Comprehensive Plan policies to prevent unplanned development in the Rural Area and Natural Resource Lands and preserve rural character.					<ul style="list-style-type: none"> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	
<p>T-208 King County shall not <del>((add any new arterial))</del> <u>expand capacity of existing arterial roads</u> in the Rural Area or Natural Resource Lands, <u>except as needed for safety and</u> for segments of rural regional corridors that pass through Rural Areas and Natural Resource Lands to accommodate levels of traffic between urban areas. <u>Appropriate rural development regulations and strong commitments to access management should be in place prior to authorizing capacity expansion of rural regional corridors to prevent unplanned growth in the Rural Area and Natural Resource Lands.</u> Rural regional corridors shall be identified in the Transportation Needs Report (Appendix C1) and shall meet all of the following criteria:</p> <p>a. Connects one urban area to another, or to a highway of statewide significance that provides such connection, by traversing the Rural Area and Natural Resource Lands;</p> <p>b. Classified as a principal arterial;</p> <p>c. Carries high traffic volumes (at least 15,000 average daily traffic); and</p> <p>d. At least half of <del>((P.M.))</del> <u>p.m.</u> peak trips on the corridor are traveling to cities or other counties.</p>	Substantive change	T-206 (new roads), T-208 (adding capacity to existing roads), and T-209 (development regulations re: T-208) are updated and consolidated for clarity and to remove redundancies, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• Council staff understands that Executive intent is that the "ands" in this policy be "ors" so that an expansion be for safety <i>or</i> for a segment of rural regional corridor, and to prevent unplanned growth in the rural areas <i>or</i> natural resource lands. Revision prohibits adding any "new" arterials and limits expanding capacity to "existing" arterial roads. Executive staff state that this is clarification of the existing intent, however, the language as adopted today does not prohibit construction of new arterials. This is a policy choice.</li> </ul>
<del>((T-209 King County shall avoid construction of major roads and capacity expansion on existing roads in Rural Areas and Natural Resource Lands. Where increased roadway capacity is warranted to support safe and efficient travel through Rural Areas and Natural Resource Lands, appropriate rural development regulations and strong commitments to access management should be in place prior to authorizing such capacity expansion in order to prevent unplanned growth in these areas.))</del>	Clarification of existing policy intent	T-206 (new roads), T-208 (adding capacity to existing roads), and T-209 (development regulations re: T-208) are updated and consolidated for clarity and to remove redundancies, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• See comments for T-206 and T-208.</li> </ul>
T-210 Any capacity increases to rural regional corridors shall be designed to accommodate levels of traffic between urban areas consistent with <del>((the county's adopted))</del> Comprehensive Plan policies regarding development in the surrounding Rural Area or Natural Resource Lands. The <del>((e))</del> County shall seek to maximize the efficient use of existing roadway capacity before considering adding new capacity to rural regional corridors.	Technical change	Consistent Comprehensive Plan references and grammar	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified. Consistent with Roads Strategic Plan.</li> </ul>
T-212 King County shall work with cities for the annexation of <del>((e))</del> County <del>((--))</del> roadways and/or street segments located in the urban area and within or between cities <del>((--in order))</del> to provide for a consistent level of urban services on the affected roads and reduce the burden on unincorporated taxpayers that are supporting this urban infrastructure.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
T-213 King County should use its authority including zoning, permitting and development standards to protect the <del>((public use airports of))</del> <del>Bandera ((near the town of North Bend)), Vashon, and Skykomish ((airport in King County))</del> public-use airports and private airports from encroachment of non-compatible land uses. Compatible airport land uses are those that comply with generally accepted Federal Aviation Administration guidance on location, height, and activity that provide for safe aircraft movement, airport operations, including expansion, and community safety.	Substantive Change	To reflect inadvertent omission of an existing airport, consistent with existing intent, with additional edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This change adds private airports, were not previously included in the policy. The change is consistent with state law, which requires the County, through its comprehensive plan and development regulations, to discourage the siting of incompatible uses adjacent to airports, whether publicly or privately owned. Executive staff indicate there are existing regulatory protections for private airports.</li> </ul>
<del>((T-214b King County shall design a new concurrency management methodology that is efficient to administer, incorporates travel demand management principles, includes measures of congestion based on optimizing movement of people rather than cars, and promotes increased efficiency of the transportation system as a whole.))</del>	Clarification of existing policy intent	Policy requirement has been met; a new concurrency system has been created.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-216 The Level of Service standard for certain minor residential and minor commercial developments <del>((, along with))</del> and certain public and educational facilities, as established in the King County Code, shall be Level of Service F. This standard shall be used in concurrency testing.	Clarification of existing policy intent	Standards for what "certain public and educational facilities" are established in K.C.C. 14.70.285	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-217 Rural Mobility Areas shall be defined as unincorporated Rural Towns designated in the Comprehensive Plan. The Level of Service standard for designated Rural Mobility Areas shall be E. This standard shall be used in concurrency testing.	Clarification of existing policy intent	Consolidates T-220	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((T-219 For the purposes of concurrency testing, a travel shed is a geographic area within unincorporated King County where trips generated by development within the travel shed would likely use or be affected by traffic on arterials within the travel shed.))</del>	Clarification of existing policy intent	Removed, as this is a definition/ explanation, not policy direction. Related narrative is updated to capture the sentiments here.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>T-220 The concurrency program shall include provision for mobility areas within travel sheds as provided in T-217. Rural Mobility Areas shall be defined as unincorporated Rural Towns as designated in the King County Comprehensive Plan.))</del>	Clarification of existing policy intent	Consolidated in T-217	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-221 The concurrency map shall identify the travel sheds that meet or do not meet concurrency standards. Any proposed development in travel sheds that meet concurrency standards <del>((will))</del> shall be deemed concurrent.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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T-222 The concurrency test shall be based on the Level of Service on arterials in unincorporated King County using the ((e))County's adopted methodology. <del>((The test may be applied to designated Highways of Statewide Significance.))</del>	Clarification of existing policy intent	Deleted per RCW 36.70A.070(6)(a)(iii)(C) which states that concurrency requirements do not apply to transportation facilities and services of statewide significance.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-224 In the Rural Area, the concurrency test may include a provision that allows the purchase of Transferable Development Rights <del>((in order))</del> to satisfy transportation concurrency requirements.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-226 King County shall encourage the development of highly connected, grid-based arterial and nonarterial road networks in new developments and areas of in((-))fill development. To this end, the ((e))County should: a. Make specific findings at the time of land-use permit review to establish a nonarterial grid system for public and emergency access in developments; and b. Require new commercial((-)) and multifamily((-)) developments and residential subdivisions to develop highly connective street networks to promote better accessibility and avoid single street((-))-only access.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
[Lead-in text on page 8-24] <u>Street safety, including consideration of vehicle speeds in roadway design, is also a critical tool to provide for safe and easy transportation options.</u>	Policy Staff Flag					<ul style="list-style-type: none"> <li>This new lead-in text is the only reference to vehicle speeds and street safety in Chapter 8. Council may wish to consider whether policy language is needed to address this policy idea.</li> </ul>

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<p>T-230 King County shall consider the needs and abilities of <del>((nonmotorized))</del> active transportation users <del>((of the transportation system))</del> in the planning, design, construction, maintenance, preservation, and operation of road infrastructure and other transportation facilities <del>((to the extent feasible given available funding))</del>.</p>	<p>Substantive change</p>	<p>Updates to current terminology</p> <p>The Comprehensive Plan definition of "should" includes consideration of cost and availability of funding</p> <p>Streamlining/ clarifying edits</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The removal of "to the extent feasible given available funding" is a substantive change as it would allow the County to consider the needs and abilities of active transportation users to a lesser extent if desired in any given case. This is a policy choice.</li> <li>"Active Transportation" is a broader category than walking and biking; it also includes equestrian travel and micromobility devices such as e-bikes and e-scooters, among other things. Updates to the GMA do, in the future, require an active transportation component, but whether any given policy addresses all active transportation or a subset (such as walking and bicycling) is a policy choice.</li> <li>Proposed Ordinance 2024-0007, which would update the Parks Code, would ban some forms of active transportation (e.g. some types e-bikes and e-scooters) from regional trails, absent a special allowance from the Parks Director.</li> </ul>
<p>T-231 Consistent with the priorities defined in the County's <del>((functional))</del> transportation plans<del>((;))</del> and the Regional Growth Strategy, <del>((nonmotorized))</del> active transportation system investments should aim to increase safety, accessibility and mobility<del>((; facilitating))</del>; facilitate mode integration and intermodal connections<del>((;))</del>; improve access to centers, where appropriate<del>((;))</del>; and <del>((providing))</del> provide opportunities for healthy activity and alternatives to driving for all populations.</p>	<p>Substantive change</p>	<p>Updates to current terminology</p> <p>Streamlining/ clarifying edits</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>See comment in T-230 regarding active transportation.</li> </ul>
<p>T-232 King County shall evaluate and implement <del>((nonmotorized))</del> active transportation improvements in its road construction projects where appropriate and feasible.</p>	<p>Substantive change</p>	<p>Updates to current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>See comment in T-230 regarding active transportation.</li> <li>This policy could be strengthened by removing "feasible."</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>T-233 In unincorporated areas of King County, the following needs <del>((will))</del> shall be given the highest priority when identifying, planning, and programming <del>((nonmotorized))</del> active transportation improvements:</p> <p>a. Addressing known collision locations;</p> <p>b. Fostering safe <del>((walking and bicycling))</del> active transportation routes to schools and other areas where school-aged children regularly assemble;</p> <p>c. Filling gaps in, or enhancing connections to, the <del>((#))</del>Regional <del>((#))</del>Trails <del>((system))</del> network;</p> <p>d. <del>Serving</del> <del>((#))</del>locations of high concentration of pedestrian and/or bicycle traffic; and</p> <p>e. Providing safe routes to transit.</p>	Substantive change	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p> <p>Updates to current terminology</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Subsection (sub) d. - Areas with high pedestrian and bicycle traffic are given a higher priority than ones with high concentrations of other types of active transportation. This is a policy choice.</li> </ul>
<p>T-234 In urban areas, <del>((nonmotorized))</del> active transportation improvements should increase access to transit and urban centers while enhancing community connections to parks, local trails, shopping, libraries, healthcare, and other public and private services and facilities.</p>	Substantive change	<p>Updates to current terminology</p> <p>Added "community" for clarity; Parks policy is not to provide local trails – edit shows that County investments should connect to local trails, not provide them</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>See comment in T-230 regarding active transportation.</li> </ul>
<p>T-235 The King County Regional Trails <del>((System))</del> network <del>((is))</del> shall be the centerpiece of the <del>((nonmotorized system))</del> network for active transportation in the Rural Area and Natural Resource Lands. The <del>((e))</del>County's efforts to enhance the Rural Area and Natural Resource Lands <del>((nonmotorized))</del> active transportation network should include filling in the Regional Trails <del>((System's))</del> network's missing links, coordinating road and trail projects whenever possible, considering access from roadways such as gateway (trailhead) parking, and enhancing access to transit, especially park<del>((--))</del>-and<del>((--))</del>-ride<del>((s))</del> lots and transit centers.</p>	Substantive change	Updates to current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The Regional Trails Network is managed separate from the County's motorized transportation system in the KCCP. The Council may wish to consider whether this meets the Council's policy goals.</li> <li>See comment in T-230 regarding active transportation.</li> <li>The language could be strengthened by changing "network's missing links" to "completing network gaps."</li> </ul>
<p>T-236 In Rural Areas and Natural Resource Lands, <del>((nonmotorized))</del> active transportation improvements shall be consistent with providing rural levels of service, preserving rural character, and avoiding impacts to the environment and significant historic properties.</p>	Substantive change	Updates to current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>See comment in T-230 regarding active transportation.</li> </ul>
<p>T-237 To increase equitable access to walking, bicycling, and transit mobility options, the <del>((e))</del>County should actively seek grant funding to improve <del>((nonmotorized))</del> active transportation infrastructure that serves the needs of Black, Indigenous, and other <del>((p))</del>People of <del>((e))</del>Color<del>((,))</del>; immigrants; refugees; and other intersectional populations, including <del>((low-income communities))</del> those who earn less than 80 percent of area median income, <del>((people with limited English-speaking proficiency, immigrant and refugee populations, and others who may have limited transportation options such as students, youth, seniors, and))</del> people with disabilities, seniors, LGBTQIA+ people, women, and others who may have limited transportation options such as students and youth.</p>	Substantive change	<p>In response to scope item: Advance County investment upstream, where needs are greatest and in partnership with communities that are most directly impacted, such as communities of color...</p>	Additional funding for active transportation and resulting infrastructure for priority populations, which can improve mobility and health outcomes	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>See comment in T-230 regarding active transportation.</li> </ul>

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T-238 New school development should address safe <del>((walking and bicycling))</del> active transportation routes for students. If the existing transportation infrastructure within a one-mile radius, together with the school's road frontage improvements, cannot support safe <del>((walking or bicycling to school))</del> active transportation access, King County shall use its development review authority to require the school district and the new school to address the long-term transportation needs of students, including through the state-mandated Safe Routes to School program.	Substantive change	Updates to current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>See comment in T-230 regarding active transportation.</li> </ul>
T239 New <del>((land use))</del> binding site plans and subdivisions shall seek to accommodate internal <del>((nonmotorized))</del> active transportation mobility and access to nearby shopping, parks, trails, schools, healthcare, community resources, and other public and private services and facilities, consistent with the different needs and service levels for urban <del>((and))</del> areas, the Rural Area <del>((s))</del> , and Natural Resource Lands.	Substantive change	Updates to current terminology  Specifies the type of land use plans intended	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Binding site plans are commercial subdivisions. In practice, they don't really act as an entitlement right. Instead of using this term, it could be changed to "New commercial developments"</li> <li>See comment in T-230 regarding active transportation.</li> </ul>
T-240 The specifications in the King County Road Design and Construction Standards shall support <del>((nonmotorized))</del> active transportation safety and accessibility, consistent with the County's adopted policies regarding appropriate urban and rural levels of service.	Substantive change	Updates to current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>See comment in T-230 regarding active transportation.</li> </ul>
T-241 In supporting equestrian travel in the Rural Area <del>((s))</del> and Natural Resource Lands, King County should emphasize safety and connection to <del>((the Regional Trail System and other))</del> established trail networks open to equestrian use.	Clarification of existing policy intent	Updated brevity (Regional Trail System is an established trail network that is often open to equestrian use), and to reflect that equestrians most often use other "backcountry" or "equestrian" trails, especially on Natural Resource Lands, making Regional Trail System less relevant.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-242 King County shall seek opportunities to acquire and develop <del>((nonmotorized))</del> active transportation corridors. <del>((Evaluation of requests to vacate unused road rights-of-way will consider existing nonmotorized uses and future development of such uses.))</del>	Substantive change	Updates to current terminology  Roads Fund (and associated funded infrastructure) cannot be used for independent nonmotorized facility without adjacent road and property interests, which typically preclude use by trails.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The existing policy language is about two different topics. The language proposed to be struck is a policy choice. There have been recent Hearing Examiner decisions where road vacations have been recommended for denial based on the potential for future trail use.</li> <li>After discussions with Council Staff, Executive staff has requested retaining the sentence that was proposed to be struck, with some changes to clarify the intent.</li> </ul>



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T-243 King County should coordinate with <del>((bicycling, pedestrian, and equestrian stakeholders))</del> <u>active transportation users</u> and advocacy organizations to ensure that their input is included early <u>and throughout</u> in the planning and project design process for projects with <del>((nonmotorized))</del> <u>active transportation</u> elements or that have the potential to affect <del>((nonmotorized))</del> <u>these</u> users.	Substantive change	Updates to current terminology	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>See comment in T-230 regarding active transportation.</li> </ul>
T-244 King County <u>should</u> participate <del>((d))</del> in the Puget Sound Regional Council's regional bicycle network planning efforts <del>((;))</del> <u>and consider</u> related project needs within King County's jurisdiction <del>((should be considered))</del> in the <del>((e))</del> County's <del>((nonmotorized))</del> <u>active transportation</u> planning and project prioritization processes <del>((as financial resources allow))</del> .	Substantive change	Reoriented from a statement to a directive  Updates to current terminology  The Comprehensive Plan definition of "should" includes consideration of cost and availability of funding	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>See comment in T-230 regarding active transportation.</li> </ul>
T-245 King County shall implement policies and programs that support transportation demand management, <del>((nonmotorized travel))</del> <u>active transportation</u> , transit service improvements, and expansion of high-occupancy <del>((-))</del> vehicle travel <del>((in order))</del> to increase the share of trips made by modes other than driving alone.	Substantive change	Updates to current terminology	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>This could potentially be combined with T-253.</li> <li>"active transportation...vehicle travel" - These are either called out or implied in the glossary definition and/or list above as being subsets of transportation demand management. It therefore may not be necessary to call them out here as being additional to transportation demand management.</li> <li>This is consistent with the policy documents adopted via Ordinance 19367 for Metro.</li> </ul>
T-246 <del>((Where appropriate))</del> King County should support the use of Transportation Demand Management strategies, including <del>((variable tolling on state highways))</del> <u>congestion pricing</u> , to increase mobility options, promote travel efficiency, optimize the existing transportation system <del>((and))</del> , <u>support King County climate goals</u> , <u>and</u> reduce the adverse environmental impacts of the transportation system.	Substantive change	Updated to reflect 1) contemporary language and the variety of congestion pricing strategies and 2) scope issue: Reduce transportation-related emissions	Increased mobility options, improved travel efficiency, mitigate and adapt to climate change, etc.	Strategic Climate Action Plan  PSRC Regional Transportation Plan	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> Programmatic and Capital Projects</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could potentially be removed, since T-245 already requires King County to implement policies and programs that support Transportation Demand Management (TDM), which implies that King County supports TDM.</li> <li>If retained, the language about congestion pricing potentially conflicts with T-251, which says that the County "does" support congestion pricing, as opposed to "should" here. The reference to congestion pricing could be removed here, or T-251 could be changed to "should."</li> <li>The word "adverse" could be changed or removed, to avoid appearing to be a SEPA-related impact.</li> </ul>
T-247 King County should consider Transportation Demand Management strategies, beyond those adopted as <del>((e))</del> County regulation, among a menu of measures to mitigate for traffic impacts of proposed development or major highway construction projects.	Clarification of existing policy intent	Removed language related to mitigation for development projects, as this already a given	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<del>((Transportation Demand Management, as well as other mitigation requirements, may be imposed on new development as mandatory mitigation measures as necessary to meet the requirements for mitigation of impacts pursuant to the State Environmental Policy Act and the State Subdivision Act.))</del>		under State Environmental Policy Act regulatory authority			<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
T-248 King County should promote employee transportation programs, including those for its own employees, that encourage trip reduction, use of public transportation, walking, and bicycling. <del>((King County should demonstrate regional leadership by continuing to provide a model program for its own employees.))</del>	Clarifying edits to reflect existing intent	Streamlining	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice whether other forms of active transportation, such as e-scooters, are excluded from the list.</li> </ul>
<del>((T-248a King County should actively participate in developing and implementing state-mandated Commute Trip Reduction programs.))</del>	Clarifying edits to reflect existing intent	Removed policy, as King County is already required to do this for ourselves. Additionally, Metro no longer manages commute trip reduction programs for other jurisdictions.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-249 King County should participate in local, regional, and statewide efforts to implement and measure the results of Transportation Demand Management strategies, technologies, and systems, including policies developed through regional consensus and adopted by the ((e))County. To this end, the ((e))County shall identify funds to research, plan, implement, and measure the success of Transportation Demand Management strategies.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-250 King County <del>((will))</del> shall work with the Washington State Department of Transportation, Washington State Transportation Commission, Puget Sound Regional Council, and cities to develop and implement applications of managed transportation facilities and congestion pricing strategies on new and existing transportation facilities.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>T-250 and T-251 could potentially be combined.</li> </ul>
T-251 King County supports congestion pricing and other road usage pricing strategies, especially more equitable and less regressive approaches, as a means to optimize transportation system performance, generate revenues, reduce vehicle miles traveled, and reduce greenhouse gas emissions.	Substantive change	To align with Puget Sound Regional Council's Regional Transportation Plan and Strategic Plan for Road Services, climate, and equity goals	Increased consideration of equity impacts as regional road usage systems are developed - particularly impacts on those with lower incomes	Equity and Social Justice Strategic Plan  Puget Sound Regional Council's Regional Transportation Plan  Strategic Plan for Road Services	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>T-250 and T-251 could potentially be combined.</li> </ul>
T252 Revenue from congestion pricing and other road usage pricing should be used to improve, preserve, and operate the transportation system, including transit and other multimodal investments, as well as to help fund improvements that address the diversionary impacts on nontolled facilities.	Substantive change	To Align with Puget Sound Regional Council's Regional Transportation Plan and Strategic Plan for Road Services, and climate goals	Use of road usage pricing revenue to improve, preserve, and operate transportation system	Equity and Social Justice Strategic Plan  Puget Sound Regional Council's Regional	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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				Transportation Plan  Strategic Plan for Road Services		
T-253 King County should partner with the Washington State Department of Transportation, Puget Sound Regional Council, local jurisdictions, employers, major institutions and developers to implement programs to encourage alternatives to commuting by single-occupant(-) vehicles, and to improve travel options and awareness of those options.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This could potentially be combined with T-245.</li> </ul>
T-253a King County shall provide culturally(-), appropriate opportunities to inform and participate in programs that increase access to effective alternatives to driving alone for residents of low-income communities, Black, Indigenous, and other ((p))People of ((e))Color((-)); people ((with limited English proficiency)) speaking a language(s) other than English; ((and)) immigrants; and refugees ((populations to inform and participate in programs to increase access to effective alternatives to driving alone)).	Clarification of existing policy intent	Updates to current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-301 King County should provide reliable, safe, convenient, equitable, and accessible public transportation services that are responsive to the needs of people, businesses, and communities in King County – especially where needs are greatest.	Substantive change	To incorporate equity and accessibility into public transportation goals and align policy with Metro goals	Public transportation that better serves the needs of historically underserved communities and is provided where needs are greatest	Metro Connects	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This is consistent with the policy documents adopted via Ordinance 19367.</li> </ul>
T-301a ((The)) King County ((Marine Division)) should be a leader in regional mobility by providing passenger-only ferry service that benefits the community, helps reduce road congestion, can assist in emergency management needs, and supports the economic development and growth management needs of King County.	Technical change	Marine Division no longer exists	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This is consistent with Ordinance 18777.</li> </ul>
T-301b King County((-s)) should provide passenger-only ferry service ((should be)) that is efficient, safe, accessible, and reliable, ((and provide)) in addition to providing excellent customer service while being responsive and accountable to the public.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff have requested to strike "passenger-only ferry" from this policy.</li> </ul>
T-302 ((The)) King County ((Marine Division)) should work with the Washington State Department of Transportation, Kitsap County, and other entities offering passenger ferry services, to ensure that service and capital plans for ferries are consistent with ((the King County Ferry District 2014 Strategic Plan)) Metro's Strategic Plan for Public Transportation, Service Guidelines, and Metro Connects, or successor plans.	Technical change	Marine Division no longer exists  Updated to current plan names	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified, this is consistent with the policy documents adopted via Ordinance 19367.</li> </ul>
T-304 ((In order to))To keep the most vital components of the road system operational for users, King County should use a decision framework that considers road function, life-safety needs, network connectivity, traffic volume, transit use, and other assessment	Clarification of existing policy intent	Provides more specificity on the decision framework for service provision and investments, reflective of current practice and	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>criteria to both guide service provision and help direct investments toward((s)) the most critical needs when additional resources are available.</p>		<p>the Strategic Plan for Road Services</p>			<ul style="list-style-type: none"> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	
<p>T-305 ((To ensure that the most vital components of the county's road system are kept operational,)) King County should fund safety, essential regulatory compliance, and maintenance and preservation needs of the existing road system ((should be funded)) prior to mobility and capacity improvements.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and streamlining</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p><del>((T-306 Maintenance and preservation of the unincorporated rural roadway system shall be emphasized in long-term planning and asset management in recognition of the fact that Rural Area and Natural Resource Land roads and bridges will remain the county's long-term responsibility after all annexations are complete.))</del></p>	<p>Substantive change</p>	<p>The proposed deletion is intended better align with the County's strong focus on equity and social justice, as guided by the Equity and Social Justice Strategic Plan. The Equity and Social Justice Plan identifies transportation as a "Determinant of Equity," a key factor in accessing education, jobs, and services that allow residents to fulfill their potential. The T-306 policy focus on rural area roads directs County focus away from the unincorporated roads relied on by communities with disproportionately high priority populations. This unintended impact is not consistent with the today's commitments to equity, racial, and social justice.</p> <p>The existing policy was a reflection of the Road Services Division's strategic response to the road funding crisis, as defined in the 2010 Strategic Plan for Road Services and its 2014 update, and in anticipation of still-unrealized annexations. Roads anticipates updating the strategic plan within the next few years to incorporate equity consideration. The County's goal is, and will remain, that Potential Annexation Areas annex to cities as called for under the Growth Management Act, so that residents receive the urban-level of services needed to thrive and the County's responsibilities are better aligned with its resources.</p>	<p>Increased County focus on long-term planning and asset management of transportation assets in unincorporated urban areas, thereby improving the road-related transportation functions in those areas; however, the effects of the policy change will be severely limited by the County road funding crisis and the more rural nature of County service provision.</p>	<p>Equity and Social Justice Strategic Plan</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic and Capital Projects</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• Removal of this policy de-emphasizes the importance of rural roadways in the County's planning and asset management. This is a policy choice.</li> <li>• Removal of the policy potentially contradicts the stated goal of encouraging annexations of urban unincorporated areas, specifically in T-212. The rationale provided is unclear: it appears to be acknowledging that the County does not, and cannot, provide urban-level service to potential annexation areas yet at the same time wants to direct scarce resources to these areas.</li> </ul>

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<p><u>T-306 King County should contribute to achieving the state traffic safety goal of zero deaths and serious injuries using a safe systems approach, through which road system managers, public health organizations, law enforcement agencies, emergency responders, road users, and other parties collaborate to prioritize the elimination of crashes that result in death and serious injuries.</u></p>	<p>New policy</p>	<p>The proposed policy is based on countywide planning policies T-29 Design roads, including retrofit projects, to accommodate a range of travel modes within the travel corridor in order to reduce injuries and fatalities, contribute to achieving the state goal of zero deaths and serious injuries, and encourage physical activity. The policy reflects the centrality of safety to the County's operation of the unincorporated road system and identifies a framework for approaching traffic safety that reflects the critical traffic safety roles of other entities such as public health, law enforcement, emergency responders, and road users. The policy aligns the County with the statewide initiative led by the Washington Traffic Safety Commission in the State Strategic Highway Safety Plan - while reflecting the implementation constraints created by the county road funding crisis. The policy and accompanying narrative focus on the types of priority crashes (death &amp; serious injury) and actors. The County acquired grant funding to complete a Traffic Safety Action Plan which will further the county's understanding of the collision factors that are most relevant on the unincorporated road system. Completion of this Action Plan will better inform the resources needed to fully address these types of collisions.</p> <p>Note that the 2019 Washington State Strategic Highway Safety Plan (Target Zero) identifies a target year of 2030. This target is likely to change before the next ten-year Comprehensive Plan update. So that date is not included in the Comprehensive Plan to preserve consistency and associated flexibility.</p>	<p>Increased collaboration across county agencies, sustained focus on collisions leading to death and serious injury, improved grant competitiveness</p>	<p>Washington State Strategic Highway Safety Plan (Target Zero)</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic and Capital Projects</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• As written, this "should" policy doesn't commit the County to achieving the Target Zero or adopting a safe systems approach. The Council may wish to consider whether this meets the Council's policy goals.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
T306a Decisions on road closures and abandonments should be made based on public safety considerations, technical/engineering standards, and the policy guidance set forth in the Strategic Plan for Road Services. Impacts to residents, businesses, and other road users or <del>((stakeholders))</del> affected parties should be identified and communicated to them in a timely manner.	Clarification of existing policy intent	Updates to current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-307 Roadway stormwater facilities are an integral component of a properly functioning transportation network and shall be maintained, preserved, and, when practicable, upgraded <del>((in order))</del> to protect infrastructure, public health, and the natural environment, as well as meet federal, state, and local regulations.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater facilities are required, and this policy could be deleted.</li> </ul>
T-308 Road projects and programs shall be implemented in ways that avoid or minimize negative impacts, as well as seek to provide positive benefits, for Black, Indigenous, and other <del>((p))</del> People of <del>((e))</del> Color <del>((,))</del> ; immigrants; refugees; and other intersectional populations, including <del>((low-income communities))</del> those who earn less than 80 percent of the area median income, people with disabilities, seniors, LGBTQIA+ people, women, people <del>((with limited English proficiency))</del> speaking a language(s) other than English, <del>((immigrant and refugee populations))</del> and others who may have limited transportation options, such as students <del>((,))</del> and youth <del>((, seniors, and people with disabilities))</del> . <del>((Projects and programs shall seek to provide tangible, positive benefits.))</del>	Substantive change	In response to scope item: Advance County investment upstream, where needs are greatest and in partnership with communities that are most directly impacted, such as communities of color...	Improved consideration of priority equity populations when implementing road projects and programs, which can help improve equitable outcomes	Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The existing language "Shall be implemented in ways that avoid or minimize negative impacts" to the listed populations is stronger than what is required for the County's transportation system as a whole, which "should seek to ensure...services and facilities equitably serve" these populations in T-101a. Whether to hold the roads division to a higher standard than the rest of the County's transportation services is a policy choice.</li> <li>If the intent is to align the equity goals among the various transportation programs and policies, this policy could be removed in favor of providing overall direction in T-101a.</li> </ul>
T-309 To facilitate the establishment of a safe and efficient traffic circulation network reflecting all transportation modes and to retain the availability of access to adjacent properties, the <del>((e))</del> County shall review and comment on the appropriate placement of new or major modified facilities or physical barriers, such as buildings, utilities, and surface water management facilities in or adjacent to road rights-of-way.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-310 <del>((State highway facilities and arterial roads are designed to accommodate higher traffic volumes, at higher speeds, than local roads. To protect residential neighborhoods from the impacts of pass-through traffic,))</del> Whenever possible, King County should design and operate roads to direct <del>((such))</del> pass-through traffic away from local roads and encourage such traffic to use highways or arterials <del>((whenever possible))</del> , which are designed to accommodate higher traffic volumes at higher speeds.	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((T-311 The Department of Local Services has responsibility for development and maintenance of transportation facilities in County-owned road rights-of-way. Other right-of-way users must obtain approval from the department regarding projects, maintenance and other activities impacting the right-of-way.</del>	Clarification of existing policy intent	This is a legal requirement and does not need a policy to do it	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<del>T-312 Arterial Functional Classification, established in Appendix C of this plan, should be implemented through the specifications provided in the King County Road Design and Construction Standards. The Comprehensive Plan's Urban Growth Area boundary provides the distinction between urban and rural arterials.)</del>	Clarification of existing policy intent	This is not policy direction and is rather more of a statement of facts. Moved to narrative.	n/a	n/a	<ul style="list-style-type: none"> <li>Anticipated timeline: n/a</li> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-313 <del>The King County</del> <del>((s))</del> <del>((r))</del> <del>Road</del> <del>((d))</del> <del>Design and</del> <del>((e))</del> <del>Construction</del> <del>((s))</del> <del>Standards shall, to the extent practical and allowed by law, incorporate complete streets infrastructure to promote safe, cost-effective roads that</del> <del>((encourage multimodal use,))</del> <del>balance the health and safety needs of all road users and reflect the function of the road and the different needs of and service levels for the Urban Growth Area and Rural Area and Natural Resource Lands.</del>	Substantive change	Strengthen existing policy language to describes roads that meet the needs of all users as "complete." Reflects that a "complete" street will look different in a rural vs urban context. For example, shoulders may more appropriately meet the needs of rural users and the rural context than urban-type infrastructure.	Road designs that meet the needs of all road users; however, County construction or reconstruction of roads will be significantly limited by the road funding crisis.	<p>Strategic Plan for Road Services</p> <p>King County Road Design and Construction Standards</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory and Capital Projects</li> <li>Description of proposed regulations: Existing King County Road Standards</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Incorporating complete streets infrastructure (i.e. infrastructure for multimodal use) would now become the prime objective of this policy, whereas before it was a byproduct of promoting safe cost-effective roads. Whether to prioritize complete streets infrastructure as a means to promote safe, cost-effective roads, rather than the other way around, is a policy choice.</li> </ul>
T-315 King County should preserve its identified Heritage Corridors through context sensitive design, planning, and maintenance, as exemplars of historic and scenic character. <del>((The corridors include: Cedarhurst Road/Westside Highway (Vashon Island), Dockton Road (Vashon-Maury Island), Green Valley Road (Auburn-Black Diamond), Issaquah-Fall City Road (Snoqualmie Valley), Old Cascade Scenic Highway (Stevens Pass), Osceola Loop (Enumclaw Plateau), Old Sunset Highway (Snoqualmie Pass), West Snoqualmie River Road (Snoqualmie Valley), and West Snoqualmie Valley Road/Carnation Farm Road (Snoqualmie Valley).))</del> In-kind replacement of road and roadside features and the use of materials that complement the character of each corridor should be utilized to the extent that is practicable and meets safety needs. King County should encourage adjacent property owners, through outreach efforts, to similarly support the preservation of these corridors.	Clarification of existing policy intent	Removed language is not policy direction and is rather more of a statement of facts. Moved to narrative.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-316 King County shall support and encourage the preservation and enhancement of scenic, historic, and recreational resources along the designated Washington Scenic and Recreational Highways located in the county <del>((, including I-90 (Mountains to Sound Greenway), US 2 (Stevens Pass Greenway), State Route 410 (Chinook Pass Scenic Byway), and State Route 202 (Cascade Valleys Scenic Byway))</del> ). The corridor management plans established for these highways should be considered in the development and implementation of King County's plans, projects, and programs.	Clarification of existing policy intent	Removed language is not policy direction and is rather more of a statement of facts. Moved to narrative.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-317 King County shall plan, design, and implement services, programs, and facilities for the King County International Airport <del>((in compliance with Federal Aviation Administration regulatory requirements))</del> to support a safe, secure, and efficient global aerospace system.	Clarification of existing policy intent	This is a legal requirement and does not need to be stated in a policy	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
T-317b King County and King County International Airport planning efforts shall: a. Promote coordinated planning and effective management to optimize the movement of people and goods in the region's aviation system in a manner that minimizes health, air quality, and noise impact to the community, especially frontline communities; b. Consider demand management alternatives as future aviation growth needs are analyzed, recognizing capacity constraints at existing facilities and the time and resources necessary to build new ones; and c. Support the ongoing process of development of a new commercial aviation facility in Washington State.	New policy	To implement new direction in VISION 2050 and the 2021 Countywide Planning Policies	More equitable aviation system, with improved efficiencies and planning	Multicounty Planning Policy MPP-T-28 and Countywide Planning Policy T-17	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T319 King County shall ( <del>encourage all airports located in the county, whether owned by a public or private entities, to be responsible neighbors and make all reasonable efforts to minimize noise impacts on sensitive land uses such as residences, hospitals, and schools</del> ) work with airports, federal agencies that oversee flight operations, local jurisdictions, community-based partners, and others to advance health equity and racial and social justice by mitigating exposure to noise and other airport-related harm.	Substantive change	Reoriented to appropriate King County role; clarifies applicable parties; and advance equity goals, including those beyond just noise	Improved health outcomes	Multicounty Planning Policy MPP-T-28 and Countywide Planning Policy T-17	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The policy is expanded to require the County to mitigate other airport-related harm, not just noise. This is a policy choice. Executive staff indicate that Public Health is also engaged in efforts relating to health impacts from airports, such as air quality and non-airplane vehicle noise.</li> </ul>
T-320 Transportation improvements should be designed, built, and operated to minimize air, water, and noise pollution, greenhouse gas emissions, and the disruption of natural surface water drainage in compliance with provisions and requirements of applicable federal, state, and local environmental regulations. Natural and historic resource protection should also be considered. Particular care should be taken to minimize impacts where the location of such facilities could increase the pressure for development in critical areas or the Rural Area((s)) and Natural Resource Lands.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-320a King County should proactively identify barriers to fish passage created by existing County roads and prioritize multiple benefit solutions that enhance high-priority habitats and address critical roadway maintenance and preservation needs.	New policy	Affirm County's commitment to clean water and healthy habitat. Most barriers to salmon habitat are metal or concrete culverts that were installed below roads (and trails, and railroads) since the 19th century so that streams could flow underneath. The design of older culverts prevent fish from swimming through them. This policy reflects on-going collaboration between the County's Water and Land Resource Division and the Road Services Division to restore access to high-quality habitat at a faster pace and identifying projects that meet multiple objectives.	Improved habitat access for salmon population	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-321 Within new developments, King County supports designing and building roads, bicycle facilities, pedestrian ways, and trails in ways that minimize pollution, provide opportunities for physical activity, promote energy conservation, increase community cohesion, and preserve natural flora and wildlife habitat.	Policy Staff Flag					<ul style="list-style-type: none"> <li>This policy is very similar to E-215. The two could be combined.</li> </ul>



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T-322 Through its own actions and through regional partnerships, King County <del>((will))</del> shall promote strategies to reduce emissions from the transportation sector. The <del>((e))</del> County <del>((will))</del> shall promote new vehicle technologies, the use of low-carbon fuels, and strategies to reduce greenhouse gas emissions, including land use changes, investment in equitable transit-oriented development, provision of transit, promotion of <del>((nonmotorized travel))</del> active transportation, joint purchasing, pilot projects, and actions to reduce vehicle miles traveled.	Substantive change	Updated to reflect to align with Strategic Climate Action Plan priorities  Clarifying edits: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	More transit-oriented development, which can reduce greenhouse gas emissions	Strategic Climate Action Plan Priority Actions GHG 4.5.1 and GHG 2.7.2.	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be strengthened to give the County a more active role in equitable TOD, or investment in active transportation.</li> </ul>
T-322a King County shall increase the share of its fleet that are electric vehicles, as guided by County policies and the Strategic Climate Action Plan, or successor plans.	New policy	To advance goals in the Strategic Climate Action Plan and Ordinance 19052. "Shall increase" is a statement that is currently true, and will continue to hold true over time. "As guided by" provides appropriate flexibility as SCAP or other policies may change over time.	Reduction in greenhouse gas emissions from County operations	Strategic Climate Action Plan  Ordinance 19052	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The SCAP is only adopted by motion. Including it in a "shall" policy elevates it to the level of a requirement.</li> <li>This is consistent with Ordinance 19052.</li> </ul>
T-323 King County <del>((will))</del> shall strive to become a world leader in the use of transportation fuels and technologies that reduce operational greenhouse gas emissions from its fleets and vessels. King County <del>((will))</del> shall achieve this goal by buying <del>((hybrid-electric,))</del> electric, zero-emission, and other clean transportation technologies when feasible to meet operational needs; using clean fuels in its fleets and vessels; implementing demonstration projects that use alternative fuels and technologies; purchasing locally <del>((--))</del> produced energy sources when practical; seeking local and federal support to expand the use of low-carbon fuels and alternative, zero <del>((--))</del> -emission technologies; and promoting best practices, innovations, <del>((trends))</del> and developments in transportation fuels and technologies. The <del>((e))</del> County <del>((will))</del> shall also seek to deploy and use its vehicles in an energy-efficient manner through vehicle routing, idling-reduction, and operator practices.	Substantive change	To support Strategic Climate Action Plan goals and reflect County intent to purchase of electric/zero emission vehicles  "Trends" is removed, as they are premature for being promoted.  Clarifying edits: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	Increasing use of zero-emission vehicles must meet operational need of County departments to be purchased /used.	Strategic Climate Action Plan Performance Measures GHG 9 and GHG 10	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>This policy contains a potential contradiction. The County "shall strive" to become a world leader, but then it could read to state that the County "shall" achieve the goal of becoming a world leader. Councilmembers could decide to align the language, either with "shall" or "should." The first sentence could also be deleted since it is unclear what would constitute being a "world leader."</li> <li>This policy is softened by stating that the County only need buy these transportation technologies <i>when feasible</i>.</li> </ul>

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<p>T-324 King County <del>((will))</del> shall incorporate climate change impacts information into the construction, operations, and maintenance of transportation infrastructure projects <del>((The department will incorporate climate change))</del> and into its transportation planning and design documents <del>((and also))</del>. The County shall develop and implement strategies to incorporate climate change response into the design and operations of its transportation structures and services, where feasible.</p>	<p>Substantive change</p>	<p>Adding implementation to strengthen policy beyond just development of strategies; but need to include feasibility caveat, as it is not always possible to fully address climate resiliency in all infrastructure projects.</p> <p>Clarifying edits: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p> <p>Edits for streamlining/clarity</p>	<p>Transportation system is more resilient to climate change</p>	<p>Strategic Climate Action Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>This policy is duplicative of E-221, which requires integrating and accounting for climate impacts in all County "policies, plans, practices, and procedures, and implementing climate-resilient decisions," and E-222, which states "King County shall plan and prepare for the likely impacts of climate change on County-owned facilities, infrastructure, and natural resources."</li> <li>Preparing for the impacts of climate change on County-owned facilities implies developing and implementing strategies to incorporate climate change response into the design and operations of its transportation structures and services.</li> <li>However, the two policies in the Environment chapter do not give the qualifier "where feasible." This policy potentially contradicts the other two by requiring less of transportation projects than is required of County projects generally. Councilmembers could choose to strike this policy as duplicative, align the language, or integrate it into E-221 and E-222.</li> </ul>
<p>T-324a King County <del>((will))</del> shall reduce greenhouse gas emissions from its off-road vehicles and equipment by using low-carbon fuels and advanced technologies, and by partnering with other agencies to implement demonstration projects using these vehicle technologies.</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>T-325 King County <del>((will develop methods to))</del> shall periodically evaluate <del>((the))</del> climate change impacts <del>((of its actions and))</del> related to transportation infrastructure and services, and <del>((will))</del> implement climate <del>((sensitive))</del> change strategies and practices consistent with <del>((the))</del> its environmental sustainability goals and policies <del>((described in Chapter 5, Environment, as well as existing))</del> and state, regional, and local plans, laws, and regulations.</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p> <p>Edits for streamlining/clarity and to reflect current practice (we've already developed the methods; we're now implementing them)</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The direction of the underlying language "develop methods to evaluate" has been accomplished. The changes to this policy make it duplicative of E-221, which requires integrating of impacts and implementing of climate-resilient decisions in all County policies, plans, practices, and procedures. T-325 could potentially be removed.</li> </ul>
<p><del>((T-326 To the extent practicable, future expansion or redevelopment of the county's road stormwater infrastructure should minimize pollutant discharges and flow alterations by mimicking the natural drainage system or preserving the ability to create such a system in the future.))</del></p>	<p>Clarification of existing policy intent</p>	<p>Removed as this is a requirement and policy is not needed. The Surface Water Design Manual appropriately reflects this.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>T-327 <u>King County supports expansion of private electric vehicle use and the necessary charging infrastructure, including opportunities to improve equitable access to the benefits of electric vehicle and geographically dispersed access to public vehicle charging at King County-owned facilities and at partner locations.</u></p>	<p>New policy</p>	<p>Supports goal of increasing support for electric vehicles countywide, especially for frontline communities</p>	<p>Increased electric vehicles use, which can decrease greenhouse gas emissions</p>	<p>Strategic Climate Action Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy doesn't have policy direction. Executive staff indicate the Executive's intent is that the county <i>should</i> support expansion of electric vehicle use and infrastructure.</li> </ul>
<p>T-401 Financial investments in transportation should support a sustainable(,) transportation system, consistent with the priorities established in ((the King County Strategic Plan and)) each department and division's strategic plan or other functional plans.</p>	<p>Technical change</p>	<p>Strategic Plan no longer exists</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>T-402 <u>King County should fund services, operations, and capital facilities that support local and regional transportation and land use goals and result in a ((balanced,)) sustainable, equitable, affordable, safe, and efficient multimodal transportation system.</u></p>	<p>Clarification of existing policy intent</p>	<p>"Balanced" was an inaccurate word; replaced with language reflecting Puget Sound Regional Council Regional Transportation Plan</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is mostly duplicative, but slightly different, than T-102, which states "As a transportation provider and participant in regional transportation planning, King County should support, plan, design, and implement an integrated and coordinated multimodal transportation system that serves the growing travel needs of the county safely, equitably, effectively, and efficiently, and reduces vehicle miles traveled."</li> </ul> <p>Councilmembers could choose to add the words "fund," "sustainably," and "affordably" to T-102 and delete policy T-402.</p>
<p>T-403 <u>The unincorporated county road system provides transportation connections for large numbers of users that travel through the Rural Area and Natural Resource Lands to reach adjoining cities, other counties, or regional destinations. King County should ((seek)) pursue and support regional planning and funding sources that ((could be used to repair and maintain the arterial system)) recognize the interdependent, cross-jurisdictional nature of the region's transportation system, including impacts of urban development on the rural area transportation network.</u></p>	<p>Substantive change</p>	<p>Response to scope item: Review policies, regulations, and programs related to transportation improvements and access in the rural area, including mitigation of impacts of urban development on the rural area transportation network.</p> <p>Reinforces regional planning and regional funding as solution to urban impacts on rural road system, not infeasible access restrictions or development-level mitigation.</p>	<p>Continued collaboration with jurisdictions throughout the region to develop regional solutions to regional transportation and funding problems. Improved funding of the county road system - particularly on the corridors used by urban travelers to pass through the Rural Area and Natural Resource Lands - would benefit the residents of the unincorporated areas who rely on</p>	<p>Puget Sound Regional Council Regional Transportation Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The first sentence is not policy direction and has been covered extensively in the pages above. It could be deleted.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
			the roadways as well as the urban through-travelers.			
T-406 King County shall continually work to improve the efficiency of its operations and delivery of projects and services <del>((in order))</del> to minimize the need for new revenue sources.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is inconsistent with the Transportation Element and TNR, which states there is no dedicated revenue forecasted to support any road projects beyond 2029. This could be addressed by removing the language about "minimizing" the need for new revenue sources.</li> </ul>
T408 <u>To help finance transportation services, infrastructure, and facility improvements,</u> King County should leverage partnership opportunities, grants, and other cooperative funding mechanisms and shall maximize its efforts to obtain other federal and state funding <del>((to help finance transportation services, infrastructure, and facility improvements))</del> .	Clarification of existing policy intent	Edits for streamlining/clarity; consolidates T-409	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>T-408 provides additional detail to T-407, but it doesn't have different policy direction. T-408 could be deleted.</li> </ul>
<del>((T-409 King County shall maximize its efforts to obtain federal and state funding for its transportation services, infrastructure and facility improvements.</del>	Clarification of existing policy intent	Consolidated in T-408	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-501 King County should pursue regional coordination and partnership to address county <del>(-)</del> wide transportation challenges.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-504 King County should work with <u>state agencies</u> the Puget Sound Regional Council and its members to ensure that any regional projected aviation capacity problems, and the air transportation needs of the region's residents and economy are addressed in a <del>((timely))</del> manner <u>that is timely and reflects the County's land use plans, transportation plans, and infrastructure capacity.</u>	Substantive change	Emphasizes County support for aviation solutions that respect and reflect County plans and infrastructure. Provides additional guidance relevant to the State's on-going efforts to address aviation capacity in the region.	Aviation needs - and any new needed aviation facilities - are appropriate to the local context and infrastructure capacity	King County Road Design Standards  Comprehensive Plan land use standards	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-505 King County shall support active management of state-owned freeways to optimize movement of people. High <del>(-)</del> -Occupancy Vehicle, High <del>(-)</del> -Occupancy Toll, or Express Toll lanes should be managed to prioritize reliable speed advantage for transit and vanpools, and maintain a reliable speed advantage for the other high <del>(-)</del> -occupancy-vehicles consistent with the State's High-Occupancy <del>(-)</del> -Vehicle lane minimum performance standard.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-507 King County should collaborate with the Puget Sound Regional Council, cities and other affected agencies to develop a regional parking strategy consistent with the parking pricing and management recommendations of <del>((Transportation 2040))</del> <u>the Regional Transportation Plan, or successor plans.</u>	Technical change	Reflects current plan name	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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T-507a King County should collaborate with the Puget Sound Regional Council, cities, and other agencies to improve interjurisdictional coordination on active transportation and Regional Trail infrastructure including bicycle/pedestrian facilities. The County should support efforts to maintain comprehensive information about existing and planned facilities, model plans and best practices, and grant opportunities.	Clarification of existing policy intent	Updated to incorporate Regional Trails for clarity, as there might be additional trail-specific considerations beyond just active transportation	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-507b King County <del>((shall support and participate in collaborative planning efforts—both inter departmentally and)), in coordination with ((either)) federal, state, and other local agencies ((—to)), shall develop the ((Eastside Rail-C)) Eastrail corridor in ways that enhance multimodal mobility and connectivity, with a commitment to dual use (recreational trail and public transportation), consistent with federal railbanking. Planning and development should consider opportunities for integration of multimodal facilities, including regional trails, into the greater transportation network.</del>	Clarification of existing policy intent	Edits for streamlining/clarity; reflect current name	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is mostly duplicative of P-110. The language could be combined here or in Chapter 7, and one of the policies could be deleted.</li> </ul>
T-508 The King County transportation system should support reliable and efficient movement of goods throughout the county, while minimizing the impacts of freight traffic on general purpose traffic and residential neighborhoods. The <del>((e))</del> County should participate in regional efforts and partnerships to achieve these goals.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-510a King County should work with regional public and private partners <del>((and stakeholders))</del> to plan for and develop adequate truck parking in high-demand locations along King County's Truck Freight Economic Corridors to improve safety and reduce negative impacts on local communities. Development of truck parking should be supportive of technologies that reduce greenhouse gases, such as electric charging, energy efficiency, and biodiesel.	Technical change	Updates to current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
T-511 King County should provide accessible, culturally <del>((-))</del> appropriate, timely, accurate, and consistent public information about transportation services, infrastructure, and funding issues, and ensure a wide range of opportunities for input and engagement with county residents, including <del>((low income communities,))</del> Black, Indigenous, and other <del>((p))</del> People of <del>((e))</del> Color <del>((,))</del> ; immigrants; refugees; and other intersectional populations, including those who earn less than 80 percent of area median income, people with disabilities, seniors, LGBTQIA+ people, women, people <del>((with limited English proficiency))</del> speaking a language(s) other than English, <del>((immigrant and refugee populations))</del> and other <del>((stakeholders))</del> affected community members.	Substantive change	In response to scope item: 1) Advance County investment upstream, where needs are greatest and in partnership with communities that are most directly impacted, such as communities of color...; and 2) Improve process equity to support full and equal participation in County planning and decision-making by all community members, implement Countywide Planning Policy requirements mandates for community engagement, and integrate and align with King County equitable engagement best practices	Improved knowledge of transportation services, infrastructure and funding issues among priority equity community members and improved understanding of priority equity community members' needs and knowledge to inform County transportation activities.	Metro Connects  Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified, this is consistent with the policy documents adopted via Ordinance 19367.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>T-512 King County should actively engage the public and other appropriate <del>((stakeholders))</del> parties, such as the community service areas constituencies, community groups, <del>((and subarea transportation forums))</del> elected officials, and jurisdictions throughout the region, in transportation planning processes and plan updates.</p>	<p>Substantive change</p>	<p>Reflect current terminology and the broader scope of engagement with elected officials (beyond limited engagement with subarea forums), consistent with current practice</p>	<p>Improved engagement and community input into transportation planning processes and plan updates.</p>	<p>Metro Connects</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>T-513 King County Metro Transit's engagement should follow guidance in Metro's Strategic Plan for Public Transportation, Service Guidelines, and Metro Connects, or successor plans, to prioritize equity, involve communities in upstream decisions, and build lasting relationships with community partners.</p>	<p>New policy</p>	<p>In response to scope item: 1) Advance County investment upstream, where needs are greatest and in partnership with communities that are most directly impacted, such as communities of color...; and 2) Improve process equity to support full and equal participation in County planning and decision-making by all community members, implement Countywide Planning Policy requirements mandates for community engagement, and integrate and align with King County equitable engagement best practices</p>	<p>Metro's investments reflect community needs and priorities, making Metro's decision-making more transparent, and supporting Metro and partners in identifying opportunities to better coordinate to meet needs. Service concepts, capital plans, programs, and policies are built from the ground up with the communities they are intended to serve. More opportunities to understand community priorities, learn about community-led efforts, explore opportunities for partnership and co-creation, enabling staff and leaders to respond to their needs, building trust, and providing better opportunities to break down silos when involving communities in work across Metro divisions, County departments, and agencies.</p>	<p>Metro's Strategic Plan for Public Transportation  Service Guidelines  Metro Connects</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified, this is consistent with the policy documents adopted via Ordinance 19367.</li> </ul>

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F-101 King County, the cities, special purpose districts <del>((of))</del> , and local service providers shall plan as partners. King County's planning <del>((will))</del> shall focus on unclaimed urban unincorporated areas and cities' Potential Annexation Areas.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen  Other edits for grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is duplicative to F-102 and could be deleted.</li> <li>If it is retained, it could be clarified to reflect that is in the "Regional Services" section by adding that phrase into the language.</li> </ul>
F-101a King County agencies <del>((will))</del> shall engage communities in a culturally <del>((-))</del> and audience-appropriate manner, including language access. King County agencies <del>((will))</del> shall also engage communities that are most affected by proposed projects.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen  Consolidates F-101b  Other edits for grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((F-101b King County shall adhere to the Executive Order on Written Language Translation Process and other applicable policies for those with limited English proficiency.))</del>	Clarification of existing policy intent	Consolidated in F-101a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-102 King County shall work with cities, special purpose districts, other local service providers, and residents to <del>((identify and distinguish))</del> provide local, countywide, and regional services. <del>((Over time,))</del> As cities <del>((will))</del> assume primary responsibility for coordinating the provision of local services delivery in urban areas <del>((- In general))</del> , the <del>((e))</del> County <del>((will))</del> shall continue to provide local services delivery within the Rural Area and Natural Resource Lands, consistent with rural standards and needs. Special purpose districts may still provide services, where appropriate. The <del>((e))</del> County <del>((will))</del> shall also assume primary responsibility for coordinating the provision of countywide services, including countywide services that must be delivered within city boundaries. The <del>((e))</del> County <del>((will))</del> shall also work with cities, special purpose districts, and other counties to identify regional service and facility needs and develop strategies to provide them.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen  Consolidates F-107  Other edits for clarity, current context, and grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Council may wish to clarify this policy, F-103, and F-209a to reflect the County's regional, countywide, and local responsibilities. Executive staff suggest using regional instead of countywide.</li> </ul>
F-103 King County <del>((will))</del> shall provide or manage countywide services which include but are not limited to: a. Affordable housing; b. Economic development; c. Flood warning and flood hazard management; d. Harborview Hospital; e. Hazardous waste management; f. Human services; g. Protection and preservation of natural resource lands; h. Public health; i. Regional law and criminal <del>((justice))</del> legal services; j. Regional park, trails and open space systems; k. Regional wastewater collection <del>((and))</del> , treatment, and <del>((reclamation))</del> resource recovery; l. Solid waste management, including recycling; m. Stormwater management; n. Transit; and	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen  Other edits for grammar and to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>In subsection (sub) m., the County provides stormwater management on a local level rather than on a regional/ countywide level. State and federal water requirements place the responsibility for stormwater management on individual cities/counties. Although the County can coordinate on water quality issues, the County does not have the authority to manage stormwater for other jurisdictions. Council may consider removing stormwater management from this policy.</li> <li>In sub g., Natural Resource Land protection and preservation is also a</li> </ul>

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o. Water resource management.						<p>local issue for the County and could be deleted from this policy.</p> <ul style="list-style-type: none"> <li>• Council may wish to clean up this policy, F-102, and F-209a to reflect the County's regional, countywide, and local responsibilities. Executive staff suggest using regional instead of countywide. Additionally, some of the subs are not "services," so "and programs" could be added to the policy.</li> </ul>
<del>((F-107 King County will, in cooperation with special purpose districts or local service providers, continue to plan for and provide public services to the Rural Area and Natural Resource Lands, consistent with rural standards and needs.))</del>	Clarification of existing policy intent	Consolidated in F-102	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
F-108 <del>((To support the intent of the Growth Management Act,))</del> King County should work with cities and other service providers to establish priority areas for public funding of capital facilities, services, and infrastructure.	Clarification of existing policy intent	Removed unnecessary language; all of the Comprehensive Plan supports the intent of the Growth Management Act	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
F-108a King County should address <del>((historic))</del> historical inequities and <del>((disadvantaged))</del> historically underserved communities both in rural and unincorporated urban areas in determining the priority areas for public funding of capital facilities, services, and infrastructure.	Clarification of existing policy intent	Grammar and to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• Councilmembers may wish to strengthen this policy by changing the policy to "shall."</li> </ul>
<del>((F-201 All facilities and services should be provided in compliance with provisions and requirements of the Endangered Species Act, the Clean Water Act and the Growth Management Act.))</del>	Clarification of existing policy intent	This is already a requirement and is not needed as a policy; it also does not capture the wide variety of laws that must be followed.	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
F-202 King County should seek to <del>((create quality communities))</del> support a high quality of life for county residents by <del>((defining))</del> identifying the needs and proposing strategies for a full range of public facilities and services, including physical infrastructure and health, human and public safety services. King County should strive to provide an adequate and equitable supply <del>((and appropriate level))</del> of public facilities necessary to support all communities <u>at appropriate urban and rural service levels.</u>	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• Councilmembers may wish to strengthen this policy by removing "seek to."</li> </ul>



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<p>F-202a Results from <del>((the King County E))</del>equity <del>((I))</del>impact <del>((R))</del>reviews <del>((Tool will))</del> shall be used as an important consideration in evaluating funding, capital project, and service delivery decisions, and the County's equity and racial and social justice principles should be used to improve residents' access to the determinants of equity.</p> <p><del>((F-243a Results from the King County Equity Impact Review Tool will be used as an important consideration to identify and assess the impacts of proposed service changes, and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.</del></p>	Substantive change	<p>To reflect current terminology: "equity impact review" is proposed to be defined in the Comprehensive Plan and provide flexibility for how the current Equity Impact Review Tool might change over time.</p> <p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p> <p>Consolidation of F-221a, F-243a, and F-271b</p> <p>Other edits for grammar and to reflect current terminology.</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Policy F-202a and F-243a both refer to two similar, but unrelated topics: equity impact review (EIR) and the County's ESJ principles. Equity impact reviews are a process tool for evaluating proposals, whereas the ESJ principles are those that the county use to support a resident's access to services and healthy built environments.</li> <li>The Council may want to consider streamlining this policy to focus on ESJ principles, or to create two policies, one that focuses on how the EIR tool could be used to assess impacts to service changes, and a second one that addresses the County's approach to Equity through the ESJ principles and the determinants of equity.</li> </ul>
<p>F-203 <del>((When service providers are planning and designing facilities,))</del> King County should <del>((encourage them to use sustainable development practices to achieve net-zero greenhouse gas emissions in new buildings by 2030))</del> work with service providers to implement incentives that encourage green building, such as financial and development incentives, and allow more people to access healthier buildings with reduced utility bills.</p>	Substantive change	To direct county work supporting community scale adoption of green building standards	Authorizes and supports King County staff to assist at community scale adoption of green building standards	Strategic Climate Action Plan GHG 4.3 and actions GHG 4.3.1	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The proposed changes imply that the County has some role in allowing people to access healthier buildings and reduced utility. Council could consider changing "allow" to "help" to reflect the County's role more accurately.</li> </ul>
<p><del>((F-204 King County should work with the cities, special purpose districts and other service providers to define regional and local services and to determine the appropriate providers of those services.</del></p>	Clarification of existing policy intent	Duplicative of F-101 and F-102	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-206 Public and private community service providers should be encouraged<del>((, as appropriate,))</del> to share or reuse facilities when appropriate to reduce costs, conserve land and provide convenience, access and amenity for the public and to reduce the generation of greenhouse gasses. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools, and other social and recreational facilities. Sharing of facilities may include providing meeting space that can be accessed by the community, as appropriate.</p>	Clarification of existing policy intent	"As appropriate" is covered by the Comprehensive Plan definition of "should"	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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F-206a King County should make its public facilities and properties available for the following, when such use is compatible with the primary public use of the facility: a. <del>((f))</del> Renewable energy production <del>((when such use is compatible with the primary use of the facility))</del> , with particular emphasis on benefits to King County ratepayers and communities, such as Community Solar programs; and b. Use as a P-patch or community garden.	Substantive change	Sub-a expands considerations for siting renewable energy infrastructure on County-owned facilities/properties to support that the benefits of the energy generation goes back to the tax/rate payers that funded that facility/property, consistent with current planning work at landfill sites  Sub-b consolidates E-207, with restructure for clarity and to remove redundant language present in both policies	Co-beneficial outcomes for both the County and community	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Capital Project and Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The Executive proposes to combine policy F-207 because of overlapping language, but the topics – renewable energy production and p-patch gardens – are different use types with different impacts and siting considerations. Council could consider retaining the two separate policies.</li> <li>Executive staff indicate that this policy is not intended to apply to solid waste facilities, but rather to other enterprise-funded facilities. This could be clarified.</li> </ul>
<del>((F-207 King County should make its public facilities or properties available for use as a P-patch or community garden when such use is compatible with the primary public use of the facility.</del>	Clarification of existing policy intent	Consolidated in F-206a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The Executive proposes to combine policy F-207 with F-206a because of overlapping language, but the topics – renewable energy production and p-patch gardens – are different use types with different impacts and siting considerations. Council could consider retaining the two separate policies.</li> </ul>
F-208 Public spending to support growth should be directed to the Urban Growth Area and to maintain existing <del>((unincorporated))</del> infrastructure in the unincorporated area, and should be prioritized through the Capital Facility Plan to comply with the concurrency requirements of the Growth Management Act.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-209 In the Rural Area and Natural Resource Lands, services provided by agencies <del>((should))</del> shall support a rural level of development and support service that meets the needs of the community and not facilitate urbanization.	Substantive change	Strengthened to a "shall" to align with current practice and other related rural service requirements in the Growth Management Act and the Comprehensive Plan	No change; reflects current mandates and practices	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-209a King County <del>((will))</del> shall provide or manage local services for unincorporated areas, which include but are not limited to: a. <del>((Building))</del> Development permits; b. District Court; c. Economic Development; d. Land use regulation; e. Law enforcement; f. Local parks; g. Roads; h. Rural Area and Natural Resource Lands management assistance; and i. Surface water management.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen  Sub-a is updated to reflect existing intent (the County must provide for processing of all development permits, not just building permits)	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>At sub h., the language from F-103 regarding Natural Resource Land "protection and preservation" could be added here.</li> </ul>
<del>((F-209b King County's local economic development services are provided in Rural Areas and Natural Resource Lands through the Rural Economic Strategies Plan and in unincorporated urban</del>	Clarification of existing policy intent	Redundant to Chapter 10 Economic Development	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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areas through joint partnerships with cities, including annexation and governance transition services.					<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
F-210a King County shall engage in ongoing facilities planning to ensure that it has sufficient work space to meet its operational needs on a going-forward basis. Facilities planning shall include an assessment of current facilities and future needs and shall promote equity, economic and operational efficiencies, and environmental sustainability. This facilities planning policy shall be implemented through the Real Property Asset Management Plan( <del>(, which shall be updated at least every four years, but may also be updated, in whole or in part, when proposals with significant impacts on county facilities are made.</del> F-210b Consistent with K.C.C. 20.12.100, the Real Property Asset Management Plan shall consist of real property asset management policies, practices and strategies, including planning policies, locations of county agencies and implementation plans, planned moves and references to King County space standards.)) The Real Property Asset Management Plan shall guide facility planning processes, decisions, and implementation.	Clarification of existing policy intent	F-210a and F-210b are combined and streamlined, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>As proposed, this consolidated policy is now repetitive. The last sentence could be deleted.</li> </ul>
F-210c King County shall take into account the equity and racial and social justice opportunities for capital investments within a community when siting a facility or changing locations to improve service delivery.	Clarification of existing policy intent	To reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-212 King County's capital facility plans ( <del>should</del> ) shall identify financing strategies to support <del>((its))</del> the land use assumptions in the Comprehensive Plan, including adopted <del>((20-year))</del> growth targets <del>((and land use plan))</del> and allocated housing needs.	Substantive change	Strengthened to a "shall" to reflect Growth Management Act mandates.  Updated to align with the Countywide Planning Policies	Ensures there are sufficient services to support both growth targets and zoned capacity for housing needs	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>F-212 and F-213 address the same policy intent and could be combined.</li> </ul>
<del>((F-205))</del> F-212a King County shall work with its neighboring counties, the state, Puget Sound Regional Council, special purpose districts, ports, and the cities to identify areas of shared need and adequate land supply for public facilities. The <del>((c))</del> County's capital acquisition budget shall reflect the jointly agreed-upon priorities and time schedule.	Clarification of existing policy intent	Relocated and edited for grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-213 King County's capital improvement program shall demonstrate that projected needs for facilities and services can be met within the Urban Growth Area and can be served in compliance with the concurrency requirements of the Growth Management Act <del>((or, if))</del> . If that is not possible, King County shall determine where and when deficits may occur and how needed facilities and services might be phased in and <del>((-))</del> or financed to serve such deficit areas. Alternative phasing and financing strategies must be identified and determined to be infeasible prior to triggering a land use and zoning reassessment under Policy <del>((F-223))</del> F-221.	Clarification of existing policy intent	Edited for clarity, grammar, and policy number changes	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>F-212 and F-213 address the same policy intent and could be combined.</li> </ul>
F-214 School districts that choose to have the <del>((e))</del> County collect impact fees for them, and water and sewer utilities that provide their services to unincorporated King County, shall prepare capital facility plans consistent with requirements of the Growth Management Act, the Countywide Planning Policies and King County Code.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
					<ul style="list-style-type: none"> <li>Anticipated timeline: n/a</li> </ul>	
F-215 Provision of an adequate supply of kindergarten through twelfth grade public schools and public school facilities is essential to avoid overcrowding and to enhance the educational opportunities for children. King County shall adopt regulations that are supportive of the permitting of kindergarten through <del>((twelfth))</del> 12th grade public schools and facilities in a manner consistent with the goals of the Growth Management Act and as provided in policies R-326 and R-327.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-215a King County should plan to achieve net-zero greenhouse gas emissions associated with new residential and commercial buildings built in King County by <del>((2030))</del> 2031.	Clarification of existing policy intent	To align with Strategic Climate Action Plan performance measure GHG 18	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy does not relate to County facilities but to development more broadly. It could be moved to Chapter 5 with other development-related GHG policies.</li> </ul>
F-215b King County shall strive to provide services and build and operate public buildings and infrastructure that are <del>((carbon neutral))</del> fossil fuel free and to eliminate fossil fuels in new construction.	Substantive change	To support the County efforts to have fossil fuel free facilities, not just being carbon neutral, in alignment with the Strategic Climate Action Plan	Improved progression towards fossil fuel free facilities goal	Strategic Climate Action Plan Priority Actions 3.17.1 and 3.16.2	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Yes</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The change from "carbon neutral" to "fossil fuel free" is a policy choice.</li> </ul>
F-216 King County capital facilities and <del>((e))</del> County-funded projects should be designed and constructed using sustainable development practices, with consideration for long-term environmental and economic sustainability.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-217 All eligible King County new capital projects shall <del>((plan for and should))</del> achieve Leadership in Energy and Environmental Design (LEED) Platinum certification level using the LEED rating system or the Sustainable Infrastructure Scorecard, or achieve the highest certification level using an approved alternative rating system <del>((, and apply minimum performance standards when the incremental cost impacts do not exceed the maximums allowed by King County code))</del> .	Substantive change	To align with current requirements	No change; reflects existing mandates and practice	Strategic Climate Action Plan Green Building focus area	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory and Capital Projects</li> <li>Description of proposed regulations: Existing code in K.C.C. 18.17.050</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The Green Building Ordinance (<a href="#">Ordinance 19402</a>) only requires "certification through an applicable alternative green building rating system," not <i>highest</i> certification level. As this policy would change to a "shall" policy, the green building code would need to be updated to align with this change. Alternatively, the policy could be amended to match the existing code. Executive staff note that the code was updated more recently, so the policy could be changed to match the code.</li> </ul>
F-217a All eligible King County major remodels and renovations shall <del>((plan for and should))</del> achieve LEED Gold certification level using the LEED rating system or the Sustainable Infrastructure Scorecard, or achieve a similar certification level using an approved alternative rating system <del>((, and apply minimum performance standards when the incremental cost impacts do not exceed the maximums allowed by King County code))</del> .	Substantive change	To align with current requirements	No change; reflects existing mandates and practice	Strategic Climate Action Plan Green Building focus area	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory and Capital Projects</li> <li>Description of proposed regulations: Existing code in K.C.C. 18.17.050</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>As with the policy above, only "certification" is required, not "similar certification level." Same policy options as above apply. Executive staff note that the code was updated more recently, so the policy could be changed to match the code.</li> </ul>
F-217b All King County owned new construction capital projects should achieve net zero greenhouse emissions by 2030.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy is duplicative of F-215a and Council could consider removing it.</li> </ul>

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<p>F-217c All King County capital programs (<del>will</del>) shall evaluate their project portfolio for opportunities to achieve net-zero greenhouse gas emissions through programs such as the Living Building challenge, Living Communities Challenge, Net Zero Energy, Envision, or EcoDistrict.</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p> <p>Other edits for grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff state the F-217c policy refers to opportunities to specifically achieve "net-zero greenhouse gas emissions". Not all the programs listed in Ord 19402 achieve net-zero greenhouse gas emissions. This language could be clarified.</li> </ul>
<p>F-217d King County should build and operate public buildings and infrastructure that result in regenerative and net positive benefits related to energy, water, greenhouse gas emissions, and other resources and, for private development, guide development practices to achieve these same benefits.</p>	<p>Policy staff flag</p>					<ul style="list-style-type: none"> <li>The language related to private development could be removed, as this chapter is not about private development.</li> </ul>
<p>F-217e King County (<del>will</del>) shall increase water efficiency and conservation, and reduce purchased water consumption through appropriate and economically feasible reuse of wastewater effluent, recycled water, stormwater, and harvested rainwater.</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p> <p>Other edits for grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy does not relate directly to County facilities. It could be updated to state "in its facilities" in order to clarify.</li> <li>Council passed <u>Motion 16434</u> in 2023 asking the Executive to respond concerns about contaminants wastewater effluent identified in a county report. "Consistent with public safety needs" at the end of the policy to address this issue.</li> </ul>
<p>F-221 (<del>King County shall consider the initiation of a subarea study, or other corrective action, with any</del>) If a service provider (<del>that</del>) declares, through their capital facilities plan, an inability to accommodate projected service needs inside their service area, King County and the service provider shall remedy the deficiency through a joint planning process addressing capital improvement programs, long-term funding strategies, or other appropriate corrective actions. If those actions cannot resolve the deficiency, King County shall not allow for expansion of the service provider's service area and shall consider regulations to mitigate the effect of the deficiency.</p>	<p>Clarification of existing policy intent</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary. In this case, this is not a land use study. This is about efforts to resolve emergent service delivery issues. So, a general study that would be defined on a case-by-case basis in accordance with the issue and</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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		the associated service provider is more appropriate. The existing policy language was also vague regarding what the study was for; so that is also clarified here.  Consolation of F-223  Other clarifying edits to reflect existing intent				
<del>((F-221a Results from the King County Equity Impact Review Tool will be used as an important consideration in evaluation funding and service delivery decisions when needed to address service deficiencies.))</del>	Clarification of existing policy intent	Redundant to F-202a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-222 King County and <del>((its))</del> the cities in King County should coordinate planning for health and human service facilities and services. County investments in health and human service facilities should be targeted primarily to the designated Urban Centers and secondarily to other locations in the Urban Growth Area and Rural Towns.	Clarification of existing policy intent	"Its" inaccurately implies ownership of/jurisdiction over the cities by the County	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. Executive staff state that F-222 is consistent with other MPP, CPP, and KCCP policies requiring services to be focused in the UGA and Rural Towns, which all facility planning (not just Crisis Care Center facilities) must be consistent with even if not explicitly stated in individual planning documents.</li> </ul>
<del>((F-223 If a service deficiency is identified in a service provider's existing service area, King County and the applicable service provider shall remedy the deficiency through a joint planning process addressing capital improvement programs and long-term funding strategies. If financing and level of service remedies cannot solve the deficiency, King County shall not allow for expansion of the service provider's service area and shall consider regulations to mitigate the effect of the deficiency.))</del>	Clarification of existing policy intent	Consolidated in F-221	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Policy F-224						<ul style="list-style-type: none"> <li>This policy is discussed in the Four-to-One Program policy matrix.</li> </ul>
F-225a King County should <del>((consider))</del> identify, strengthen, and support equitable discount or low-rate service fees <del>((for))</del> to reduce cost burden on households with low <del>((-))</del> incomes <del>((households))</del> .	Substantive change	Strengthened to support equity goals, consistent with current practice (such as ORCA fares, solid waste fees, sewer extensions, solar/heat pumps)	Reduced barriers for residents with low incomes	Strategic Climate Action Plan Priority Action SRFC 7.1.1	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policy is strengthened by removing "consider." This is a policy choice.</li> <li>It's not clear how the County would identify a discount fee if the County sets the fee. This could be clarified by removing "identify."</li> </ul>
F-227 King County and neighboring counties <del>((, if advantageous to both,))</del> should share essential public facilities to increase efficiency of operation <del>((, Efficiency of operation should take into account)),</del> including consideration of the overall value of the essential public facility to the region and the county and <del>((the extent to which, if properly mitigated,))</del> whether expansion of an existing essential public facility <del>((located in the county))</del> might be more economical and environmentally sound.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>F-228 King County should strive to site essential public facilities equitably so that no racial, cultural, or socio-economic group is <del>((unduly))</del> disproportionately impacted by or benefits from essential public facility siting or expansion decisions. No single community should absorb an inequitable share of these facilities and their impacts. An assessment of existing facilities should be conducted when siting new facilities. Siting <del>((will))</del> shall consider equity<del>((-))</del>; environmental justice; and environmental, economic, technical, and service area factors. Communities with a disproportionate share of existing facilities should be actively engaged in the planning and siting process for new facilities. The net impact of siting new essential public facilities should be weighed against the net impact of expansion of existing essential public facilities, with appropriate buffering and mitigation. Essential public facilities that directly serve the public beyond their general vicinity shall be discouraged from locating in the Rural Area and Natural Resource Lands.</p>	<p>Substantive change</p>	<p>Updated to align with Countywide Planning Policies</p> <p>Other edits for clarity and grammar; "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p>	<p>Reduction in negative impacts and improved outcomes for priority populations resulting from essential public facilities</p>	<p>Countywide Planning Policy PF-24</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy covers three different ideas. It could be separated out into individual policy intent: avoiding disproportionate impacts; siting new facilities versus expanding existing facilities; and discouraging locating outside the urban area.</li> </ul>
<p>F-230 Siting analysis for proposed new or expansions to existing essential public facilities shall consist of the following:</p> <p>a. An inventory of similar existing essential public facilities in King County and neighboring counties, including their locations and capacities;</p> <p>b. A forecast of the future needs for the essential public facility;</p> <p>c. An analysis of the potential social, equity, health, and economic impacts and benefits and burdens to <del>((jurisdictions and local))</del> communities receiving or surrounding the facilities;</p> <p>d. An analysis of the proposal's consistency with policies F-226 through F-229;</p> <p>e. An analysis of alternatives to the facility, including decentralization, conservation, demand management, and other strategies;</p> <p>f. An analysis of economic and environmental impacts, including mitigation, of any existing essential public facility, as well as of any new site(s) under consideration as an alternative to expansion of an existing facility;</p> <p>g. An analysis of potential climate change impacts on the essential public facility, including consideration of sea level rise, and options for reducing climate change impacts on the facility, including locating the facility outside of the mapped 500-year floodplain along the marine shoreline (unless water-dependent, such as wastewater treatment facilities and associated conveyance infrastructure);</p> <p>h. Extensive public involvement which strives to effectively engage a wide range of racial, ethnic, cultural, and socio-economic group, including communities that are the most impacted;</p> <p><del>((h-))</del> i. Consideration of any applicable prior review conducted by a public agency, local government, or <del>((stakeholder group))</del> interested parties; and</p> <p><del>((i-))</del> j. To the extent allowable under the Growth Management Act, the locational criteria in policies R-326 and R-327.</p>	<p>Substantive change</p>	<p>Updated to align with Countywide Planning Policies</p> <p>Other edits for clarity and current terminology</p>	<p>More equitable and healthy outcomes for impacted communities and improved essential public facility climate change resiliency</p>	<p>Countywide Planning Policies PF-24, PF-25, and EN-31</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: 2025</li> </ul>	<ul style="list-style-type: none"> <li>The beginning of the policy could have language added directing the siting analysis.</li> </ul>

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Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><u>F-230a For existing essential public facilities, King County should considerer potential impacts from climate change and identify and implement actions to improve resiliency and mitigate for impacts, including consideration of potential long-term relocation of facilities that are in the mapped 500-year floodplain along the marine shoreline (unless water-dependent, such as wastewater treatment facilities and associated conveyance infrastructure).</u></p>	New policy	Updated to align with Countywide Planning Policies	Improved essential public facility climate change resiliency	Countywide Planning Policy EN-31	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-232 Water utilities that obtain water from, or distribute water in unincorporated King County, and water utilities formed as special purpose districts under Title 57 Revised Code of Washington are required to submit water system plans to the ((e))County for review and approval and shall describe in their plans how they intend to meet their duty to provide service within their retail service areas, and generally how they plan to meet water service needs in their future service.</p>	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-234 In the Urban Growth Area, individual private wells are not permitted unless application of Policy F-233 to a proposal for a single((-family residence)) detached home on an individual lot would deny all reasonable use of the property. In that case, the well would be allowed only as an interim facility until service by a public water system can be provided. The individual well must meet the criteria of the King County Board of Health Code Title 13.</p>	Technical change	Current terminology and correction	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-235 ((In the Urban Growth Area, i))If an existing Group A water provider cannot provide direct or indirect service to new development under Policy F-233, a new public water system may be established if it is owned or operated by the following, in order of preference:</p> <p>a. By a satellite management agency approved by the State Department of Health under contract with the Group A system in whose service area the system is located, provided that the existing Group A water system remains responsible for meeting the duty to serve the new system under Revised Code of Washington 43.20.260; ((e))</p> <p>b. ((By a satellite management agency)) If approved by both the State Department of Health and King County:</p> <p>i. In the urban area, by a satellite management agency; or</p> <p>ii. In the Rural Area or Natural Resource Lands, by a satellite management agency or an existing Group B system; then</p> <p>c. In the Rural Area or Natural Resource Lands, by the owners of the lots, which are provided water by a new Group A or B system if not within the service area of an existing Group A system or not within the area covered by a satellite management agency. Approval for any such system shall be conditioned for future ownership or management by a satellite management agency, when such service becomes available, and for periodic review of system operations, as required by Revised Code of Washington 70.119A.060.</p> <p>All new public water systems ((formed in the Urban Growth Area)) shall connect to the Group A water system in whose service area the new system is located when direct service becomes available. Such a connection shall be made by the homeowner or association in a timely and reasonable manner.</p>	Clarification of existing policy intent	Consolidates F-236 and F-237	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The Executive is proposing to consolidate policies F-236, F-237 with this policy. In doing so, they now group urban and rural policies together. There are no substantive policy changes made. Council may wish to retain the existing urban/rural grouping.</li> <li>The last paragraph beginning with "All new public water systems" could be its own policy.</li> </ul>



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<p>F-236 (In the Rural Area, King County land use and water service decisions support the long-term integrity of Rural Area ecosystems. Within the Rural Area, individual private wells, rainwater catchment, Group B water systems, and Group A water systems are all allowed. If an existing Group A water provider cannot provide direct or indirect service to new development per the exceptions in Policy F-233, a new public water system or private well may be established if it is owned or operated by the following, in order of preference:</p> <p>a. By a satellite management agency approved by the state Department of Health under contract with the Group A system in whose service area the system is located, provided that the existing Group A water system remains responsible for meeting the duty to serve the new system under Revised Code of Washington 43.20.260; and</p> <p>b. By a satellite management agency or an existing Group B system approved by both the State Department of Health and King County.</p> <p>If service cannot be obtained by means of the above stated options, then water service may be obtained by creation of a new system, use of private wells or rainwater catchment. All new public water systems formed in the Rural Area shall connect to the Group A water system in whose service area the new system is located when direct service becomes available.) In the Rural Area or Natural Resource Lands, if water service cannot be obtained by the options provided in F-235, then use of private wells or rainwater catchment may be allowed.</p>	<p>Clarification of existing policy intent</p>	<p>Consolidated in F-235, with retention of existing well and rainwater catchment allowance if F-235 cannot be met</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The Executive is proposing to consolidate policies F-236, F-237 with this policy. In doing so, they now group urban and rural policies together. There are no substantive policy changes made. Council may wish to retain the existing urban/rural grouping and streamline the language for clarity. Policies F-236 and F-237, both rural-focused, could be combined.</li> </ul>
<p>(F-237 New public water systems established in the Rural Area shall be owned and operated by the following, in order of preference:</p> <p>a. By the Group A public water system in whose service area the system is located, by direct service or satellite management by the Group A system;</p> <p>b. By a satellite management agency approved by the State Department of Health and providing service within the county and under contract with the Group A system if it is located in a Group A system service area; or</p> <p>c. By the owners of the lots, which are provided water by a new Group A or B system if not within the service area of an existing Group A system or not within the area covered by a satellite management agency. Approval for any such system shall be conditioned for future ownership or management by a satellite management agency, when such service becomes available, and for periodic review of system operations, as required by Revised Code of Washington 70.119A.060(2).)</p>	<p>Clarification of existing policy intent</p>	<p>Consolidated in F-235</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The Executive is proposing to consolidate policies F-236, F-237 with this policy. In doing so, they now group urban and rural policies together. There are no substantive policy changes made. Council may wish to retain the existing urban/rural grouping and streamline the language for clarity. Policies F-236 and F-237, both rural-focused, could be combined.</li> </ul>
<p>F-238 New subdivisions with more than six single((-family)) detached residential lots on Vashon-Maury Island and in basins with closed streams in the Rural Area (as defined in Chapters 173-507, 173-508, 173-509, 173-510, and 173-515 Washington Administrative Code ((173-507, 508, 509, 510, and 515))) may not be served by a potable water system using an exempt well, or a combination of multiple exempt wells. Exempt wells are allowed only in the Rural Area and only under the following circumstances:</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and grammar; renumbered sub-a is a permissive allowance, not a guaranteed permit approval</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>a. <del>((New subdivisions or short subdivisions with six or fewer lots;</del>            b.)) Except as otherwise provided in subsection <del>((e.))</del> b. of this policy only one exempt well per subdivision or short subdivision <del>((will))</del> may be permitted unless more than one exempt well is needed to meet the water flow requirements for the subdivision or short subdivision;  <del>((e.))</del> b. Individual private wells may be used in a subdivision or short subdivision when all lots in the subdivision or short subdivision are twenty acres in area or larger; and  <del>((d.))</del> c. New developments in the Rural Area served by one or more exempt wells shall not exceed one-half acre of irrigation <u>of land area.</u></p>						
<p>F-239 King County shall work with water service providers, the State Department of Ecology and the State Department of Health to <del>((track and measure))</del> ensure groundwater use and to meet the County's obligation to protect groundwater quality and quantity in Rural Areas, while supporting uses of groundwater that meet public health, resource protection, land use planning, and fish recovery objectives and obligations.</p>	<p>Clarification of existing policy intent</p>	<p>To align with current practice; there is not a practical/literal tracking and measuring of this, but the County does ensure protection through various action (in review of water system plans; permit review for compliance with water service protocols, stormwater management, flood hazard requirements, protection of important habitat; Public Health services for on-site septic systems and older group B water systems; participation in the Watershed Restoration and Enhancement Committee process; salmon recovery planning; etc).</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>((F-240 King County shall require any new or expanding Group B water system to have a totalizing source meter and make information from the meter available upon request of King County.))</del></p>	<p>Clarification of existing policy intent</p>	<p>Not a County role; the State regulates this (WAC 246-291-200)</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-241 King County shall encourage the adoption of state or local laws and codes to limit the construction of new exempt wells, <u>as well as encourage abandoning existing exempt wells,</u> within <del>((existing))</del> water utility service areas and promote the safe and timely decommissioning of wells no longer in service.</p>	<p>Clarification of existing policy intent</p>	<p>Emphasizes that existing except wells should also be abandoned when a home connects to a water system, to support the "safe and timely" decommissioning element later in the policy, consistent with existing intent; policy has been used previously in a Timely and Reasonable Service appeal to require the decommission of an existing well that would be abandoned.</p> <p>"Existing" is unnecessary to state.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>King County has jurisdiction over local laws and codes. This policy, as written, would be implemented through our lobbying efforts at the state level.</li> <li>To implement this policy at the local level, the language could be changed to state that the County will require these things and adopt implementing code language to achieve it.</li> </ul>

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<p>F-231) F-241a King County supports coordination of regional water supply planning, sales of excess water supplies among municipalities in the region, water quality programs, and water conservation, reuse, and recycled water programs. This regional planning should support King County's goals of focusing growth in the Urban Growth Area and ensuring water availability for resource lands.</p>	<p>Clarification of existing policy intent</p>	<p>Relocation of F-231</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The first sentence is missing direction. "Should" could be added for consistency with other policies in the chapter.</li> </ul>
<p>F-242 King County <u>should</u> support((s)) initiation of a water planning process for the development of a regional or subregional water plan. <del>((The planning process should at a minimum cover all of King County, but may include a broader geographic area.))</del> The County <del>((will))</del> shall work in concert with water utilities, state agencies, Indian tribes, and other<del>((s that participate))</del> key partners. <del>((Key components of this planning process should include: a. Involvement, oversight and support of elected officials in the region; b. Meaningful public participation including the involvement of the state and federally recognized tribes; and c. Recognition of, and making appropriate linkages with, other state, regional, or local planning processes.))</del></p>	<p>Substantive change</p>	<p>Reorient to policy direction rather than a factual statement</p> <p>Updated to reflect current context and County role: policy makes more sense as it relates to water utility planning; Coordinated Water System Plans (CWSPs) typically have a section addressing regional planning opportunities, and CWSPs fall under the purview of the chair of the Utilities Technical Review Committee. Given this, policy is reoriented to support the update of the CWSPs, which are approximately 30 years old</p>	<p>Improved water system planning</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-243 King County recognizes that a regional water planning process will be a collaborative process. King County's objectives for the process and a resulting plan are that it:</p> <ol style="list-style-type: none"> <li>Be consistent with, and support, growth management objectives and decisions made by local and regional jurisdictions under the Growth Management Act;</li> <li>Address the need for sufficient flows to achieve salmon recovery objectives of the approved regional recovery plan for species listed under the Endangered Species Act, and recognize Indian tribal water rights;</li> <li>Be consistent with and support the approved water quality and quantity strategies adopted by the region, local governments, and other responsible entities (such as water utilities) in compliance with federal requirements under the Clean Water Act, Safe Drinking Water Act, and other authorities relevant to water quantity and quality;</li> <li>Include provisions for the efficient use of water, including recycled water;</li> <li>Consider the impacts of climate change on water demand and supply;</li> <li>Address the water needs of other specific sectors of the local economy, including agriculture and other industries with significant water uses;</li> <li>Include, to the extent possible, assigned accountability for implementing conservation and developing new supplies and related infrastructure; and</li> <li>Identify, and develop a strategy for, any legislative changes necessary or desirable to implement the plan.</li> </ol>	<p>Technical change</p>	<p>Current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy retains "will" in the first sentence. Council may wish to change this to "should" for consistency.</li> </ul>

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<del>((F-243a ——— Results from the King County Equity Impact Review Tool will be used as an important consideration to identify and assess the impacts of proposed service changes, and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.</del>	Clarification of existing policy intent	Consolidated in F-202a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The Executive proposes to consolidate language from this policy related to equity and racial and social justice and the determinants of equity from F-202a about consideration of funding for capital projects and service delivery options. Council may wish to retain separate policies with the proposed change to "shall" from "will."</li> </ul>
<del>F-244 — King County shall participate in the development of a regional water supply plan or plans addressing potable water supply service by multiple water purveyors to ensure that uses of recycled water intended to augment or replace potable water supplies will be considered in the development of any such plans, and for such other purposes as are authorized in the underlying authority for such a plan. King County's participation in the development of such plans shall be carried out in accordance with Revised Code of Washington 90.46.120, and pursuant to processes provided in the underlying planning authority.</del>	Clarification of existing policy intent	Redundant to F-242, F-243, RCW 90.46.120, and K.C.C. 13.24.010 and 13.24.060	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>F-245 — Prior to initiation of any process to develop a regional water plan as described in Policy F-243, King County shall work with utilities to conduct a joint assessment of the state of water planning and coordination in the region. Such an assessment should identify where current planning and coordination efforts by and among water utilities address County interests and where there are gaps. The assessment should be used to guide any efforts related to development of a regional water plan.</del>	Substantive change	It's not necessary to conduct a joint assessment prior to the initiation of a regional plan; it could be completed as part of the plan development process	Streamlined planning process	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice to remove this policy. The Executive's stated intent is that the joint assessment could be completed as part of a plan development process. The Council may wish to add language supporting coordination to F-243.</li> </ul>
<del>F-246 — King County supports interties that allow the transfer of water resources among water utilities to meet the projected demands for growth where such interties meet the requirements of Revised Code of Washington 90.03.383 and are also consistent with any applicable locally adopted comprehensive plans, regional water supply plans, adopted groundwater management plans, watershed plans, approved Coordinated Water System Plans, Endangered Species Act response requirements and Clean Water Act requirements.</del>	Clarification of existing policy intent	Policies for interties are unnecessary. Water purveyors construct interties with neighboring systems for emergency and wholesale purchase, depending on the circumstance. WAC 246-290-100 requires water system plans (WSPs) to address the system's water system supply, including a reliability analysis. The WSP is also required to address how the system would respond to a water shortage; this is where a WSP would reference agreements/interties with neighboring purveyors.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>F-247 — King County supports the development of appropriate regional water intertie capital projects, subject to approval from appropriate local, state, and federal agencies and consistent with Policy F-246.</del>	Clarification of existing policy intent	Policies for interties are unnecessary. Water purveyors construct interties with neighboring systems for emergency and wholesale purchase, depending on the circumstance. WAC 246-290-100 requires water system plans	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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		(WSPs) to address the system's water system supply, including a reliability analysis. The WSP is also required to address how the system would respond to a water shortage; this is where a WSP would reference agreements/interties with neighboring purveyors.				
<p><del>F-249 ((Utilities with more than one thousand service connections required to submit water system plans for approval to King County shall include an evaluation of recycled water use opportunities by completing King County's Water Reclamation Evaluation Checklist.))</del>  <u>Water system plans for large purveyors shall include an evaluation of recycled water use opportunities.</u></p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity, consistent with existing intent and current practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>F-250 King County shall ((encourage)) allow local developers with new projects in unincorporated King County to ((explore the possibility of using)) use recycled water for nonpotable purposes when ((a plan for)) recycled water ((has been approved for the area)) is available for use.</del></p>	<p>Clarification of existing policy intent</p>	<p>Updated to align with current regulations; K.C.C. 21A.16.330 allows, but does not require, the use of alternative water sources (e.g. recycled water).</p> <p>Other edits for clarity</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is weakened by changing "encourage" to "allow." This is a policy choice.</li> </ul>
<p><del>((F-251 In its review of water system plans, the Utilities Technical Review Committee shall consider the criteria provided in King County Code 13.24.010, 13.24.060, and 13.24.070, and determine the plan's consistency with the following:</del></p> <p><del>a. Applicable provisions of the King County Comprehensive Plan, land use plans, and development regulations adopted under the Growth Management Act;</del></p> <p><del>b. Approved or adopted regional water resource plans, such as basin plans, groundwater plans, watershed-based conservation and recovery plans developed under Endangered Species Act, salmon recovery plans developed under chapter 77.85 Revised Code of Washington, water resource plans developed under chapter 90.54 Revised Code of Washington, watershed plans developed under chapter 90.82 Revised Code of Washington, and a regional water supply plan or water resource management plan;</del></p> <p><del>c. The county's Regional Wastewater Services Plan; and</del></p> <p><del>d. Other applicable provisions of countywide plans managed by King County, as specified in Utilities Technical Review Committee guidance or checklists.</del></p> <p><del>The Utilities Technical Review Committee shall work with state agencies, water utilities, and other parties to develop any necessary rules, policies or checklists to provide clear information and guidance as to the county's expectations for its reviews. For each plan submitted to the county for review, the Utilities Technical Review Committee should have the goal of providing an initial response and comments to the water utility within the same timeframes as the state Department of Health under Revised Code of Washington 43.20.250.))</del></p>	<p>Clarification of existing policy intent</p>	<p>These are code requirements and do not need to be policy; see K.C.C. Chapter 13.24</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The water system plan review considerations are included in KCC Title 13. The guidance regarding working with state agencies, utilities, and other parties, as well as the timeline for review, is not included in Title 13. Council may wish to retain this broader language in the Comprehensive Plan guiding the Utilities Technical Review Committee (UTRC) review of plans.</li> </ul>

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<p>F-252 In reviewing proposals for modified and expanded service area boundaries for municipal water suppliers, <u>as defined under Chapter 90.03 Revised Code of Washington</u>, the Utilities Technical Review Committee shall consider(<del>(, in addition to Policy F-254)</del>):</p> <p>a. Compliance by the water system with its water system comprehensive plan, including water conservation elements;</p> <p>b. Whether it can meet its duty to provide service within its service area, as required under <del>((e))</del>Chapter 43.20 Revised Code of Washington; and</p> <p>c. Consistency with the service provisions of any applicable Coordinated Water System Plan, as adopted in King County Code Chapter 13.28.</p> <p>The <del>((e))</del>County shall not approve a water system plan with a proposed retail service area where the water system is unable to provide timely and reasonable service for one or more of the reasons identified in Revised Code of Washington 43.20.260. King County accepts and encourages timely and reasonable service by a water utility within its service area through the provision of satellite or remote ownership or management of facilities that are not physically connected with the water utility's other facilities. This does not preclude a modified or expanded service area boundary for the water system <del>((in order))</del> to correct problems and provide reliable potable water service to existing water users within the proposed modified service area. The Utilities Technical Review Committee is responsible for making determinations of timely and reasonable service, as provided for under <u>Chapter 70A.100 Revised Code of Washington ((70.146,))</u> and <del>((K.C.C.))</del> <u>King County Code Chapters 13.24 and 13.28</u>.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity, consistent with existing intent, and grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The second part of the policy, after the subs, could be made into a new policy.</li> </ul>
<p>F-253 <del>((Consistent with Countywide Planning Policies, p))</del>Public drinking water system surface water reservoirs and their watersheds should:</p> <p>a. <del>((b))</del>Be managed primarily for the protection of drinking water<del>((, but should))</del>;</p> <p>b. <del>((a))</del>Allow for multiple uses, including recreation, when such uses do not jeopardize drinking water quality standards<del>((-P))</del> and public watersheds <del>((must be))</del> are managed to protect downstream fish and agriculture resources.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity, current context, and grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-254 Groundwater-based public water supplies should be protected by preventing land uses that may adversely affect groundwater quality or quantity to the extent that the supply might be jeopardized. The <del>((e))</del>County shall protect the quality and quantity of groundwater used as water supplies through implementation of Policies E-493 through E-497 where applicable.</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The policy could be strengthened by changing the "should" to "shall" in the first sentence.</li> </ul>
<p>F-255 In the Urban Growth Area, all new development shall be served by public sewers unless:</p> <p>a. Application of this policy to a proposal for a single- family residence on an individual lot would deny all reasonable use of the property; or</p> <p>b. Sewer service is not available for a proposed short subdivision of urban property in a timely or reasonable manner as determined by the Utilities Technical Review Committee. These</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>on-site systems shall be managed by one of the following entities, in order of preference:</p> <ol style="list-style-type: none"> <li>1. The sewer utility whose service area encompasses the proposed short subdivision; <del>((or))</del></li> <li>2. The provider most likely to serve the area; or<del>((;))</del></li> <li>3. An Onsite Sewage System Maintainer certified by the Public Health – Seattle &amp; King County.</li> </ol> <p>The onsite system shall meet all state and county approval requirements. The approved short subdivision shall indicate how additional lots to satisfy the minimum density requirements of the zoning will be located on the subject property in case sewers become available in the future. There shall be no further subdivision of lots created under this policy unless served by public sewers.</p>						
<p>F-257 City-owned parks that are redesignated from Rural to Urban on or after September 20, 2004, to allow future annexation by a city and that are subsequently served by public sewers shall be tightlined. <del>((This policy applies to parks that were redesignated from Rural to Urban on or after September 20, 2004.))</del></p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and streamlining</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>F-258 The existing public sewer system in the Rural Towns of Vashon and Snoqualmie Pass shall not be expanded to serve land beyond the boundaries of the town, except as provided in Policy <del>((F-264))</del> F-262a and as consistent with Title 57 Revised Code of Washington. <u>Subject to F-262, ((O))</u> onsite systems, community on-site systems or decentralized treatment systems may be used as appropriate for planned growth in the Rural Towns of Fall City <del>((and Snoqualmie Pass)).</del></p>	<p>Clarification of existing policy intent</p>	<p>Reflects that Snoqualmie Pass currently has sewer service, and renumbering of other polices</p> <p>Clarifies that: F-262 further modifies this policy, consistent with existing intent</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>F-259 Sewer facilities such as pump stations, force mains, and trunk lines that do not provide connections to the Rural Area may be located in the Rural Area only when they are identified in a King County-approved comprehensive sewage system plan and upon a finding by King County that it is technically necessary <del>((in providing))</del> to provide service to the Urban Growth Area.</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p><del>((F-282a))</del> F-261a King County should work with landowners, other jurisdictions, the state Department of Health, sewer districts, and the Puget Sound Partnership to develop effective strategies and additional resources for working with landowners to provide technical assistance and requested support regarding managing onsite septic systems, and proactively addressing failing septic systems in <del>((environmentally))</del> sensitive areas.</p>	<p>Clarification of existing policy intent</p>	<p>To match terminology in the Board of Health Code</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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<p>F-262 <u>Developments using a ((Collective)) community on-site sewage system((s)) or large on-site sewage system may be ((used)) permitted only in the following circumstances in the Rural Area and Natural Resource Lands:</u></p> <p>a. Existing on-site systems are failing within an area and ((the Seattle/King County Department of)) Public Health – Seattle &amp; King County concurs that long-term individual on-site sewage system repairs are not feasible or water quality is threatened by the presence of or potential for health hazards resulting from inadequate on-site wastewater disposal methods;</p> <p>b. An authorized public agency will manage the ((community)) system; ((and))</p> <p>c. The ((community)) system is designed only to serve existing structures and lots and cannot be used as a basis to ((increase)) exceed base density for the zone or applicable special district overlay(s) or p-suffix(es) ((or to expand permitted nonresidential uses)). Substandard vacant lots must be combined to the extent feasible to meet rural density policies((–Management of the community system must be by an authorized public agency.)) and regulations;</p> <p>d. <u>A system serving residentially developed lots cannot be used to: expand existing permitted nonresidential uses in size or scale; establish new permitted nonresidential uses; or serve commercially zoned properties; and</u></p> <p>e. <u>For a system serving commercially developed lots: the system is used only to serve commercially zoned properties; property-specific development conditions are imposed that establish a range of allowed uses that can be adequately served by the system at the time of its construction; and the allowed uses are not more expansive than those allowed in the underlying zone.</u></p>	<p>Substantive change</p>	<p>Edits to: reflect current types of collective on-site sewage systems; align with current County regulatory roles for said systems; and improve clarity and implementability</p>	<p>Ensures appropriate levels of development consistent with rural character</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Commensurate changes in K.C.C. Chapter 21A.44</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This existing policy language limits the construction of new large/community on-site septic systems to areas where individual septic systems are failing and would require they serve existing structures and lots. New construction would not have the option of building a shared system and would have to rely on individual systems. This is a policy choice.</li> <li>The wording of the existing policies implies it's about residential development. Sub e. specifically calls out commercially developed lots. For clarity, Council may wish to include "development intensity" in sub. c. along with density to address commercial development.</li> <li>Corresponding regulations are in the zoning code and in SVNE Map Amendment 2. If Council make changes here, the same changes could be made there for consistency.</li> </ul>
<p>((F-264)) F-262a Except as otherwise provided for in this policy, public sewer service shall be prohibited in the Rural Area or on Natural Resource Lands.</p> <p>a. Public sewer service may be expanded to the Rural Area or to Natural Resource Lands, only:</p> <ol style="list-style-type: none"> <li>Where needed to address specific health and safety problems threatening the use of existing structures and the use of septic or other onsite wastewater systems has been determined by King County to be not feasible; or</li> <li>To serve a new school authorized to be located in the Rural Area by R-327.</li> </ol> <p>b. Public sewers may be extended, pursuant to this policy, only if they are tightlined and only after a finding is made by King County that no reasonable alternative technologies are feasible.</p> <p>((e-)) Public sewers that are allowed in the Rural Area or on Natural Resource Lands pursuant to this policy shall not be used to convert Rural Area land or Natural Resource Lands to urban uses and densities or to expand permitted nonresidential uses.</p>	<p>Clarification of existing policy intent</p>	<p>Relocated and restructured for clarity</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>



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F-265 Regional solid waste planning should integrate the principles of environmental stewardship, <u>circular economy, equity and racial and social justice</u> , and sustainable development into all aspects of solid waste management.	Substantive change	To reflect that a circular economy is at the core of this work; rather than the take-make-waste linear economy, a circular economy minimizing waste, keeps materials in use as long as possible and regenerates natural systems  To align with equity goals of Comprehensive Solid Waste Management Plan	Reductions in waste and improved outcomes for priority populations	Re+ Strategic Plan  Comprehensive Solid Waste Management Plan Policy ES-3	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. Changes proposed are consistent with Comprehensive Solid Waste Management Plan.</li> </ul>
F-266 Solid waste should be collected, handled, processed, and disposed of in ways that reduce waste, conserve resources, and protect public health and the environment.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-267 King County should achieve <del>((Z))zero ((W))waste of ((R))resources</del> by 2030 <u>and a 85 percent construction and demolition diversion rate by 2025</u> by targeting areas of the waste stream that have the greatest potential for <del>((diversion)) prevention and reuse, product stewardship, recycling and composting, beneficial use, and recovery while regenerating natural systems.</del>	Substantive change	To align with the Strategic Climate Action Plan and better reflect the waste hierarchy in alignment with the Comprehensive Solid Waste Management Plan	No effect; reflects current planning and practice	Strategic Climate Action Plan Performance Measure GHG 20  Comprehensive Solid Waste Management Plan Sustainable Materials Management Goal	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. Proposed changes are consistent with SCAP and Comprehensive Solid Waste Management Plan. Executive staff indicate that the Construction &amp; Demolition target is on track to be met, with a diversion rate of 80% in 2022.</li> </ul>
<del>((F-268 Solid waste management should be planned, and transfer and disposal capacity provided, on a regional basis.))</del>	Clarification of existing policy intent	Consolidated in F-269	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-269 King County shall <u>plan for and operate a regional transfer system</u> that is dispersed throughout the county to ensure access to safe, reliable, efficient, and affordable solid waste services, and improves recycling opportunities for residents and businesses. King County should continue to provide facilities for self-haulers.	Clarification of existing policy intent	Consolidates F-268	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>F-269a King County should <del>((consider demand management))</del> <u>implement strategies that maximize the safety and efficiency of the transfer system and encourage use of, and equitable participation in, solid waste curbside collection services.</u></p>	<p>Substantive change</p>	<p>Demand management is no longer current planning reflected in solid waste Interlocal Agreements; aligning with recommendations in the Blue Ridge Services' " Process Improvement for the Solid Waste Industry" Report (which discusses increasing safety, diversion of recyclables, and efficiencies), it makes sense to reorient the policy to better reflect current planning and practice.</p> <p>Also updated to reflect work the County is developing to implement a low-income discount program.</p>	<p>Ensures safety and equity are maximized in delivery</p>	<p>Re+ strategic plan  K.C.C. Title 10</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is unclear from the text what "equitable participation" means, as it could point to increasing access to curbside services for low-income households or to encourage greater curbside service participation countywide in areas with relatively lower participation. Executive staff indicate that the intent is to implement a low-income discount program and be more intentional about seeking/including input from frontline communities. This could be clarified.</li> </ul>
<p>F-269b <del>((In order to support achieving a 70% recycling goals))</del> <u>To minimize the disposal of useful materials, King County should work with partners and jurisdictions to encourage implementation of frequency and separation policies for curbside collection of garbage, recyclables, and organics throughout the county, including in unincorporated areas.</u></p>	<p>Clarification of existing policy intent</p>	<p>Moving away from the 70% recycling rate goal, as that is confusing with the zero waste context that 70% of what gets thrown away is recyclable. These are two different things, and it better to use more plain language, consistent with existing practice.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-269c <u>King County shall collaborate with cities to achieve a circular economy and preserve landfill space by implementing policies and hauler contract amendments that harmonize recycling and compost standards countywide, such as through the Re+ Program.</u></p>	<p>New policy</p>	<p>To reflect that maximizing use of current landfills is the most cost effective and environmentally friendly to dispose of waste and the next long-term option will be more expensive.</p> <p>To support collaboration with cities, as common recycling and composting standards across jurisdictions reduces confusion of residents and business on what is actually recyclable, which will reduce contamination in these streams and increase value of the recyclable commodity.</p>	<p>Advances circular economy goals and maximizing landfill space.</p>	<p>Re+ Strategic Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-270 <u>King County should maximize the capacity and lifespan of the Cedar Hills Regional Landfill and plan for future disposal when Cedar Hills Landfill closes to ensure no gap in service, subject to environmental constraints, relative costs to operate, <del>((stakeholder))</del> partner and public interests, and overall solid waste system optimization. A replacement landfill shall not be located in King County.</u></p>	<p>Substantive change</p>	<p>Edits to reflect existing intent and current practice and terminology</p>	<p>Supports waste management systems that won't require a new landfill in King County</p>	<p>Comprehensive Solid Waste Management Plan Policies D-2 and D-4</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The last sentence added would prohibit a future landfill from being located in King County. This is a policy choice.</li> <li>Council may wish to revise the language to better reflect the County's role.</li> </ul>

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F-271 King County shall: a. <del>_____((e))Encourage sustainable development and development of markets for reusable and recyclable materials((,)); and</del> b. <del>_____((p))Provide consumer education in the public and private sectors regarding green building practices, product stewardship, extended producer responsibility, circular economy, recycling, purchasing, and consumption ((in order)) to reduce the amount of waste disposed.</del>	Clarification of existing policy intent	Reflecting current terminology and restructured for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-271a King County should consider <del>((whether))</del> opportunities to increase energy recovery from select solid waste materials including organics, mixed plastics, and the non-recyclable portion of the waste stream <del>((are beneficial in terms of cost,))</del> by factoring in the financial, <del>((natural environment))</del> environmental, greenhouse gas <del>((emissions)), and community impacts((, as well as whether any such energy recovery facilities might be more appropriately located outside King County)).</del>	Clarification of existing policy intent	Edited for clarity and to reflect current context	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((F-271b) Results from the King County Equity Impact Review Tool will be used as an important consideration to identify and assess the impacts of proposed service changes, and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.</del>	Clarification of existing policy intent	Consolidated in F-202a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-272 To reduce flooding, erosion, and sedimentation, prevent and mitigate habitat loss, enhance groundwater recharge, and prevent groundwater and surface water quality degradation, consistent with the Growth Management Act, King County shall manage stormwater through plans, programs, and regulations developed by <del>((King))</del> the County in cooperation with affected jurisdictions and agencies whenever possible.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-273 A watershed approach shall be taken for stormwater management, with responsibility shared between King County and affected jurisdictions. This approach should emphasize prevention of surface water and groundwater degradation through education programs, retrofits of existing stormwater controls or the placement of new controls, and implementation of best management practices to reduce pollution entering the region's groundwater and surface waters, including Puget Sound. <u>This approach should also support and build upon regional collaborative stormwater management planning and management approaches as outlined in Policy E-446.</u>	Substantive change	To further support current and planned regional stormwater and health planning goals and efforts, including the Stormwater Summit series	Fosters regional cooperation to manage stormwater in cost effective ways and improves stormwater management outcomes	Clean Water Healthy Habitat Strategic Plan  Regional Stormwater Investment Planning Initiative	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Elements of E-446 regarding regional collaborative stormwater management planning may make more sense in this policy than in that policy. Council may wish to move supporting language from E-446 in Chapter 5 to this new policy in Chapter 9.</li> </ul>
F-274 In the Rural Area and Natural Resource Lands, King County shall minimize the use of <del>((constructed facilities))</del> grey infrastructure for stormwater management and, through <del>((L))</del> low <del>((I))</del> impact <del>((D))</del> development, maximize the use of natural systems, provided that the ecological functions of the natural systems are not harmed. The County should provide incentives to keep these natural systems intact. Low <del>((I))</del> impact <del>((D))</del> development is also preferred in the Urban Growth Area, but it is recognized that structural systems may be needed to realize urban growth and density goals in these areas.	Clarification of existing policy intent	Uses current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Policies F-274, F-278, F-279, and F-281 could be consolidated and streamlined into one policy.</li> </ul>

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Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>F-275 King County <del>((will))</del> shall plan and manage stormwater by basin or sub-basin consistent with Policies E-463 and E-464. To accomplish this goal, stormwater runoff should not be diverted from one basin or sub-basin into another, unless no other reasonable alternative is available for managing run-off within the same basin <u>or an analysis using best available science determines cross-basin diversion or mitigation actions for unavoidable impacts will have greater benefit to regional stormwater management.</u> Where such diversions are permitted, King County <del>((will))</del> shall require environmental analysis and mitigation adequate to protect surface water and groundwater resources from significant adverse impacts.</p>	<p>Substantive change</p>	<p>Creates options to regionally manage stormwater impacts and mitigation measures across basin boundaries if science supports and better outcomes would result.</p> <p>Clarifying edit: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p>	<p>Fosters regional cooperation to manage stormwater in cost effective ways and improves stormwater management outcomes</p>	<p>Clean Water Healthy Habitat Strategic Plan</p> <p>Regional Stormwater Investment Planning Initiative</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>"Best available science" is a term typically associated only with critical areas regulations. Council may wish to remove the language from this policy.</li> </ul>
<p>F-277 Stormwater programs including public education, stormwater system mapping, construction of regional and shared stormwater facilities, retrofitting developed areas, and operation and maintenance programs should be funded through an adequate and equitable funding mechanism. Stormwater facilities required for new development, redevelopment and retrofitting should be designed and built <u>to improve regional water quality to the maximum extent possible, as well as</u> for aesthetic value<del>((, as well as for))</del> and low-cost, long-term maintenance.</p>	<p>Substantive change</p>	<p>Creates options to regionally manage stormwater impacts</p> <p>Other edits for clarity</p>	<p>Fosters regional cooperation to manage stormwater in cost effective ways and improves stormwater management outcomes</p>	<p>Clean Water Healthy Habitat Strategic Plan</p> <p>Regional Stormwater Investment Planning Initiative</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The County's surface water funding is generated from unincorporated properties and not from a regional level. Council may wish to remove "regional" from the policy. Executive staff indicate that "regional" could include a shared facility that serves multiple properties within unincorporated King County. This could be clarified.</li> <li>Water quantity is also considered in stormwater. Council may wish to add "water quantity" before "aesthetic value" in the last sentence.</li> </ul>
<p>F-278 King County shall continue to <del>((encourage, support and))</del> require the use of low impact development as a part of its strategy to mitigate stormwater impacts from new development to the maximum extent feasible <u>and should consider additional supportive strategies, such as in lieu fee mechanisms which are determined through analyses according to best available science to result in overall benefits to regional stormwater management and water quality.</u></p>	<p>Substantive change</p>	<p>For consistency with current regulations and practices</p>	<p>Improved stormwater management outcomes</p>	<p>Surface Water Design Manual</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: Current Surface Water Design Manual</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Policies F-274, F-278, F-279, and F-281 could be consolidated and streamlined into one policy.</li> <li>"Best available science" is a term typically associated only with critical areas regulations. Council may wish to remove the language from this policy.</li> </ul>
<p>F-279 King County should incorporate state-of-the art stormwater management techniques <del>((including))</del> and <del>((L))</del>low <del>((I))</del>impact <del>((D))</del>development into the design, construction and operation of all <del>((e))</del>County facilities and <del>((e))</del>County-funded projects to the maximum extent feasible.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and current context</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Policies F-274, F-278, F-279, and F-281 could be consolidated and streamlined into one policy.</li> </ul>
<p>F-279a <u>When scoping and designing flood risk reduction, fish passage, park, trails, and habitat restoration projects, the County should actively review and pursue opportunities to support stormwater retrofit projects.</u></p>	<p>New policy</p>	<p>Most of King County's urban infrastructure was built out before effective stormwater control and treatment mechanisms were required by regulations, and those same areas are responsible for generating polluted stormwater runoff that makes its way untreated to local waterways. The primary means of treating that runoff in those areas is to retrofit stormwater treatment</p>	<p>Improved stormwater management outcomes</p>	<p>Clean Water Healthy Habitat Strategic Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be strengthened by changing "should" to "shall."</li> </ul>

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		options (structural stormwater controls) where they have not previously existed. Stormwater retrofits improve the water quality and flow control in areas where those structures were previously lacking.				
F-281 King County should work with residential and commercial developers to incorporate state-of-the art stormwater management techniques, such as <u>low impact development</u> , that protect native vegetation and soils, restore disturbed soils by increasing the use of compost, facilitate reuse of resources such as recycled or harvested water, reduce the carbon footprint of the project, and minimize impervious surfaces.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Policies F-274, F-278, F-279, and F-281 could be consolidated and streamlined into one policy.</li> </ul>
F-282 When King County provides technical assistance and incentives for the use of state-of-the art stormwater management techniques, it shall be at no cost to any private sector development.	Policy staff flag					<ul style="list-style-type: none"> <li>Executive staff indicate that the policy language is out of date and could be deleted.</li> </ul>
<u>F-282a King County should continue to implement and support innovative stormwater management programs, such as the RainScapes Green Stormwater Infrastructure Incentive program for private landowners.</u>	New policy	Scientific modeling tells us that regional stormwater treatment facilities, including stormwater parks, provide the most effective treatment for stormwater and improve local water quality, but that doesn't totally address the regional need. Green Stormwater Infrastructure, while smaller scale, provides distributed stormwater treatment across the landscape to enhance the benefits at scale and in concert with regional stormwater facilities.	Improved stormwater management outcomes	Clean Water Healthy Habitat Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be streamlined and consolidated with the other policies (F-274, F-278, F-279, and F-281) related to stormwater.</li> </ul>
<u>F-282b King County should work with regional partners to identify locations for stormwater parks, focusing first on communities with the most polluted water that lack easy access to green space.</u>	New policy	Supports development of stormwater parks, which can help address equity when built in communities without access to open space and recreational opportunities, they build resilience to climate change by increasing green space and stormwater management, and provide the opportunity to add recreational amenities. Trails, benches, art and wildlife viewing areas are common amenities added to renovated stormwater facilities. Regional facilities, such as stormwater parks, have been found to be the most cost-effective way to treat stormwater. By helping to improve water quality and fish habitat,	Improved stormwater management outcomes; collaboration to identify locations for stormwater parks, prioritizing underserved communities	Regional Stormwater Investment Planning Initiative	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Stormwater parks are a newer approach to stormwater management. Council may wish to add language to the lead-in text that describes these facilities and their role in regional stormwater management to support the addition of this policy.</li> </ul>

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		stormwater parks support Indian tribal treaty rights.				
F-283 King County ((shall)) <u>should</u> identify and evaluate potential changes to land use development regulations and building codes to support and promote state-of-the art stormwater management techniques.	Substantive change	Reads like a Work Program action; updated to reflect more appropriate level of commitment; this happens on an ongoing, as needed basis rather than as a single point in time mandate	Code is updated when appropriate and in alignment with available resources	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Policy is weakened by changing "shall" to "should." This is a policy choice.</li> </ul>
<del>((F-284 King County should work cooperatively with other jurisdictions to develop and implement plans and programs that address the appropriate recycling, reuse, reclamation and disposal of the materials generated from maintenance of stormwater infrastructure.))</del>	Substantive change	Not a current or planned body of work	No effect; reflects current practice	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-287 King County shall include equity and racial and social justice principles in ((planning)) <u>updating</u> and implementing the King County Flood Hazard Management Plan to <del>((assure floodplain property owners and residents are given equitable access to flood risk reduction services. Outreach should consider vulnerable populations that may face barriers to accessing services and programs based on age, income, disability, English language proficiency, race and ethnicity, or other factors.))</del> <u>assess flood risks, evaluate impacts of risk reduction actions, and work in partnership with the most impacted communities to develop and prioritize future actions.</u>	Substantive change	Edits to streamline and align with current practice and terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-289 King County should continue to assess and revise current flood warning phases based on the most current data on hydrology and climate change <del>((predictions))</del> <u>projections</u> and modify the King County Flood Warning Program, as needed, to reflect these revised flood phases.	Clarification of existing policy intent	Modified for technical accuracy	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-290 King County should assess the most appropriate level of service for flood risk reduction along river segments based on existing and predicted development density, land use, and hydrologic conditions, <u>inclusive of climate change.</u>	Clarification of existing policy intent	Added climate change to be more explicit about related impacts (already embedded within concept of hydrologic conditions, but this makes it clear), consistent with current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-291 King County <del>((will))</del> <u>shall</u> review available information on the potential impacts of climate change on <del>((winter floods))</del> <u>flooding</u> conditions and other natural hazards that may affect flooding, and consider those potential impacts when updating the flood risk reduction policies and capital improvement projects for the King County Flood Hazard Management Plan.	Clarification of existing policy intent	Clarifying edit: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen  To align with Flood Hazard Management Plan: refers to assessing impacts of climate change on flooding conditions generally, without assigning seasonality; contains the reference to "other natural hazards..." due to connection of	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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		things like burn scars to flooding and potential for increased landslide risk that could have flooding implications.				
<p><del>((F-293 King County shall continue to work with the U.S. Army Corps of Engineers, the Puget Sound Partnership, and other regional partners to develop a science-based vegetation management framework that provides for safe and effective levees, functional riparian habitat, and cost-effective use of limited resources.</del></p>	Clarification of existing policy intent	To reflect current context' the Corps' 2014 interim policy on eligibility determination addresses the vegetation issue, and there has not been any recent discussion to develop a regional vegetation management framework.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-294 King County <del>((will)) shall</del> <del>((assess participation)) participate</del> in the U.S. Army Corps of Engineers Public Law 84-99 Program <del>((to ensure))</del> on a case-by-case basis, provided compliance with the National Marine Fisheries Services Biological Opinion on the Federal Emergency Management Agency National Flood Insurance Program standards for levee vegetation, as well as cost-effective maintenance and repair of levees, is achieved.</p>	Clarification of existing policy intent	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p> <p>Other edits to reflect current practice</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-295 King County <del>((will)) shall</del> maintain compliance with the National Flood Insurance Program by:</p> <p>a. Assessing the projects and programmatic actions recommended in the King County Flood Hazard Management Plan for compliance with the Biological Opinion prepared for the Program; and</p> <p>b. Making necessary amendments to the Plan and its implementing development regulations.</p>	Clarification of existing policy intent	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-296 King County <del>((will)) shall</del> work cooperatively with the King County Flood Control District, cities and other <del>((stakeholders))</del> partners to implement the <u>integrated approaches to floodplain management outlined in the Flood Hazard Management Plan, or successor plans</u>, to protect public safety, prevent property damage, and help protect the greater King County economy, consistent with the Growth Management Act. <u>Actions should advance King County's equity and racial and social justice goals, promote resiliency to the potential impacts of climate change, and provide multiple benefits for the residents of King County.</u></p>	Substantive change	<p>To align with Countywide Planning Policies and King County flood program and equity goals</p> <p>Clarifying edit: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p>	Additional improved outcomes when protecting, restoring and enhancing floodplains, especially for priority populations	<p>Countywide Planning Policy EN-9</p> <p>Flood Hazard Management Plan Guiding Principle 1.3.2, Policies G-3, G-9, PROJ-6</p> <p>Strategic Climate Action Plan Climate Preparedness section</p> <p>Clean Water Healthy Habitat Strategic Plan</p> <p>Equity and Social Justice Strategic Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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F-297 Consistent with guidance from Federal Emergency Management Agency and the U.S. Army Corps of Engineers, King County's flood risk reduction strategies should focus first on risk avoidance, followed by actions intended to reduce vulnerability in at risk areas. New levees and other flood facilities should be the last rather than the first line-of-defense.	Clarification of existing policy intent	Edit for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be streamlined by removing the guidance language.</li> </ul>
F-298 King County shall continue to <del>((promote))</del> encourage the purchase of flood insurance to <del>((businesses))</del> owners and tenants of properties located within <del>((the floodplain))</del> flood hazard areas, including those <del>((businesses))</del> properties located behind accredited levees, to protect the <del>((economic))</del> value of the <del>((business))</del> properties and reduce the economic vulnerability <del>((to the region's economic activity from a larger but less frequent))</del> from flood events.	Clarification of existing policy intent	To align with current practice; the goals of this policy also applicable more broadly than just businesses. These changes better reflect the full range of the County's efforts on this issue.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-299 King County should continue to discourage new <del>((, at-risk))</del> development in mapped flood hazard areas.	Clarification of existing policy intent	All development in floodplains is at risk for flooding, consistent with input from Washington State Department of Fish and Wildlife	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-301 Energy providers' resource and facility plans should be consistent with the King County Comprehensive Plan and should provide for a reliable source of energy in the event of natural disaster or other potential threats of disruption to service.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy gives direction to outside entities rather than King County. It could be reoriented to policy direction for the County.</li> </ul>
F-303 King County <del>((should))</del> shall encourage land uses and development that will reduce greenhouse gas emissions through the improvement of energy efficiency, and should support the expansion of renewable energy resources through development regulations <del>((, prudent variances))</del> and active incentive programs when the benefits of doing so outweigh the costs.	Substantive change	<p>Strengthened to reflect current practice;</p> <p>Clarifying edits to reflect: why energy efficiency is needed; and "variances" is necessary to state as they are addressed in development regulations earlier in the policy</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy somewhat duplicates, and somewhat conflicts with, E-210 and E-214, which state that the county "should" ensure that its land use policies, development regulations, etc. support energy efficiency and fossil fuel reduction and transition etc. Whatever language is chosen, the policy could be removed here and retained with the rest of the GHG reduction policies in Chapter 5.</li> </ul>



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<p><u>F-303a Results from an equity impact review shall be used as an important consideration to identify impacts and opportunities of adding, expanding, or upgrading transmission and distribution lines; siting new gas or hazardous liquid transmission pipelines; or new modified, or expanded fossil fuel facilities. The County's equity and racial and social justice principles should be used to improve residents' access to the determinants of equity.</u></p>	<p>New policy</p>	<p>Consolidates existing directives in F-325a, F-332a, and F-344g</p> <p>Reflects current terminology: "equity impact review" is proposed to be defined in the Comprehensive Plan and provide flexibility for how the current Equity Impact Review Tool might change over time</p> <p>Note that F-235a and F-332a were outstanding 2016 Work Plan Action 5 "Implementation Needs" items, which has related code changes proposed in K.C.C. Title 21A to implement policy amendments adopted in 2016</p>	<p>Improved equitable outcomes for priority populations</p>	<p>Equity and Social Justice Strategic Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Commensurate changes to K.C.C. Title 21A</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy would consolidate three existing policies that required equity impact review for three types of uses. The language used was slightly different each in each policy, and the differences in language have been copied here. For transmission and distribution lines, equity impact review would be used when "adding, expanding, or upgrading." For gas and hazardous liquid transmission pipelines, the review would be required when "siting new" facilities. For fossil fuel facilities, it would be required for "new, modified, or expanded" facilities. Council may wish to align what type of development project triggers equity impact review across these use categories.</li> <li>There are associated code changes to require equity impact review for each of these uses, as well as for non-hydroelectric generation facilities not associated with waste management processes. As these non-hydroelectric generation facilities are called out in the Code but not here, the Council may wish to add them here to align the two.</li> </ul>
<p>F-304 All King County departments and divisions shall use the Strategic Climate Action Plan, or successor plans, as the basis for strategic energy planning and direction.</p>	<p>Clarification of existing policy intent</p>	<p>To make policy more timeless, in case the name of the referenced plan changes</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Proposed new policy E-200 states that "The 2020 Strategic Climate Action Plan, or successor plans, should guide the planning, development, and implementation of greenhouse gas reduction goals and actions..." As renewable energy and energy efficiency are identified in other policies as greenhouse gas reduction actions, F-304 policy could potentially be deleted as duplicative.</li> <li>Alternatively, because many of the following policies directly mirror the SCAP, they could be removed as duplicative to this policy.</li> <li>The SCAP is only adopted by motion and therefore does not carry the force of law. Although this is existing policy, referencing the SCAP in a shall policy elevates implementing it to a requirement.</li> </ul>

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<p>F-305 King County shall plan for further reduction in its energy use from government operations by setting near and long term energy use and fossil fuel use reductions, consistent with its long term goals of working to continuously reduce operating costs and environmental impacts, maximizing energy efficiency and minimizing waste.</p>	<p>Substantive change</p>	<p>To make reduction in fossil fuel use explicit goal of facility energy use</p>	<p>Progress towards elimination of fossil fuel use in the built environment.</p>	<p>Strategic Climate Action Plan Strategy 3.16</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: The planning does not necessitate new resources, but implementation of the planning would</li> <li>Anticipated timeline: Per Strategic Climate Action Plan, reduce fossil fuel use by 20% by 2030</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-306 King County shall maximize the ((production)) capture, use and marketing of renewable energy at its wastewater treatment plants and Cedar Hills Landfill, to the extent feasible and consistent with other County goals, and pursue other renewable energy generation projects where cost-effective.</p>	<p>Substantive change</p>	<p>To reflect current context and practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-307 King County should foster the development and increased use of clean, renewable and alternative fuel and energy technologies, such as anaerobic digestion and co-digestion of organic material to create energy sources that result in the reduction of greenhouse gas emissions, with a particular emphasis on creating renewable natural gas.</p>	<p>Clarification of existing policy intent</p>	<p>To clarify the types of technologies KC is focusing on, consistent with current practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>((F-308 King County shall: a. Continue to increase the energy efficiency of county buses and vehicles, through adoption and promotion of innovative technology vehicles and greenhouse gas reducing fuels with a focus on electric vehicles, all-electric battery buses and associated infrastructure, where appropriate; and b. Consistent with policy E-203, collaborate with other local governments regionally, nationally and internationally to develop a common approach to accounting for the greenhouse gas emissions resulting from the operation of its public transportation system, for offering carbon offsets or other environmental attributes for purchase and for claiming rights to any greenhouse gas emissions reduction attributes associated with its operation.))</del></p>	<p>Clarification of existing policy intent</p>	<p>This is an outdated policy; these standards now exist and are recognized.  Generation of carbon offsets from public transit is no longer recommended, consistent with Ordinance 18106, which updated Ordinance 17971 based on a report it required, which concluded that offsets were not financially feasible for Metro, and Department of Natural Resources and Parks should consider but not be required to buy offsets from Metro. Since then, the Department of Natural Resources and Parks has met their carbon neutral goals through other means.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>F-308a Consistent with Ordinance ((17974)) 18106, King County Metro Transit ((should implement a strategy to sell transit carbon offsets and other environmental attributes to)) shall make carbon offsets or environmental attributes available for purchase by individuals, public entities, and private entities, if doing so is likely to be financially beneficial to the department. ((To reduce their greenhouse gas emissions, the King County wastewater treatment division and solid waste division should consider purchasing transit carbon offsets from King County Metro Transit.)) Revenue from the sale of carbon offsets or environmental attributed shall be used by the department solely for the purposes of reducing greenhouse gas emissions through mobility services or investments that reduce greenhouse emissions from transit operations.</p>	<p>Substantive change</p>	<p>Updates to reflect Ordinance 18106, which updated Ordinance 17971 based on a report it required, which concluded that offsets were not financially feasible for Metro, and Department of Natural Resources and Parks should consider but not be required to buy offsets from Metro. Since then, the Department of Natural Resources and Parks has met their carbon neutral goals through other means. This ordinance is still relevant as Metro and other fleet owning dept will sell environmental attributes from electrification of fleet.</p> <p>Broadens language to apply to all environmental attribute sales; this is relevant in current state policy programs such as Clean Fuel Standard. Broadens guidance on how revenues to be spent from transit service to mobility services.</p>	<p>Ensures that any funds generated must be reinvested in greenhouse gas reducing activities</p>	<p>Strategic Climate Action Plan Transportation and Land Use goals</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: 2024-2034</li> </ul>	<ul style="list-style-type: none"> <li>The language starting with "solely for the purposes" does not match the language in K.C.C 28.30.030.F. Either the Code or this policy should be updated for consistency. Executive staff note that the policy change is more up-to-date than the Code.</li> <li>The Council could also consider moving the carbon offset regulations from Title 28 to Title 18 to be with the rest of the County's environmental programs regulations.</li> </ul>
<p>F-309 King County shall maximize practical applications of renewable natural gas (such as from wastewater or landfill gas), renewable electricity, and renewable heat production ((from renewable resources)).</p>	<p>Substantive change</p>	<p>To reflect other renewable energy sources, and other edits for clarity</p>	<p>Allows use of broader renewable energy sources</p>	<p>Strategic Climate Action Plan Building Energy Operations priority actions</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Possibly; additional resources could be needed if additional renewable energy installation is out of scope of existing capital project</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-310 King County shall support the conversion of renewable resources and service by-products to energy for beneficial use ((consistent with E-208)). King County shall claim and/or generate economic benefit for any and all renewable energy and greenhouse gas reduction attributes resulting from renewable energy generation.</p>	<p>Clarification of existing policy intent</p>	<p>Reflects removal of E-208 (which was duplicative of this policy)</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>F-311 King County should encourage its energy utilities to provide energy efficiency services <del>((and))</del>, renewable energy options, and fossil fuel use reduction strategies to all their customers. Additionally, the County should encourage the state and energy utilities to mitigate the environmental and greenhouse gas emissions impacts of energy and, as conservation and <del>((alternative energy))</del> no- and low-carbon sources demonstrate capacity to address energy needs, phase out existing coal and other fossil fuel based power plants, and replace such facilities with resource efficiency and renewable generation sources.</p>	Substantive change	To support moving towards elimination of fossil fuel use in the built environment, such as a utility providing rebates for natural gas-using equipment (e.g. a more efficient natural gas furnace)	Expands areas where King County is advocating with utilities, which can improve environmental outcomes	Strategic Climate Action Plan Priority Action GHG 3.4.2	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-312 King County shall develop and adopt strategic energy management, efficiency, and conservation programs in its own operations, including:</p> <p>a. Consolidated energy accounting of <del>((e))</del> County facilities to establish baseline energy performance for the <del>((e))</del> County, benchmarking of facilities against comparable best practices where possible, setting goals for facility efficiency improvements, and measuring and reporting progress toward <del>((e))</del> County energy goals;</p> <p>b. <u>Fossil fuel elimination action plans;</u></p> <p>c. <u>Purchase of 100 percent greenhouse gas neutral electricity for operations;</u></p> <p>d. <u>Energy efficiency audits of all <del>((e))</del> County facilities over 20,000 square feet and the creation of action plans for reducing energy use at such facilities;</u></p> <p><del>((e-))</del> e. <u>Energy management plans for energy-intensive or special-purpose <del>((e))</del> County facilities such as wastewater treatment plants, correctional facilities, and transit bases that focus on least-cost management and that include specific approaches for each facility's use, as well as the production and sale of energy where appropriate;</u></p> <p>f. <u>Capital portfolios managed to maximize greenhouse gas emissions reductions, including no new natural gas or fossil fuel powered equipment installed, with minor exceptions allowed;</u></p> <p><del>((d-))</del> g. <u>Mandatory energy efficiency and resource use guidelines for operation and maintenance of all <del>((e))</del> County-occupied facilities, while recognizing the unique operating requirements of specialty facilities;</u></p> <p><del>((e-))</del> h. <u>Programs to encourage employees to implement energy conserving measures at work; and</u></p> <p><del>((f-))</del> i. <u>Incentives, including retaining a portion of energy cost savings, to <del>((e))</del> County agencies and departments for achieving energy efficiency.</u></p>	Substantive change	Edits to support moving towards elimination of fossil fuel use in the built environment and to support priorities in the Strategic Climate Action Plan	Reduced fossil fuel emissions from facilities	Strategic Climate Action Plan Priority Actions GHG 3.16.1, GHG 3.16.2, and GHG 3.17.1	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need:</li> <li>Anticipated timeline: Per Strategic Climate Action Plan, reduce fossil fuel use by 20% by 2030</li> </ul>	<ul style="list-style-type: none"> <li>Councilmembers may wish to consider whether this level of detail is necessary in a comprehensive plan. the items in the list are addressed in the SCAP, which policy F-304 already requires departments to use as the basis for their energy planning. The list could potentially be removed.</li> </ul>
<p>F-313 King County should benchmark all applicable <del>((e))</del> County buildings as a basis for measuring energy efficiency improvements, using the Environmental Protection Agency Portfolio Manager Tool, where applicable.</p>	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>F-315 King County shall use its Resource Life Cycle Cost Assessment calculator to evaluate energy projects to determine if the operations and maintenance cost savings over the life of an energy project's assets exceed the implementation costs, taking into</p>	Policy staff flag					Executive staff indicate that "energy project" in this policy is intended to apply to all projects that involve energy-using equipment, not just projects where energy is the primary

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account all identified costs associated with energy efficiency and renewable energy projects.						focus. Council may wish to add clarifying language.
F-316 Efficient energy consumption, conservation, the use of renewable technologies, and energy responsible land use decisions should be a priority in King County. King County promotes the maximum use of energy conservation and renewable energy resources now, while leaving options for increasing conservation and renewable technologies in the future.	Policy staff flag					<ul style="list-style-type: none"> <li>This policy is superseded by F-309 with regards to renewable energy, and duplicative of E-210 through E-215 in Chapter 5 with regards to energy efficiency, so this policy could be deleted.</li> </ul>
F-317 King County should pursue district energy opportunities to maximize resource recovery efforts, in ways that can offer economic and environmental benefits to the county and community at large. This <del>((will))</del> shall be done by pursuing opportunities such as encouraging the use of wastewater for heat extraction and other forms of energy generation in the <del>((e))</del> County's wastewater conveyance system.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen  Other edits for grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Council may wish to consolidate F-317 and F-318.</li> </ul>
F-318 King County should pursue combined heat and power district energy opportunities in its own facilities, as well as in partnership with other public and private entities, that result in reduced energy consumption, greenhouse gas reductions, and financial savings to the <del>((e))</del> County.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Council may wish to consolidate F-317 and F-318.</li> </ul>
<del>((F-319 To implement the Countywide Planning Policy of aggressive conservation and promotion of regional air quality, King County should:  a. Effectively enforce the energy code as part of the general permit process;  b. Provide density incentives through the zoning code for energy efficient developments;  c. Continue to improve the fuel efficiency and emissions of the county-owned fleet of motor vehicles;  d. Work with utilities to become a model of energy efficiency in facilities owned or operated by Metropolitan King County; and  e. Seek cost-effective ways to capture energy from county operations which other wise would be lost, such as methane gas from landfills and sewage treatment.</del>	Clarification of existing policy intent	These issues are currently generally spread across different Countywide Planning Policies and addressed via various Comprehensive Plan policies, such as F-312	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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F-320 King County should support new energy resources and technologies that reduce energy use, decarbonize energy sources, and electrify energy use in the building and transportation sectors. In supporting these efforts, King County should: a. Allow for siting of distributed energy resources, while considering appropriate use of land and associate impacts, including protection of designated Natural Resource Lands and open spaces; b. Accommodate the use of distributed energy resources in new and redeveloped properties; c. Reduce barriers to new and upgraded substations, transmission facilities, and the distribution system, for infrastructure that is needed to achieve County greenhouse gas reductions targets; d. Encourage and support the integration of new technologies and fuel sources; e. Minimize negative impacts on and maximize benefits for frontline communities resulting from related projects; f. Support equitable engagement strategies during project planning to actively solicit public participation and input from impacted frontline communities; g. Support equitable opportunities for frontline communities to participate in distributed energy resources; h. Support efforts by utilities and other entities to advance these outcomes; and i. Review and update development regulations periodically to ensure that they appropriately support new energy resources and technologies and mitigate for associated impacts.	New policy	New policy to support implementation of new energy resources and technologies that advance the goal of eliminating fossil fuel use in the built environment	Ensures comprehensive review of regulations and actions supporting new energy resources and technologies, consistent with other planning goals	Strategic Climate Action Plan Building Energy Countywide and Sustainable & Resilient Frontline Communities – Energy Access	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory and Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is very similar to E-210, Council may wish to consolidate the policies.</li> </ul>
F-321 King County encourages the: a. <del>((the u))</del> Use of solar energy; b. <del>((the s))</del> Siting of roads, lots, landscaping and buildings for improved solar orientation; c. <del>((the u))</del> Use of passive solar design and active solar technologies; <del>((and))</del> d. <del>((the p))</del> Protection of solar access; and e. The pursuit and allocation of funds to support access to solar energy for frontline communities.	Substantive change	To integrate equity goals and long-term needs. There's funding of solar energy access in the 2023-2024 County budget, but not continued programs and funding sources for solar installations, especially for households with low incomes.	Creates support for future funding (grants, state or local budget, etc) for equitable renewable energy access	Strategic Climate Action Plan Sustainable & Resilient Frontline Communities Focus Area 7	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Sub e. is duplicative of E-220e and F-323, which call for a focus on frontline communities to happen for all types of renewable energy. Council may wish to remove sub e. for clarity. If sub e. is retained, Council may wish to clarify that this is about pursuing outside funding, rather than the County's budget.</li> <li>This policy lacks direction. "Should" or "shall" could be added to provide direction.</li> </ul>
F-323 King County should expand the availability of energy efficiency, renewable energy, and fossil fuel use reduction and transition measures to <del>((low-income residents))</del> frontline communities most likely to be disproportionately impacted by climate change.	Substantive change	To support moving towards elimination of fossil fuel use in the built environment, and broadens priority populations	Improves equitable access to greenhouse gas reducing programs and actions	Strategic Climate Action Plan – Building Energy Countywide and Sustainable & Resilient Frontline Communities – Energy Access	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy overlaps with E-220 in Chapter 5. They could be consolidated.</li> </ul>
F-325 King County <del>((and the))</del> should work with utilities <del>((should))</del> to identify and preserve corridors, consistent with the Growth Management Act goal of focusing growth within the Urban Growth	Clarification of existing policy intent	Edits for clarity and alignment with appropriate County role	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Area, to accommodate future electric power transmission and distribution lines. Corridor designation should include: a. Identification of appropriate shared uses and recognition of the values provided by nonutility uses, such as recreation; b. Recognition of county roads as utility corridors; and c. Evaluation of proposed facility plans on a system-wide basis, rather than project-by-project.					<ul style="list-style-type: none"> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	
<del>((F-325a Results from the King County Equity Impact Review Tool will be used as an important consideration to identify and assess impacts and opportunities of adding, expanding or upgrading transmission and distribution lines and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.))</del>	Clarification of existing policy intent	Consolidated in F-303a	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
F-327 New electrical distribution lines should be installed underground where reasonably feasible and not a health or safety concern. <del>((The county should encourage underground placement of existing distribution lines through such tools as local improvement districts.))</del>	Substantive change	To reflect current practice	No effect; this is not occurring currently	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> No</li> <li>• <u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<del>F-328 King County will monitor scientific research on potential human health effects of extremely low frequency electric and magnetic fields. If federal or state agencies promulgate rules to reduce exposure to extremely low level electric and magnetic fields through changes in the use of appliances, construction practices, the location of electrical infrastructure or other activities the county shall inform its residents, in adherence with the Executive Order and other applicable policies on written language and translation processes, and take appropriate actions.</del>	Substantive change	Monitoring this is not current nor planned County work; informing residents of federal or state regulatory changes is not the County's role; and requiring the County to "take appropriate actions" in response to federal or state regulatory changes is unnecessary to state, as the County would be required to align with new legal mandates regardless.	No effect; this is not occurring currently	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic and Regulatory</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> No</li> <li>• <u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
F-330 King County <del>((will))</del> shall provide leadership in and promotion of the use of renewable natural gas to minimize climate change impacts, including that from its own sources, as a substitute for fossil-sourced natural gas where practical, <u>while discouraging the use of human food feedstocks for the creation of renewable natural gas.</u>	Substantive change	To help ensure that any feedstock use is from waste products and not crops that could otherwise be used for human consumption  Clarifying edit: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	Protects usable food for people from diversion for renewable energy use	Strategic Climate Action Plan GHG Priority Action 5.1.1 ("recycled" feedstock)	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> No</li> <li>• <u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• F-307 says that the county "should" foster the development and use of renewable fuel technologies, with an emphasis on natural gas. This policy says that King County "shall" provide leadership in promotion of the use of renewable natural gas. Council may wish to consider aligning these policies.</li> </ul>
<del>((F-332a Results from the King County Equity Impact Review Tool will be used as an important consideration to identify impacts and opportunities of siting new gas or hazardous liquid transmission pipelines and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.))</del>	Clarification of existing policy intent	Consolidated in F-303a	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
F-333 New hazardous liquid and gas transmission pipelines should be located away from high-density residential zones, Urban Activity Centers, <del>((and B))</del> business <del>((C))</del> centers, <del>((D))</del> office	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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((P))parks, sports fields, schools and day care centers or other land uses where large numbers of people would assemble.					<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
<del>((F-334 When new, expanded or upgraded hazardous liquid or gas transmission pipelines are required, use of existing corridors should be evaluated first. King County should facilitate appropriate corridor sharing among different utility types and owners.))</del>	Substantive change	Not consistent with current regulations nor a planned body of work	No effect; reflects current practice	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> Programmatic and Regulatory</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-336 King County should map the location of existing and new hazardous liquid and gas transmission pipelines. Maps shall not substitute the one-call locating system and shall not be used for any construction or maintenance activity.	Policy staff flag					<ul style="list-style-type: none"> <li>No County-created maps currently exist or are planned. Executive staff state that the U.S. Department of Transportation maintains maps for this purpose. This policy could potentially be removed.</li> </ul>
F-337 Structures designed for human occupancy shall not be located within hazardous liquid or gas transmission pipeline rights-of-way and should be set back from the pipeline to protect public health, safety and property. No structures shall be located over the pipeline.	Policy staff flag					<ul style="list-style-type: none"> <li>While this policy strictly prohibits any structures designed for human occupancy within hazardous liquid and gas transmission right-of-way, K.C.C. 21A.12.140 allows human-occupied structures that are not "normally" occupied within pipeline setbacks within regional utility corridors, and also allows any human-occupied structures to potentially locate there if meeting certain conditions. That code section is further contradicted by 21A.14.225, which states first that utility structures not "normally" occupied are allowed, and then states that structures designed for human occupancy are never allowed.</li> <li>Council may wish to change the policy to "should," or to amend the Code to eliminate the allowances therein. This policy could also be removed if the policy intent is covered in the Code.</li> <li>Council may also wish to combine policies F-337 and F-338 for clarity.</li> </ul>
F-338 Land uses shall be restricted within hazardous liquid and gas transmission pipeline rights-of-way. Passive recreational uses, such as hiking trails, may be allowed if the risk to life and property is assessed and determined to be minimal.	Policy staff flag					<ul style="list-style-type: none"> <li>Council may wish to combine policies F-337 and F-338 for clarity.</li> </ul>
<del>F-339 King County should promote the safety and reliability of the hazardous liquid and natural gas transmission pipeline systems by requiring developers, contractors, and excavators to notify the state, pipeline operators and utilities through the one-number locator service, before beginning excavation or construction.))</del>	Clarification of existing policy intent	This is a requirement in state law and does not need to be a policy; see RCW 19.122.030	n/a	n/a	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>



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Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
F-340 In the interest of safety and reliability of the hazardous liquid and natural gas interstate transmission pipeline systems, the ((e))County should take steps to protect and preserve the signs that mark pipelines.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff are not aware of any County actions relating to this policy, and the WAC has provisions addressing gas pipeline markers. This policy could potentially be removed.</li> </ul>
F-341 King County ((recognizes that the)) shall use franchise agreements process to require gas distribution ((system is primarily located in road rights-of-way)) utilities comply with county, state, and federal safety and health regulations.	Substantive change	Reoriented from a statement to policy direction, consistent with current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Though described as clarification of existing policy intent, the proposed change is essentially a new policy as the subject matter (franchise agreements and safety and health regulations) is different from that of the underlying policy (recognition that gas distribution is primarily located in road rights of way).</li> <li>Utilities are already required to comply with county, state, and federal health and safety regulations, regardless of what is in a franchise agreement. Executive staff state that inclusion here strengthens the County's position when authorizing utility development. It is a policy choice to include F-341.</li> </ul>
F-342 In the interest of safety and reliability of the natural gas distribution pipeline systems, the ((e))County should take steps to protect and preserve the signs that mark pipelines.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>As with F-340, Executive staff are not aware of any County actions relating to this policy, and the WAC has provisions addressing gas pipeline markers. This policy could potentially be removed.</li> </ul>
F-343 Structures designed for human occupancy shall not be located within gas distribution pipeline rights-of-way and should be set back from the pipeline to protect public health, safety, and property. No structures shall be located over the pipeline.	Policy staff flag					<ul style="list-style-type: none"> <li>While regulations like this exist for hazardous gas pipelines (see F-337 and K.C.C. 21A.12.140), there are no corresponding regulations for gas distribution systems. As this is a "shall" policy, either regulations should be adopted, the policy should be changed to "should," or the policy should be removed.</li> </ul>
<del>((F-344 Permit requirements shall require excavators to ensure adequate protection of any facilities that are encountered during their work. This shall include but not be limited to adhering to the foreign facility owners requirements for separation and backfill, developing joint plans when drilling or boring parallel to foreign facilities, and potholing all facilities that will be crossed by drilling or boring.</del>	Clarification of existing policy intent	This is a code requirement and does not need to be a policy; see K.C.C. 16.82.185	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-344a King County ((Office of Emergency Management)) shall convene local emergency managers, first responders, railroads and others to prepare for and mitigate the increasing risk of oil spills, fire, and explosions posed by oil transport by rail, truck, and vessel. This work should consider potential risks from related fossil fuel facilities.	Clarification of existing policy intent	Specific agency is not necessary to be called out here, consistent with level of detail throughout Comprehensive Plan	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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F-344c King County should collaborate with local and <u>Indian</u> tribal governments to jointly advocate for stronger federal and state disclosure requirements for hazardous materials being transported by rail, safety requirements and speed limits for tank cars, minimum liability coverage for railroads and oil shippers, and financial support for increased local emergency planning and response to oil spills, fires, and explosions.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-344d King County land use policies, development regulations, and permitting and environmental review processes related to fossil fuel facilities shall be designed to: a. <del>((p))</del> Protect public health, safety, and welfare; b. <del>((m))</del> Mitigate and prepare for disasters; c. <del>((p))</del> Protect and preserve natural systems; d. <del>((m))</del> Manage impacts on public services and infrastructure; and e. <del>((f))</del> Reduce impacts of climate change.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-344f When reviewing proposals for new, modified or expanded fossil fuel facilities, King County shall require comprehensive environmental assessment, and early and continuous public notice and comment opportunities. King County shall only approve proposals for new, modified, or expanded facilities when: a. The proposed facility can confine or mitigate all operational impacts; b. The facility can adequately mitigate conflicts with adjacent land uses; c. The full scope of environmental impacts, including life cycle greenhouse gas emissions and public health, have been evaluated and appropriately conditioned or mitigated as necessary, consistent with the County's substantive State Environmental Policy Act authority; d. The applicant <del>((must comply))</del> <u>has complied</u> with applicable federal and state regulations, including the Clean Water Act, Clean Air Act, and Endangered Species Act; e. The applicant has demonstrated early, meaningful, and robust consultation with the public, surrounding property owners, and with Indian tribes to assess impacts to <u>tribal</u> treaty-protected cultural and fisheries resources; and f. Risks to public health and public safety can be mitigated.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This is detailed guidance for approval of a permit. Council may wish to add this language to the Code if the intent is to ensure that proposals comply with each of these terms.</li> </ul>
<del>((F-344g Results from the King County Equity Impact Review Tool shall be used as an important consideration to identify and mitigate impacts of new, modified, or expanded fossil fuel facilities. The Equity Impact Review should take into consideration the potential effects of a new, modified or expanded fossil fuel facility on the health of a population, and how those effects may be different within a population.))</del>	Clarification of existing policy intent	Consolidated in F-303a	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-344h King County shall <del>((establish))</del> <u>implement</u> a periodic review process for fossil fuel facilities. The periodic review shall be a part of King County's ongoing enforcement and inspections of fossil fuel facilities, and to assure compliance with applicable conditions, mitigations, and the most up-to-date safety and public health standards. The periodic review process should, subject to applicable law: a. Provide opportunities for public review and comment;	Clarification of existing policy intent	To reflect current status (this has been established, and the County is now continuing to implement)	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The underlying policy direction, to establish a periodic review process, has been completed, and this the requirements here are now included in K.C.C. Title 21A. Councilmembers may wish to delete this policy as the initial intent is accomplished and the revised language duplicates code.</li> </ul>

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b. Evaluate whether the facility is in compliance with current federal, state, and County regulations and implementation of industry-standard best management practices; and c. Allow King County to modify, add, or remove permit conditions to address new circumstances and/or unanticipated fossil fuel facility-generated impacts.						
F-344i Local distribution companies that convey fossil fuels in King County shall prepare and submit a greenhouse gas impact analysis when applying for a new utility franchise agreement or an extension or renewal of an existing utility franchise agreement.	Policy staff flag					<ul style="list-style-type: none"> <li>Council may wish to rephrase this policy to state what King County shall do (require GHG analyses) rather than what Local Distribution Companies shall do (submit them).</li> </ul>
F-345 Telecommunication services <del>((are to))</del> shall be encouraged <del>((as a means))</del> to mitigate the transportation impact of development and growth, including <del>((G))</del> greenhouse <del>((G))</del> gas <del>((E))</del> emissions.	Clarification of existing policy intent	Edits for clarity and grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy could be revised to focus on what the County should do, rather than what a telecommunication service should do.</li> </ul>
F-346 King County <del>should</del> encourage <del>((s the))</del> telecommunication service providers to engage in long-term planning for telecommunications construction, reconstruction, and facility upgrades, including provisions to ensure that the system's capacity, design, and equipment will allow users to take advantage of innovative uses, services, and technology.	Clarification of existing policy intent	Reoriented from a statement to policy direction	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-347 Telecommunication companies and the <del>((e))</del> County should coordinate activities when facilities are being installed or road construction projects are scheduled.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-348 <del>((Long-term planning for telecommunications systems by the))</del> King County regulations should encourage telecommunication service providers <del>((should allow))</del> to plan and provide for uninterrupted service during natural disasters.	Clarification of existing policy intent	Reoriented to reflect King County role, consistent with underlying goals	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-349 Co-location of telecommunication facilities is encouraged to reduce the unnecessary proliferation of individual, single-user towers. Co-location shall be required unless an applicant can demonstrate to the satisfaction of the <del>((e))</del> County that collocation on an existing tower is not feasible and not consistent with service quality and access.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-352 Long-term planning for cable systems should include service to all areas of the county <del>((which))</del> that meets the minimum density established in the cable company's franchise agreement and <del>((the county's Cable Television Ordinance))</del> King County Code Chapter 6.27A.	Clarification of existing policy intent	Updated to current code reference	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy duplicates code requirements, and F-354, and could be deleted.</li> </ul>
F-354 Cable companies should take proactive steps to ensure that there is widespread availability of and equitable access to cable service. Cable companies should ensure information is culturally <del>((-))</del> appropriate and made available to <del>((residents of the county,</del>	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Council may wish to rephrase this policy to state what King County should do rather than what cable companies should do.</li> </ul>

**Chapter 9 Facilities, Services, and Utilities**  
**3/1/24**

Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<del>especially low-income and limited-English proficient communities)) county residents, especially those with low incomes and/or that speak a language(s) other than English.</del>					<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
F-355 <del>((The goal of it))</del> Long-term cable planning should ((be)) support: a. <del>((a))</del> A high-capacity, state-of-the-art system((-); b. <del>Installation and activation of ((T))</del> two-way capacity <del>((should be installed and activated.))</del> c. <del>Interconnection of ((G))</del> cable systems <del>((should be interconnected))</del> to other communications systems <del>((-. They should be designed to be)); and</del> d. <del>(("open"; that is, the systems should be))</del> Open systems, usable by many, for a variety of purposes.	Clarification of existing policy intent	Restructured for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-357 Developers should collaborate with major employers to create developments that facilitate and encourage telecommuting by installing high-speed internet lines during construction of the project.	Policy staff flag					<ul style="list-style-type: none"> <li>Executive staff indicate that the intent was to remove F-357 and F-358 in favor of the new proposed F-358a, which more closely reflects the County's role. This policy could be deleted.</li> </ul>
F-358 Builders and architects should work with the telecommunication industry to design and retrofit state-of-the art cable-ready homes and offices <del>((and)), as well as</del> community centers, social service agencies, community health clinics, and other buildings that serve low-income residents.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff indicate that the intent was to remove F-357 and F-358 in favor of the new proposed F-358a, which more closely reflects the County's role. This policy could be deleted.</li> </ul>
<u>F-358a King County should explore opportunities to increase access to broadband internet services to underserved and unserved areas, such as expanding the I-Net network, pursuing grant funding to support infrastructure investments, partnering with service providers to expand coverage, supporting fiber optic cable installation in the Eastrail corridor, and marketing to underserved communities.</u>	New policy	In response to findings of the 2020 King County Broadband Access Study, consistent with current and planned work	Improved access to broadband internet services	2020 King County Broadband Access Study	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<u>F-358b King County should increase wireless capabilities at County-owned facilities and sites, such as County parks, for public access, where appropriate.</u>	New policy	To reflect current and planned work	Improved public internet access	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Capital Projects</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
F-359 King County encourages public and private organizations to create wireless internet connections where the public can access the Internet, including in community centers, social service agencies, community health clinics, libraries, schools, and other buildings that serve <del>((low-income))</del> residents with low incomes.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Council may wish to rephrase this policy to state what King County should do rather than what wireless companies should do.</li> </ul>

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
ED-101 King County <del>((has a long-term commitment to))</del> <u>should support sustainable, inclusive, and equitable economic development throughout the county.</u>	Substantive change	Updated to reorient from a statement to a policy directive and to clarify equity goals	Greater economic opportunity for all	Countywide Planning Policy EC-15  Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice to make this a "should" policy, as the existing language is stronger than a "should".</li> </ul>
ED-101a King County <del>((is committed to promoting))</del> <u>should promote diversity, equity, and equality of opportunity in all economic development policies and programs, and to <del>((integrating))</del> prioritize these <del>((as))</del> factors in<del>((the))</del> decision and policy-making efforts.</u>	Substantive change	Updated to reorient from a statement to a policy directive and to further support equity goals  Updates to align with Countywide Planning Policies  Other edits for clarity	Heightened consideration of equity impacts of economic development activities	Countywide Planning Policy EC-15  Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy uses both "equity" and "equality" of opportunity. Executive staff indicate that the Office of Equity and Racial and Social Justice encourages moving away from "equality" and towards "equity"; the term "equality" could be removed.</li> <li>It is a policy choice to make this a "should" policy, as the existing language is stronger than a "should".</li> </ul>
ED-101b King County <u>shall engage with the public to inform County economic development plans, policies, and programs. This includes fostering opportunities for the public, especially communities with limited access to economic opportunity and those with the highest needs, to be involved in associated decision-making.</u>	New policy	Supports moving up the community engagement spectrum and to align with Countywide Planning Policies	Higher degree of engagement and autonomy in decision-making from those with limited access to economic opportunity	Countywide Planning Policy FW-8 and EC-8  Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: TBD</li> <li>Anticipated timeline: Following program design and completion of draft of Office of Economic Opportunity &amp; Creative Economy plan</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
ED-102 The focus for significant economic growth <del>((will))</del> <u>shall remain within the Urban Growth Area, concentrated in cities and in a network of regionally designated growth centers. <del>((while within))</del> In the Rural Area and Natural Resource Lands, <del>((the focus will))</del> economic development shall be focused on sustaining and enhancing prosperous and successful rural and resource-based businesses, as well as encouraging new businesses that support and are compatible with the rural economic clusters.</u>	Substantive change	Added detail to geographic focus areas and types of businesses, and language around innovation, consistent with existing policy framework in the Multicounty Planning Policies and Countywide Planning Policies  "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.  Other edits for clarity and to align with existing intent	No effect; consistent with existing practice	VISION 2050 Regional Growth Strategy  Countywide Planning Policy EC-17	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>The last sentence uses rural economic clusters. Changes were made in the chapter to move the language to sectors and industries, Council may wish to make the language consistent throughout the chapter.</li> <li>Council may wish to split this into two policies based on the urban/rural designation. The rural-focused policy could be moved to the section on the rural economy.</li> </ul>
ED-103 King County policies, programs, and strategies shall recognize the importance of <del>((,))</del> and <del>((place special emphasis))</del> <u>focus on<del>((,))</del> growing new businesses, such as start-up companies and small local businesses. <del>((as well as retaining))</del> and expanding <del>((homegrown firms in basic))</del> existing businesses in industries that <del>((bring income into the county and increase the standard of living of the County's residents))</del> create jobs that pay family wages and share the County's values of racial equity, environmental sustainability, and workers' rights.</u>	Substantive change	To align with Countywide Planning Policies concerning locally grown firms' role in job creation and emphasizing middle-wage job creation.	A diverse economy with employment opportunities at wages that support access to opportunity	Countywide Planning Policies EC-2, EC-3, and EC-7	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Executive staff indicates that the "values" in this policy are reflected throughout the current adopted KCCP and other Council-approved plans, such as the CPPs and the SCAP. Council may wish to add or change the values expressed in this policy.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
ED-103a King County policies, programs, and strategies shall recognize the role and importance of small and locally owned businesses in community stability and creating opportunity for Black, Indigenous, and other People of Color; immigrants; refugees; the LGBTQIA+ community; women; and other historically underrepresented groups.	New policy	Addresses Countywide Planning Policies on community stabilization and anti-displacement.	Greater economic and wealth generating opportunities for priority populations	Countywide Planning Policies EC-7 and EC-29	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Historically underrepresented generally describes a population that has been excluded from the planning process based on their identity. Underserved generally describes a community that has experienced a historical lack of investment. Council may wish to change "underrepresented" to "underserved", as unrepresented groups are already explicitly mentioned in the policy language.</li> </ul>
ED-104 King County policies, programs, and strategies shall recognize the importance of a diversified economic base to provide a continuum of skill training opportunities to meet the skill level needs of industry and shall support middle-wage jobs. King County should direct resources in ways that reduce inequities and build economic resiliency for those communities most negatively impacted by asset poverty.	Substantive change	Addresses Countywide Planning Policy changes emphasizing support for industry clusters that provide middle-wage jobs, development and implementation systems that provide a financial safety net and build economic resiliency	Greater economic and wealth generating opportunities for priority populations	Countywide Planning Policies EC-3, EC-27, and EC-16	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>Diversified economic base has multiple meanings. Council may wish to add clarifying language to this policy.</li> </ul>
ED-105 King County ( <del>recognizes</del> ) shall protect the natural environment as a key economic ( <del>value that must be protected</del> ) asset and should support businesses that can be developed in environmentally sustainable and climate-resilient ways.	Substantive change	Reoriented from a statement to policy direction and expanded to reflect how economic development can support protection of the natural environment consistent with existing practice and other policies in the Comprehensive Plan	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
ED-106 King County shall protect and prevent displacement of cultural resources, and promote expanded cultural opportunities for its residents and visitors ( <del>in order</del> ) to enhance the region's quality of life and economic vitality.	Substantive change	To reflect current terminology and align with Countywide Planning Policies EC-14, EC-28, and E-29	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. Executive staff indicate that this policy will be implemented primarily through policy development, legislation/advocacy, funding, and ongoing analysis of the arts and culture-related sectors, including through the <a href="#">Doors Open cultural access program</a>.</li> </ul>
ED-107 ( <del>At the multicounty level,</del> ) King County should partner with other counties, regional entities and the state( <del>as appropriate,</del> ) to devise and implement economic development policies, programs, and strategies to ( <del>provide for</del> ) achieve sustainable, inclusive, and equitable growth throughout the Puget Sound region.	Clarification of existing policy intent	To support equity goals and provide clarifying edits to streamline and reflect existing intent; the Comprehensive Plan definition of "should" covers "as appropriate"	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
ED-108 At the countywide level, King County should partner with other jurisdictions, economic development organizations, chambers of commerce, the Port of Seattle, and others( <del>as appropriate</del> ), to develop and implement policies, programs, and strategies that set the general framework for economic development within the county.	Clarification of existing policy intent	The Comprehensive Plan definition of "should" covers "as appropriate"	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

**Chapter 10 Economic Development  
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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>ED-109 Within the unincorporated areas, King County should partner and engage with local businesses, the Agriculture and Rural Forest Commissions, community service areas, adjacent cities, other organizations, and residents <del>(, as appropriate)</del>, to develop and implement policies, programs, and strategies that promote compatible, inclusive, and equitable local economic development.</p>	<p>Substantive change</p>	<p>To support equity goals and provide clarifying edits to streamline and reflect existing intent; the Comprehensive Plan definition of "should" covers "as appropriate"</p>	<p>Greater economic opportunities for priority populations</p>	<p>Countywide Planning Policy EC-15  Equity and Social Justice Strategic Plan</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>ED-201 King County shall partner with federal, state, and local governments, economic development organizations, schools, educational and research institutions <del>((and)), the private sector, and other organizations to foster ((an)) innovative and ((entrepreneurial environment and support programs and strategies that promote)) sustainable business development and job creation((. Programs that provide technical and financial assistance to businesses include, but are not limited to:</del>  a. <del>Financial, marketing, expansion, and general operations assistance for small businesses to help them become competitive in the private sector;</del>  b. <del>Technological, efficiency, and managerial assessments to help manufacturers reduce costs and use smaller footprints for existing or expanded production; and</del>  c. <del>Assessment and/or remediation of contaminated property (Brownfields) in order to continue or expand operations to help individual small businesses or jurisdictions impacted by Brownfields)).</del></p>	<p>Clarification of existing policy intent</p>	<p>Clarifying edits to reflect existing intent. Removes statement that is not policy direction; list of strategies unnecessarily focuses on certain actions that may not be appropriate/ feasible in the future; policy still has clear direction without it</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<p>No issues identified.</p>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>ED-202 King County shall <del>((emphasize continued))</del> <u>prioritize</u> support for the aerospace, green energy, creative economy, and information technology industrial clusters; agriculture and forestry clusters; <del>((as well as industrial clusters offering))</del> and emerging sectors that offer the best opportunities for business development, job creation, and economic growth <del>((including those identified in the Puget Sound Regional Council's Regional Economic Strategy, the Local Food Initiative and the King County Rural Economic Strategies Plan))</del>.</p>	<p>Substantive change</p>	<p>Updated to reflect the full range of the County's priority sectors, consistent with current practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The identified sectors in the policy don't align exactly with the sectors identified in the Green Jobs Strategy (GJS) of the SCAP (i.e., Professional, Scientific, and Technical Services; Construction; Transportation; Green Manufacturing).</li> <li>Executive staff indicate that the sectors identified in this policy were determined by considering state, regional, and King County cities' prioritized industries; the County's unique value proposition and strategic assets; and the County's resources available to support the industry.</li> <li>The specific sectors to be identified in this policy is a policy choice. Council may wish to revise the language to replace "green energy" with "green economy" and include language citing the Green Jobs Strategy to track with the GJS priority sectors more closely.</li> <li>"Emerging sectors" is also proposed to be added. As this is a shall policy, it would bind the County to "emerging sectors" that aren't yet identified in policy.</li> </ul>
<p><del>((ED-205 King County shall support programs and strategies to promote and market Foreign Direct Investment opportunities in the county.))</del></p>	<p>Clarification of existing policy intent</p>	<p>Redundant to ED-210</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>ED-207 King County shall provide opportunities for small businesses to compete for and obtain contracts on <del>((e))</del>County funded construction, consulting, and goods and services projects. King County shall also collaborate with other jurisdictions to promote public contracting opportunities for small businesses and to develop and maintain common standards, a common application, and a common directory for small contractors and suppliers seeking contracts on publicly funded projects.</p>	<p>Technical</p>					<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>



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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>ED-209 King County shall foster the development and use of public/private partnerships to implement economic development projects and programs. At a minimum, these projects <del>((must))</del> shall demonstrate that they:</p> <ul style="list-style-type: none"> <li>a. Cannot be accomplished solely by either sector;</li> <li>b. Have an experienced and proven private partner(s);</li> <li>c. Do not unduly enrich the private partner(s);</li> <li>d. Provide tangible and measurable public benefits in terms of tax and other revenue, construction and permanent jobs, livable wages with benefits and a wage-progression strategy, and public amenities; and</li> <li>e. <del>((Will use the King County Jobs Initiative, or other entities with similar programs, as their first source of referral for training and employing low income, low skill residents in entry level and semi-skilled jobs))</del> Share decision-making power with and spread benefits to community groups.</li> </ul>	Substantive change	<p>Sub-e is not a current program nor an alternative feasible requirement to meet. Replaced with language that aligns with the Countywide Planning Policies</p> <p>Changed to "shall" to align with Comprehensive Plan nomenclature, consistent with existing intent</p>	Public-Private partnerships with clear benefits by and for communities directly affected.	Countywide Planning Policies EC-8 and EC-28	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> No</li> <li>• <u>Anticipated timeline:</u> 2025</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>ED-210 King County should support programs and strategies to expand international trade, including those that:</p> <ul style="list-style-type: none"> <li>a. Promote, market, and position the county for increased export(,) and import, and foreign investment opportunities;</li> <li>b. Promote the health and viability of the region's export and import gateways through active collaboration with the Northwest Seaport Alliance and the Port of Seattle;</li> <li>c. Provide technical assistance, training, and opportunities for local firms wishing to export; <del>((and))</del></li> <li>d. Partner with regional trade groups to promote assistance, opportunities and partnerships to connect current and potential exporters with international markets; and</li> <li>e. <u>Contribute to a more circular economy that reduces demand for materials; keeps materials in use as long as possible; regenerates natural systems by reusing waste products, materials, or byproducts of manufacturing, supporting export of recyclable materials; or otherwise improves processes to be more efficient.</u></li> </ul>	Substantive change	To reflect that it is also important to have trade that supports a circular economy	Economic actions that co-deliver environmental outcomes	Re+ Strategic Plan	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• This is the only policy in Ch. 10 (Economic Development) that references "circular economy" and its focus is on international trade. Council may wish to consider including a circular economy focus in other policies in this chapter focused on local economic development, or create a standalone policy.</li> </ul>
<p>ED-211 King County should support programs and strategies to preserve and plan for an adequate supply of industrial and commercial land capacity, including but not limited to:</p> <ul style="list-style-type: none"> <li>a. Complying with the <del>((State of Washington))</del> <u>Growth Management Act ((Buildable Lands)) Review and Evaluation Program – Revised Code of Washington 36.70A.215</u> – and, in cooperation with the cities, inventorying and monitoring the use of industrial, commercial, and residential lands every five years;</li> <li>b. Partnering with other jurisdictions and the private sector, to advocate for development and maintenance of a regional Geographic Information System <del>((to track the supply of land))</del>;</li> <li>c. Actively applying for federal, state, and other resources to help defray the costs of assessment, remediation, and redevelopment of private and/or public Brownfields; <del>((d-))</del> c. Selling <del>((e-))</del> County-owned surplus industrial and commercial lands for development by the private sector;</li> <li><del>((e-))</del> d. Promoting the redevelopment and infill of industrial and commercial areas and exploring the feasibility of using incentives to achieve this goal; and</li> </ul>	Clarification of existing policy intent	Edits for clarity, to align with current intent, and for grammar	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• Sub a. is covered in Chapter 2 and could be deleted here.</li> <li>• Sub b. is not related to providing for industrial and commercial lands and could be deleted.</li> <li>• Sub c. is a policy choice. Other policies call for the County to surplus property for affordable housing purposes or for community development. Council may want to consider whether this language meets the Council's policy goals.</li> </ul>

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<p><del>((f.)) e. Preventing the encroachment of non-industrial uses on industrially-zoned land and the rezoning of industrial land to other uses.</del></p>						
<p>ED-212 King County shall encourage and support community(-)-based and community((-)-led efforts to <del>((support))</del> develop and retain existing small and local businesses and resilient communities. <u>These efforts may include:</u>  <u>a. Priority hire programs that create middle-wage employment in historically underserved and historically underrepresented communities;</u>  <u>b. Ensuring public investment decisions protect culturally significant economic assets and community anchors; and</u>  <u>c. Engaging communities directly affected by economic development activities in planning, decision-making, and implementation.</u></p>	Substantive change	<p>Address Countywide Planning Policies on preventing cultural displacement and stabilizing communities, encouraging priority hire programs, celebrating cultural diversity, institutions, and protecting culturally significant economic assets.</p> <p>Other edits for clarity and grammar</p>	Reduced displacement pressure on susceptible and vulnerable communities	Countywide Planning Policies EC-29, EC-13, EC-14, and EC-28.	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>In sub a., Council may wish to remove reference to the priority hire program as this is a workforce development program and not a business development program. Alternatively, the Council may wish to include the Contracting Opportunities Program, a county program that provides opportunities for small contractors and suppliers to contract with the County on public infrastructure projects.</li> <li>This policy is focused on business development and retention. Council may wish to remove resilient communities from this policy (and subs a. through c.) and create a new policy. Council may wish to add a definition of "resilient communities" in conjunction with the policy addition.</li> </ul>
<p>ED-213 King County shall coordinate with a broad range of partners, organizations, businesses, and public sector agencies to support the development of business innovation districts and <del>((related))</del> other community stabilization initiatives <del>((#))</del> to help prevent the displacement of Black, Indigenous, and other People of Color; immigrants; refugees; LGBTQIA+ people; and lower income communities <del>((, with an emphasis on food innovation districts, in particular)).</del></p>	Substantive change	<p>Addresses Countywide Planning Policy on community stabilization and anti-displacement</p> <p>As this policy was expanded, the last clause makes less sense as a component. Food innovation districts would still be an example of a business innovation district noted earlier in the policy, and U-32b addresses them specifically</p>	Reduced displacement pressure on susceptible and vulnerable communities	Countywide Planning Policy EC-29	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: Currently supported through Office of Equity and Racial and Social Justice grant programs; additional scale of efforts will depend upon future budget decisions and staffing</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>ED-301 King County should support workforce development programs that are integrated with the <del>((e))</del> County's overall economic strategies, including but not limited to:  a. Apprenticeship opportunities on <del>((e))</del> County public works projects to ensure a continual pipeline of skilled, local construction trades workers and to encourage family-wage job opportunities<del>((:));</del>  b. <del>((Development and growth of clean technology "green" jobs linked to the preservation and sustainability of the natural environment, including jobs in pollution prevention, Brownfields cleanup, energy efficiency, renewable energy industries, natural resource management, and other technologies that address climate change.))</del> Identified partnerships prioritizing providing frontline communities (including middle skill workers and youth) accessible pathways and skills building toward positions providing a family sustaining wage within identified local high growth sectors while supporting reduced energy use and reduced greenhouse gas emissions including manufacturing, construction, transportation, and professional services; and</p>	Clarification of existing policy intent	To support current context in alignment with the Green Jobs Strategy and equitable access for frontline communities	A more equitable, regenerative economy where frontline communities can transition to green jobs as the landscape of the economy changes	Green Jobs Strategy  Strategic Climate Action Plan Sustainable & Resilient Frontline Communities Equitable Green Jobs and Pathways Focus Area	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified. If Council chooses to remove priority hire language from ED-212, Council may wish to add that language to this policy.</li> </ul>

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<p>c. Training <del>((in))</del> prioritizing in-demand skills <del>((job-clusters))</del> that apply to and are in demand across <del>((multiple))</del> identified high-growth industry <del>((clusters))</del> sectors.</p>						
<p>ED-302 King County should support the Workforce Development Council of Seattle-King County <del>((, authorized by the federal Workforce Innovation and Opportunity Act of 2014, and composed of high-level representatives from business, local government, labor, education and training institutions, advocacy organizations, and human service providers. The purpose of the Workforce Development Council is))</del> to coordinate and improve employment, training, literacy, and vocational rehabilitation programs to meet the needs of workers and employers. King County <del>((will))</del> should work with the Workforce Development Council to emphasize the needs in and highlight opportunities for communities that have the highest unemployment rates in the region, including the potential for development of training opportunities in these areas.</p>	Substantive change	<p>To move from a predictive statement to policy direction and to align with the "should" level of commitment in the previous sentence and to reflect current practice; this is discretionary work dependent on available resources</p> <p>Removes/ streamlines outdated context</p>	Maintains flexibility in economic development strategies in alignment with available resources	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is a policy choice, and the policy is weakened, by changing "will" to "should."</li> </ul>
<p>ED-303 King County policies, programs, strategies, and partnerships shall recognize the importance of worker training and retraining, especially for <del>((low-income and low-skilled residents,))</del> workers in low-wage and low-barrier industries and communities with the highest unemployment rates, to provide the skilled workers needed by local businesses and industry. King County shall support and partner with other jurisdictions, educational institutions and industry to promote programs that align with community needs, such as:</p> <p>a. Programs that retrain dislocated workers for jobs in growing industries;</p> <p>b. Training for jobs in growing industries that require post-technical or post-secondary training and credentials and provide a career pathway to self-sufficiency;</p> <p>c. Programs that facilitate employer involvement in hiring workers with limited experience and skills and provide successful strategies for skills training, job placement, and worker retention;</p> <p>d. Programs that reduce recidivism by helping residents exiting the criminal <del>((justice))</del> legal system gain access to training and employment services;</p> <p>e. Alignment of <del>((homeless))</del> housing and employment systems to <del>((assure))</del> ensure people who are experiencing homelessness have access to both housing and employment opportunities;</p> <p>f. Food-related, creative economy, and green technology workforce development activities and opportunities;</p> <p>g. School-to-work programs and effective alternatives for out-of-school youth to provide a clear pathway to self-sufficiency through career options and applied learning opportunities;</p> <p>h. Summer youth employment programs for <del>((at-risk))</del> historically underserved youth;</p> <p>i. Access to alternative modes of transportation by providing transportation information, <del>((financial assistance programs))</del> income-based discount programs such as ORCA LIFT, and services to jobseekers and workers; <del>((and))</del></p> <p>j. Access to childcare by increasing the availability and affordability of quality childcare for low-income families; and</p> <p>k. Initiatives aimed at facilitating skills training and on-ramps to living wage employment for frontline communities connected to</p>	Substantive change	<p>Address Countywide Planning Policy about workforce development efforts aligning with targeted community's needs/interests.</p> <p>Supports green jobs and equitable access for frontline communities</p> <p>Other edits for clarity, to reference current County economic development initiatives, and correct outmoded language</p>	<p>Workforce development activities are more aligned with community needs and feedback</p>	<p>Countywide Planning Policy EC-12</p> <p>Green Jobs Strategy</p> <p>Strategic Climate Action Plan</p> <p>Sustainable &amp; Resilient Frontline Communities Equitable Green Jobs and Pathways Focus Area</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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identified high growth industry sectors as outlined in King County's Green Jobs Strategy.						
<del>((ED-304 King County shall continue to increase equity in jobs and career opportunities for youth through programs such as the Education Engagement Strategy launched by Public Health in 2013, and others. These efforts may include: a. Partnering with private businesses, community organizations and educational institutions to provide job shadowing, internship and summer job opportunities for King County youth; and b. Partnering with Maritime and Manufacturing industry businesses, and other business sectors, to engage high school students in vocational programs that offer training for living wage industry jobs, and working with these businesses to engage schools in promoting regional opportunities for apprenticeships and internships for high school students.))</del>	Substantive change	Not current County programs	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
ED-305 King County shall help promote and develop opportunities for <del>((limited English proficiency populations))</del> <u>communities that speak a language(s) other than English</u> , including: a. Partnering and investing in community organizations that represent <del>((limited English proficiency populations))</del> <u>linguistically diverse populations</u> ; b. Improving translation and interpretation services; c. Partnering with private business to promote the hiring of <del>((limited English proficiency populations))</del> <u>people that speak a language(s) other than English</u> ; and d. Partnering with regional educational institutions to develop methods for recertification for limited English proficiency professionals with credentials from other countries, and partnering with community organizations to promote and increase access to recertification programs.	Clarification of existing policy intent	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((H-159))</del> ED-307 King County should support programs and projects that provide apprenticeship and employment training in the building trades through affordable housing development. King County should explore ways to partner with non((-))profit housing developers in offering pre-apprenticeship, apprenticeship, and employment training opportunities.	Clarification of existing policy intent	Relocated from Chapter 4, and edited for grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
ED-401 <del>((King County recognizes that adequate infrastructure is essential to support existing economic activity and to attract new industry and development. The county therefore))</del> King County shall support <del>((s))</del> and partner <del>((s))</del> on programs and strategies to maintain existing infrastructure and construct new infrastructure and facilities <del>((including, but not limited to, transportation, utilities, schools, information, communications, ((including)) and an adequate supply of housing))</del> necessary to accommodate current and future economic demand, in locations and at a size and scale that is consistent with other policies in the Comprehensive Plan.	Clarification of existing policy intent	Reoriented from a statement to policy direction, consistent with current practice. Other edits for clarity.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Council may wish to include language or add a policy to prioritize infrastructure development in areas that have been underinvested due to historical race-based restrictive real estate practices and policy decisions. Executive staff notes that consideration of equity in projects, which includes consideration of underinvestments due to race-based restrictive real estate practices, is also captured in several other policies in other chapters, and it was not intended to be excluded in this policy.</li> </ul>
ED-402 King County <del>((will))</del> shall support programs and partnerships to facilitate the efficient movement of freight to promote global	Clarification of existing policy	"Will" is predictive but "shall" is directive; policies should be	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Freight mobility is covered in Chapter 8, and ED-402 could be deleted.</li> </ul>

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competitiveness for business and industry.	intent	directive, not statements of what is anticipated to happen.			<ul style="list-style-type: none"> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
ED-403 King County shall partner, where feasible, with jurisdictions and other <del>((stakeholders))</del> organizations to develop <del>((subarea))</del> locally-specific economic development strategies to promote development and redevelopment in areas that can accommodate growth.	Clarification of existing policy intent	Edits for clarity and current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Council may wish to further clarify what is intended by "locally-specific." Executive staff indicate that locally-specific means relevant to the unique needs, capacity, and general nature of the city, town, and/or community, such as community-specific economic development strategies.</li> </ul>
ED-404 <del>((Through local subarea planning and partnerships with other agencies and organizations,))</del> King County should use zoning, incentives, <u>partnerships</u> , or other measures to capitalize on the economic benefit of infrastructure projects in locations and at a size and scale that is consistent with other policies in the Comprehensive Plan.	Clarification of existing policy intent	Removing limitation that this would only occur through subarea planning (as opposed to other planning or initiatives), to reflect current practice. Under the edited language, this could still occur via subarea planning.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The stated rationale for the change is that this could occur through planning initiatives other than subarea planning, but the reference to planning is proposed to be removed. Council may wish to retain planning in this policy.</li> </ul>
ED-501 King County should encourage, support and promote the application of sustainable development practices in all private sector development within the county. <del>((This may be accomplished through working with residential and commercial developers to use Low Impact Development principles and practices, including minimized impervious surface areas, protect ground and surface water within a watershed, ensure that habitat protection needs are incorporated into development proposals to the extent possible, incorporate greater use of green building materials, eliminate, to the extent possible, the use of materials that pose health hazards, and utilize systems that conserve or reuse resources, including those that use energy more efficiently. When King County provides technical assistance and incentives for the use of sustainable development practices, it shall be at no cost to any private sector development. King County shall collaborate with the private sector on potential future regulatory tools.))</del>	Clarification of existing policy intent	Streamlining policy: as it restates a lot of detailed regulations already in the code; the reference to "no cost" is not needed as technical assistance offered by the County is typically at no cost and incentives are inherently no-cost; and the last sentence is consolidated in ED-503	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is about sustainable development, not sustainable economic development. There is a definition of "sustainable economic development" in the glossary that is not used in this chapter. If Council wish to retain this policy, the language could use the defined term.</li> </ul>
ED-501a King County shall <del>((strive to))</del> promote green building and smart building practices throughout private, public, and residential uses and shall support programs that foster this type of development through collaboration with jurisdictions and other sectors.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is about green building and smart building practices. Council may wish to better connect this policy with sustainable economic development.</li> </ul>
ED-503 King County shall identify and evaluate potential changes to land use development regulations and building codes, <u>in collaboration with the private sector</u> , to support and promote sustainable development.	Clarification of existing policy intent	Consolidation of ED-501	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy is about sustainable development. If Council wishes to retain this policy, it could be moved to another chapter or reoriented to discuss sustainable economic development.</li> </ul>
<del>((ED-504 King County should participate in the development and use of national standards for measuring sustainability at the community scale and the breadth and effectiveness of county policies and practices that improve community scale sustainability.))</del>	Substantive change	To reflect current practice	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>ED-601 King County is committed to a sustainable and vibrant rural economy that allows rural residents to live and work throughout the Rural Area and Natural Resource Lands. County policy, regulations, and programs should be reviewed and developed in partnership with rural businesses, the Agriculture and Rural Forest Commissions, <del>((the Community Service Area))</del> community groups, and others to support the preservation and enhancement of traditional rural economic activities and lifestyles, while supporting evolving compatible commercial uses and job opportunities.</p>	<p>Clarification of existing policy intent</p>	<p>There are not community groups specific to the Community Service Area program, and this should encompass all community groups</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Anticipated timeline:</u> n/a</li> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• This section of policies pertains to the rural economy. Few changes are proposed to the policies in this section. The scoping motion for the KCCP called for: "Review policies, regulations and programs related to rural economic development, rural economic strategies, and tourism in the rural area and on natural resource lands, evaluate the appropriate balance between economic development and protection of rural character, working farms and natural resource lands." The Council may want to consider whether additional changes are needed to these policies to reflect the direction in the scope of work.</li> </ul>
<p>ED-602 King County should <u>identify and</u> implement <del>((the Rural Economic Strategies Plan to guide future))</del> rural economic development <del>((and will modify and add))</del> strategies <del>((as needed to))</del> <u>that</u> reflect the evolving nature of the rural economy, while protecting the traditional rural economic clusters.</p> <p>a. King County recognizes the value of the agriculture and forestry clusters for both their economic contribution and for their natural, educational, and recreational benefits to the county as a whole. The <del>((e))</del>County <del>((will))</del> shall work with the Agriculture Commission, Rural Forest Commission, and other related organizations on strategies and programs to strengthen and enhance the economic viability of these clusters and the evolving value-added industry that helps sustain the county's legacy of raising crops and livestock and managing and harvesting forestlands.</p> <p>b. King County recognizes the value of home-based business, recreation and tourism, and commercial and industrial clusters for their ability to provide job opportunities in the Rural Area and Natural Resource Lands, and help sustain the rural economic base. The <del>((e))</del>County <del>((will))</del> shall continue to work with chambers of commerce and other organizations that support these rural businesses to help ensure the continued viability and economic health of new and existing businesses in these clusters.</p> <p>c. King County recognizes the importance of the equestrian cluster for its diversity of business and recreation related operations which combine to provide jobs and income opportunities within the rural economy. The <del>((e))</del>County <del>((will))</del> shall continue to work with equestrian related organizations on business and recreation aspects of the equestrian cluster and with organizations that represent the various trail user groups to help ensure the continued viability and economic health of equestrian and related recreation businesses.</p> <p>d. As a means and in support of protecting rural character and Natural Resource Lands, King County recognizes the value of the partnership with Cities in the Rural Area to act as local urban centers for employment and centers of commerce that provides goods and</p>	<p>Clarification of existing policy intent</p>	<p>To reflect current context.</p> <p>Other edits for grammar and to reflect that "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• The Rural Economic Strategies Plan was last updated in 2014 by Ordinance 17956. There are no changes proposed to the substance of the policies. Executive staff indicate that the subs are still county values/priorities. Council may choose to select different or additional goals.</li> <li>• Council may wish to separate ED-602 into individual policies.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>services for the Rural Area and Natural Resource Lands. The ((e))County ((will)) shall work with the cities and other organizations to support economic development for Cities in the Rural Area, at a size and scale consistent with the Growth Management Act.</p> <p>e. King County is committed to ensuring that all economic development, including the provision of infrastructure, within the Rural Area and Natural Resource Lands shall be compatible with the surrounding rural character, be of an appropriate size and scale, and protect the natural environment.</p> <p>f. King County ((will)) shall continue to support and partner on programs and incentives to ensure the economic vitality of rural historic resources to help maintain the character of the Rural Area and Natural Resource Lands.</p> <p>g. King County ((will)) shall explore opportunities to support agricultural tourism and value-added program(s) related to the production of food, flowers and specialty beverages (including beer, distilled beverages, and wine) in the county. Partnership venues should be educational and include information on the diversity of products available in the county and the importance of buying local, should seek to unify regional tourism efforts, and should encourage development of new markets for agricultural products and value-added goods.</p> <p>h. King County ((will)) shall continue to review existing and proposed regulations to ensure they are relevant and effective in accommodating the differing needs and emerging trends of the compatible businesses that comprise the rural economy.</p> <p>i. King County should continue to identify the infrastructure needs of the rural economic clusters, including transportation, drainage, and information technology needs, and provide support for these needs, including identification of other funding sources.</p> <p>j. King County should continue to identify and encourage businesses to take advantage of incentives and technical assistance programs that promote economic viability of existing and new businesses in the Rural Area and Natural Resources Lands, particularly in the Agricultural and Forest Production Districts.</p>						
<p><del>((ED-603 King County should partner with other Puget Sound counties and businesses to analyze the need and possible sites for regional agricultural (such as beef and poultry) and forest product processing. King County recognizes the importance of food and forest processing for the regional economy and should partner with regional communities, governments and residents to ensure that the challenges and opportunities within this industry are analyzed and addressed as needed.))</del></p>	<p>Clarification of existing policy intent</p>	<p>Redundant to policy direction in Chapter 3 Rural Areas and Natural Resource Lands</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>ED-604 King County ((will)) shall continue to partner with organizations that support programs and strategies that strengthen the interdependence and linkage between the rural, resource, and urban economies((, such as the Regional Food Policy Council and Puget Sound Fresh)).</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p> <p>Also updated to make policy more timeless (for example, Puget Sound Fresh no longer exists)</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Chapter 10 Economic Development  
3/1/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><del>((ED-605 King County recognizes the value of open and green space in promoting social and economic health and wellness throughout the county. The county will continue to invest in public lands and partner with organizations that support and strengthen the linkages between rural, resource and urban communities' use and maintenance of these open spaces.))</del></p>	<p>Clarification of existing policy intent</p>	<p>Consolidated in P-129</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>ED-606 King County ((will)) shall encourage economic analysis and economic development of the local food system as called for in the Local Food Initiative.</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>It is unclear who would be responsible for conducting the economic analysis that King County is encouraging through this policy. Language could be added to clarify the intent, which Executive staff indicate is that the County conduct this analysis.</li> </ul>



Chapter 11 Community Service Area Subarea Planning  
3/15/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments															
<p>CP-100 King County shall <u>continue to</u> implement a Community Service Area subarea planning program. This program shall include(<del>§</del>) the following components for the development and implementation of each subarea plan:</p> <p>a. A subarea plan (<del>shall be</del>) <u>developed and adopted consistent with the schedule established in the Comprehensive Plan and King County Code Title 20</u> for each of the six rural Community Service Areas and five large urban Potential Annexation Areas (<del>consistent with the schedule established in the Comprehensive Plan and King County Code Title 20. Each subarea plan shall be</del>), streamlined to be focused on locally-specific policies that address long-range community needs(<del>-</del>), and <u>including consideration of land use tools to help plan for and accommodate housing needs for all income levels;</u></p> <p>b. <u>A consideration of the financial costs and public benefits of the proposed subarea plan prior to adoption to ensure that implementation can be appropriately prioritized;</u></p> <p>c. <del>((The County shall adopt and update on an ongoing basis, a))</del> <u>A list of services, programs, facilities, and capital improvements, updated on an ongoing basis, that are identified by the community for each geography, known as a community needs list, to implement the vision and policies in the subarea plan and other County plans and to build on the strengths and assets of the community(<del>-</del>);</u></p> <p><del>((e-))</del> <u>d. ((The County should dedicate)) Dedicated resources toward implementation of the subarea plans and community needs lists in coordination with each community so the highest priorities are addressed where the needs are greatest(<del>-</del>);</u></p> <p><del>((d-))</del> <u>e. Implementation of each subarea plan and community needs list (<del>shall be</del>) monitored on an ongoing basis via established performance metrics(<del>-</del>);</u></p> <p><del>((e-))</del> <u>f. Community engagement for development, review, amendment, adoption, and implementation of each subarea plan (<del>shall use</del>) using the Office of Equity and Racial and Social Justice's equity toolkit and centering engagement with historically underrepresented groups(<del>-</del>); and</u></p> <p><del>((f-))</del> <u>g. The King County Council shall have an established role in the Community Service Area subarea planning process, including in the development, review, amendment, adoption, and monitoring the implementation of each subarea plan and community needs list.</u></p>	<p>Substantive change</p>	<p>To integrate <a href="#">HB 1220</a> and Countywide Planning Policy requirements into subarea planning as an additional vehicle to help plan for and accommodate housing needs</p> <p>Consolidates RP-116</p> <p>Addresses Countywide Planning Policies</p> <p>Other clarifying edits, consistent with existing intent</p>	<p>Improved subarea planning processes, which can improve community outcomes</p>	<p>Countywide Planning Policies H-1, H-15, and DP-40</p> <p>Equity and Social Justice Strategic Plan</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> No</li> <li>• <u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• Executive staff indicate that "land use tools" means code regulations (such as inclusionary housing, density/dimension changes, use tables changes) and zoning changes (such as upzones, p-suffixes, SDOs, DPAs).</li> <li>• The proposed changes are a policy choice.</li> </ul>															
<p>Subarea Planning Schedule</p> <table border="1" data-bbox="127 1588 910 1778"> <thead> <tr> <th>Planni ng</th> <th>Trans mittal</th> <th>Adopti on</th> <th>Geography</th> <th>Other Planning</th> </tr> </thead> <tbody> <tr> <td>2024-2026</td> <td>June 2026</td> <td>June 2027</td> <td>Greater Maple Valley/Cedar River CSA</td> <td></td> </tr> <tr> <td>2025-2027</td> <td>June 2027</td> <td>June 2028</td> <td>Fairwood PAA</td> <td></td> </tr> </tbody> </table>	Planni ng	Trans mittal	Adopti on	Geography	Other Planning	2024-2026	June 2026	June 2027	Greater Maple Valley/Cedar River CSA		2025-2027	June 2027	June 2028	Fairwood PAA		<p>Policy staff flag</p>					<p>This schedule incorporates the changes made in the SVNE ordinance.</p> <p>Revisions to subarea planning timeline pushes out adoption timeframes to reflect Executive staff workload associated with the subarea planning program and required comprehensive plan updates, including the 10-year updates and the midpoint updates.</p>
Planni ng	Trans mittal	Adopti on	Geography	Other Planning																	
2024-2026	June 2026	June 2027	Greater Maple Valley/Cedar River CSA																		
2025-2027	June 2027	June 2028	Fairwood PAA																		

**Chapter 11 Community Service Area Subarea Planning  
3/15/24**

Policy					Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
2026-2028	<u>June 2028</u>	<u>June 2029</u>		Potential Midpoint Comprehensive Plan Update						<p>Greater Maple Valley/Cedar River and Fairwood will occur 1 year later than previously anticipated.</p> <p>Bear Creek/Sammamish and SE King County will occur 3 years later, due to midpoint updates also resulting in a pause in subarea plan development (which is new).</p> <p>Four Creeks/Tiger Mountain, East Renton and Federal Way will occur 6 years later than shown in the current schedule.</p> <p>Council may wish to consider if the timeline changes are reasonable and if any revisions should be made to the schedule.</p>
2028-2030	June 2030	June 2031	Bear Creek/Sammamish CSA	Potential updated for "Implementation Progress Report Work Plan						
2029-2031	June 2031	June 2032	Southeast King County CSA							
2031-2033	<u>June 2033</u>	<u>June 2034</u>		10-year Comprehensive Plan Update						
2033-2035	June 2035	June 2036	Four Creeks/Tiger Mountain CSA							
2034-2036	June 2036	June 2037	East Renton PAA							
2035-2037	June 2037	June 2038	Federal Way PAA							
2036-2038	<u>June 2038</u>	<u>June 2039</u>		Potential Midpoint Comprehensive Plan Update						
TBD		TBD	Vashon-Maury Island CSA							
TBD		TBD	Skyway-West Hill PAA							
TBD		TBD	North Highline PAA							
TBD		TBD	Snoqualmie Valley/NE King CSA							

**Chapter 12 Implementation, Amendments, and Evaluation**  
3/8/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<del>I-102 King County property owners are entitled to have their property assessed at the true and fair value of real property for taxation purposes so that those portions of the property that are not developed or redeveloped due to physical or environmental constraints shall be assessed to reflect the presence of such constraints. Property appraisals shall be consistent with the King County Comprehensive Plan, development regulations, zoning, and any other governmental policies or practices in effect at the time of appraisal that affect the use of property, as well as physical and environmental influences as required by RCW 84.40.030.)</del>	Clarification of existing policy intent	This is a mandate in state law and a policy is not needed	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<del>((I-201 The update process shall provide continuing review and evaluation of Comprehensive Plan policies and development regulations.))</del>	Clarification of existing policy intent	Consolidated in I-202	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
I-202 Through the update process, <del>((King County))</del> Comprehensive Plan policies and <del>((supporting))</del> implementing development regulations shall be subject to continuing review, evaluation, and amendment according to the annual, midpoint, and <del>((eight))</del> 10-year update schedule in accordance with Revised Code of Washington 36.70A.130 <del>((+1) and (-2))</del> and the King County Code.	Clarification of existing policy intent	Consolidating I-201. Reflecting recent comprehensive planning cycle changes in state law. Other edits for clarity.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
I-202a Except as provided in I-202b, <del>((P))</del> proposed amendments to the King County Comprehensive Plan, including the Land Use Map, shall be considered by the King County Council only once each calendar year in accordance with the State Growth Management Act and so that the cumulative effect of the proposals can be determined.	Clarification of existing policy intent	Relocated from I-207, with edits to align with new policy I-202b	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
I-202b <u>After appropriate public participation, amendments may be considered more than once each calendar year as follows:</u> <u>a. For initial adoption of a subarea plan;</u> <u>b. Adoption or amendment of a shoreline master program;</u> <u>c. Amendment of the capital facilities element of a comprehensive plan that is part of the adoption or amendment of the County budget;</u> <u>d. To resolve an appeal of a comprehensive plan filed with the Growth Management Hearings Board or with the court; or</u> <u>e. If an emergency exists, if:</u> <u>1. Based on the King County Council finding that the amendment is necessary for the immediate preservation of public peace, health, or safety or for the support of County government and its existing public institutions; and</u> <u>2. Public notice and an opportunity for public comment precede the adoption of the amendments.</u>	New policy	To reflect existing allowance in K.C.C. 20.18.030 and to reflect requirements in WAC 365-196-640	Additional clarity for processing emergency Comprehensive Plan updates, ensuring opportunity for public notice and comment	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic and Regulatory</li> <li>Description of proposed regulations: Sub-e is added to K.C.C. Chapter 20.18</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Chapter 12 Implementation, Amendments, and Evaluation  
3/8/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>I-203 Except as otherwise provided in this policy, the annual update shall not consider proposed amendments to the <del>((King County))</del> Comprehensive Plan that require substantive changes to Comprehensive Plan policies <del>((and development regulations))</del> or that alter the Urban Growth Area <del>((B))</del> boundary. Substantive amendments may be considered in the annual update only to consider the following:</p> <p>a. <u>Changes required by existing Comprehensive Plan policies;</u>  b. <u>Changes to technical appendices and any amendments required thereby;</u>  c. <u>Adoption of Community Service Area subarea plans;</u>  d. <u>Comprehensive updates of subarea plans initiated by motion;</u>  e. <u>Changes required by amendments to the Countywide Planning Policies or state or federal law;</u>  f. <u>Amendments resulting from the comprehensive plan implementation progress report required by Revised Code of Washington 36.70A.130;</u>  g. <u>Land use map or shoreline master program map amendments resulting from a site-specific application or an area zoning and land use zoning study, provided that the amendments do not require substantive change to policy language or alter the Urban Growth Area boundary, except to correct mapping errors;</u>  h. <u>Amendments to add or remove lands from the Agricultural Production District under policy R-656a and/or R-656b for King County safety, preservation, and/or fish passage road projects that are in the adopted six-year Capital Improvement Program;</u>  i. <del>((A))</del> <u>Four-to-One proposals</u> <del>((that changes the Urban Growth Area Boundary));</del>  <del>((b. An amendment regarding the provision of wastewater services to a Rural Town. Such amendments shall be limited to policy amendments and adjustments to the boundaries of the Rural Town as needed to implement a preferred option identified in a Rural Town wastewater treatment study;</del>  e-)) <u>i. Amendments necessary for the conservation, protection, and recovery of threatened and endangered species; or</u>  <del>((d. Adoption of Community Service Area subarea plans;</del>  e-)) <u>k. Amendments to the Comprehensive Plan</u> <del>((w))</del> <u>Work</u> <del>((p))</del> <u>Plan to change deadlines</u> <del>((-or</del>  f. <u>Amendments to update the Comprehensive Plan schedule to respond to adopted ordinances to improve alignment with the Growth Management Act, multicounty and countywide planning activities)).</u></p>	<p>Substantive change</p>	<p>The list of what's allowed to change in an annual Comprehensive Plan update currently lives in both this policy and in K.C.C. 20.18.030, but the lists do not currently match. So, the policy is updated to align with the code (with edits for clarity), and the code will now point to the policy to avoid mismatched lists in the future.</p> <p>Substantive changes to the list:</p> <ul style="list-style-type: none"> <li>remove an outdated provision for wastewater services in a Rural Town (the study has been completed and no boundary changes are needed);</li> <li>add an allowance for annual changes needed to address new implementation progress reporting to the state; and</li> <li>add an annual allowance for changes needed to mitigate removal of Agricultural Production District lands for road projects to improve feasibility of implementation of polices R-656a and R-656b</li> </ul> <p>Other edits for clarity, consistent with existing intent (such as development regulations can be amended at any time)</p>	<p>Improved clarity and consistency in the regulation of Comprehensive Plan Amendments; alignment with current planning needs</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> Programmatic and Regulatory</li> <li><u>Description of proposed regulations:</u> Proposed change to K.C.C. 20.18.030 to rely on the standards in this policy for annual updates</li> <li><u>Anticipated resource need:</u> No</li> <li><u>Anticipated timeline:</u> 2025</li> </ul>	<ul style="list-style-type: none"> <li>Moving the list of types of changes that would be allowed with an annual KCCP update to Chapter 12 of the KCCP is a policy choice; moving the language to the KCCP may limit when the list can be changed.</li> <li>The County is in the process of selecting the next long-term solid waste disposal option for when the Cedar Hills landfill reaches capacity. Council may want to consider adding a related allowance to the annual update for policy adjustments that may be necessary for implementation of the selected disposal option.</li> <li>Lead-in text elsewhere in Chapter 12 describes a new GMA requirement for an "implementation progress report" to be completed by the Executive. In Policy I-203, updates needed as a result of this implementation progress report would authorize policy changes needed because of this progress report as part of an annual update. Executive staff indicate that if a KCCP update is needed to address the progress report, that would likely be in the 2031 update.</li> </ul>
<p>I-204 The <del>((eight))</del> 10-year update shall consider proposed amendments that could be considered in the annual update <del>((and also those outside the scope of the annual update)),</del> proposed amendments relating to substantive changes to Comprehensive Plan policies <del>((and development regulations,))</del> and proposals to alter the Urban Growth Area <del>((B))</del> boundary in accordance with applicable provisions of Countywide Planning Policies.</p>	<p>Clarification of existing policy intent</p>	<p>Reflecting recent comprehensive planning cycle changes in state law</p> <p>Other edits for clarity and consistency (such as development regulations can be amended at any time)</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> <li><u>Description of proposed regulations:</u> n/a</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>The 10-year update is also the statutory update under the GMA. This policy could include language to recognize that.</li> </ul>
<p>I-204a The midpoint update is an optional process that allows for consideration of a smaller range of substantive <u>policy changes and amendments to the Urban Growth Area boundary</u> at the <del>((four))</del> <u>five-</u></p>	<p>Clarification of existing policy intent</p>	<p>Reflecting recent comprehensive planning cycle changes in state law</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> <li>Executive staff note that the 2029 midpoint update is expected to</li> </ul>

Chapter 12 Implementation, Amendments, and Evaluation  
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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>year point of the ((eight)) 10-year update schedule. Midpoint updates are only authorized by a motion that establishes the scope of work. ((A smaller range of substantive changes to policies and amendments to the Urban Growth Area boundary may be considered as part of the midpoint update.)) Workplan action items may be added or amended if related to a topic identified in the scope of work.</p>		<p>Other edits for clarity consistency, and streamlining</p>			<ul style="list-style-type: none"> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<p>include changes related to the new climate change and resiliency element that is required to be partially implemented in 2029 update, and fully implemented in the 2034 update.</p>
<p>I-205 ((In accordance with RCW 36.70A.140 and the State Environmental Policy Act, as applicable,)) King County shall use equitable engagement strategies to ensure public participation in the update process for Comprehensive Plan policies and development regulations, particularly from populations historically underrepresented or excluded from planning processes. King County shall disseminate information regarding public involvement in the Comprehensive Plan update process, including, but not limited to, the following: description of procedures and schedules for proposing amendments to Comprehensive Plan policies and development regulations; guidelines for participating in the docket process; public meetings to obtain comments from the public or other agencies; provision of public review documents; and dissemination of information relating to the Comprehensive Plan update process on the Internet or through other methods.</p>	<p>Substantive change</p>	<p>Updated to advance equity goals and to align with changes in RP-102</p> <p>Removes not-applicable language about the State Environmental Protection Act</p>	<p>Improved engagement with priority populations, which can result in more equitable outcomes for those populations in County plans</p>	<p>Countywide Planning Policies, FW-6 and FW-8</p> <p>Equity and Social Justice Strategic Plan</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> Yes</li> <li>• <u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> <li>• Note: Work Plan action 2 is related to this.</li> </ul>
<p>I-207 ((Proposed amendments to the King County Comprehensive Plan, including the Land Use Map, shall be considered by the King County Council only once each calendar year in accordance with the State Growth Management Act and so that the cumulative effect of the proposals can be determined.)) All proposed Comprehensive Plan policy amendments ((should)) shall include the following analysis:</p> <p>a. <u>Rationale and effect:</u> a detailed statement of ((what is proposed to be changed and why;</p> <p>b. <u>Effect:</u> a statement detailing the anticipated outcome of the change on the geographic area affected, populations affected, and environment;</p> <p>c. <u>Compliance:</u> a statement confirming compliance with the:</p> <p>1. <u>Growth Management Act, including statutory references where applicable; and</u></p> <p>2. <u>Countywide Planning Policies, including policy references where applicable;</u></p> <p>3. <u>King County Strategic Plan, including policy, objective or strategy references where applicable; and</u></p> <p>d. <u>Public Review:</u> an indication that the proposed policy amendment was included in the executive's public review draft or a statement of the public review process used to solicit comments on the proposal));</p> <p>1. <u>Whether the proposed change is a new policy or substantive policy change, is clarification of existing intent, or is technical with no policy change intended;</u></p> <p>2. <u>The rationale for the proposed change;</u></p> <p>3. <u>The anticipated outcome of the proposed change, including effects on the geographic area(s) and populations affected; and</u></p>	<p>Substantive change</p>	<p>To provide improved information about proposed Comprehensive Plan changes</p>	<p>Improved clarity about intent and effect of proposed changes for the public and decision makers to</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> No</li> <li>• <u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>4. Consistency of the proposed change with any other related plans and policies, including specific plan names and policy references, where applicable; and</p> <p>b. Implementation: a description of the anticipated implementation of the proposed change, including:</p> <p>1. Whether implementation of the proposed change is regulatory, programmatic, or a capital project, or a combination;</p> <p>2. If the change is regulatory, a description of the development regulations transmitted with the Comprehensive Plan update that implement the proposed change, in conformance with Policy I-208;</p> <p>3. If the change is programmatic or a capital project, whether it needs additional resources to implement the proposed change; and</p> <p>3. If the change is programmatic or a capital project, the anticipated timing for implementation.</p>						
<p>I-208 Proposed amendments to the Comprehensive Plan policies (<del>should</del>) shall be accompanied by any changes to development regulations, (<del>as well as modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the Comprehensive Plan</del>) when necessary to implement the policy change.</p>	Substantive change	<p>Updated to align with requirements in the Growth Management Act and King County Code</p> <p>Removed language is addressed in I-209</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>I-209 Adopted Comprehensive Plan policy changes shall be integrated into future regularly scheduled updates to the Capital Improvement Program, subarea plans, and functional plans, when necessary to implement the change.</p>	Clarification of existing policy intent	<p>Moved from I-208, and edited to align with current practice. These updates do not occur as part of Comprehensive Plan updates; they get integrated during the next regularly scheduled update of the applicable plans. Neighborhood plans are removed, as those are no longer part of the County's current practice</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>Subarea plans are elements of the Comprehensive Plan. They are different than functional plans or the capital improvement program, which are implementation tools that should also be consistent with subarea plans. Council may wish to delete subarea plans from the list here.</li> </ul>
<p>I-301 King County shall:</p> <p>a. Monitor (<del>and benchmark</del>), measure, assess, and report on the progress of the (<del>Countywide Planning Policies and King County</del>) Comprehensive Plan toward achieving (<del>their</del>) its objectives, inclusive of those relating to growth targets, the environment, development patterns, housing needs, the economy, transportation, (<del>and</del>) the provision of public services, and health and social equity outcomes of residents(-); and</p> <p>b. Use results of such monitoring, measurement, assessment, and reporting to (<del>encourage</del>) identify implementation actions and inform policy revisions, as appropriate, to achieve the planning objectives found within the Growth Management Act, Countywide Planning Policies, and (<del>King County</del>) Comprehensive Plan.</p>	Clarification of existing policy intent	<p>Updates to align with various current Comprehensive Plan performance measurement programs and actions</p> <p>Reference to Countywide Planning Policies is removed, as that is addressed through the Growth Management Planning Council (consistent with Countywide Planning Policy FW-2)</p> <p>Other edits for clarity, consistency, and current terminology</p>	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p><del>((1-404))</del> <u>I-500</u> King County's regulation of land use should:</p> <p>a. Protect public health, safety and general welfare, and property rights;</p> <p>b. Protect consumers from fraudulent practices in land use, land sales and development;</p> <p>c. Implement and be consistent with the Comprehensive Plan and other adopted land use goals, policies, and plans;</p> <p>d. Be expeditious, predictable, clear, straightforward, and internally consistent;</p> <p>e. Provide clear direction for resolution of regulatory conflict;</p> <p>f. Be enforceable, efficiently administered, and provide appropriate incentives and penalties;</p> <p>g. Be consistently and effectively enforced;</p> <p>h. <del>((Create public and private benefits worth their cost;</del></p> <p><del>);</del> Be coordinated with timely provision of necessary public facilities and services;</p> <p><del>((j-))</del> <u>i.</u> Encourage creativity and diversity in meeting <del>((e))</del> County goals and policies;</p> <p><del>((k-))</del> <u>j.</u> Be coordinated with cities, special purpose districts, and other public agencies to promote compatible development standards throughout King County;</p> <p><del>((l-))</del> <u>k.</u> Be responsive, understandable, and accessible to the public;</p> <p><del>((m-))</del> <u>l.</u> Provide effective public notice and reasonable opportunities for the public <del>((t))</del>, especially those directly affected<del>((t))</del>, to be heard and to influence decisions;</p> <p><del>((n-))</del> <u>m.</u> Avoid intruding on activities involving constitutionally protected freedoms of speech, petition, expression, assembly, association, and economic competition, except when essential to protect public health, safety and welfare <del>((t))</del>, and then the restriction should be no broader than necessary<del>((t))</del>;</p> <p><del>((o-))</del> <u>n.</u> Treat all members of the public equitably. Base regulatory decisions wholly on the applicable criteria and code requirements, including application of the <del>((e))</del> County's <del>((E))</del> equity and racial and <del>((S))</del> social <del>((J))</del> justice goals;</p> <p><del>((p-))</del> <u>o.</u> Make development requirements readily accessible to the public through up-to-date codes, technical assistance materials, and other relevant documents; and</p> <p><del>((q-))</del> <u>p.</u> Provide for relief from existing regulations when they would deprive a property of uses allowed to similar properties with the same zoning or environmental or other constraints, and when such relief would neither endanger public health and safety nor conflict with adopted use policies. This policy is not intended for relief from rules governing the subdividing of land.</p>	<p>Clarification of existing policy intent</p>	<p>Sub-i is removed as it conflicts with some mandates, such as stormwater and critical areas</p> <p>Other edits for grammar and current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><del>((1-404))</del> <u>I-500a</u> The King County <del>((Zoning))</del> Code's <del>((zone))</del> zoning classifications and development standards and the <del>((official zoning maps))</del> King County Zoning Atlas shall be consistent with the Comprehensive Plan <del>((and functional plans))</del>.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>I-501 When needed infrastructure and facilities are not available in a timely manner, development approvals shall <del>((either))</del>:</p> <p>a. <del>((b))</del> Be denied <del>((or))</del>;</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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<p>b. <del>_____((d))</del> Divided into phases <del>((, or the project proponents should)); or</del>                      c. <del>_____((p))</del> Provide the needed facilities and infrastructure to address impacts directly attributable to their project <del>((, or as may be provided by the proponent on a voluntary basis)).</del></p>					<ul style="list-style-type: none"> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	
<p>I-504 King County shall enforce its <del>((land use and environmental))</del> <u>development</u> regulations by <del>((pursuing))</del> <u>responding to</u> code enforcement complaints and by providing <del>((oversight))</del> <u>inspection services</u> during the process of site development on all sites for which it issues permits.</p>	Clarification of existing policy intent	Updated to reflect current practice: the County is required to enforce all development regulations, not just land use and environmental ones; K.C.C. Title 23 and associated resources does not allow for the County to proactively "pursue" complaints – the County responds to complaints; oversight implies more than what actually occurs, which is just inspections and monitoring of certain permit conditions when required	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p>I-505 King County shall develop, as a part of the <del>((buildable lands))</del> Urban Growth Capacity analysis, a zoning yield and housing production monitoring program to determine whether housing capacity is being lost in the context of compliance with the Endangered Species Act, and shall propose revisions to the Countywide Planning Policies to implement such a program.</p>	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• This policy will be analyzed as part of the Critical Areas Ordinance (CAO) update.</li> </ul>
<p><del>((I-404a))</del> I-505a Equity and racial and social justice principles <del>((will))</del> shall be used by King County as an important consideration in developing zoning and development regulations governing public and private uses, in siting public facilities, and in evaluating land use decisions. Results from <del>((the E))</del> equity <del>((t))</del> impact <del>((R))</del> reviews <del>((Tool will))</del> shall be used where appropriate.</p>	Clarification of existing policy intent	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p> <p>Updates for current terminology and that "equity impact review" is proposed to be defined in the Comprehensive Plan and provide flexibility for how the current Equity Impact Review Tool might change over time.</p>	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
<p><del>Action 1: Implementation of the Community Service Area Subarea Planning Program</del>  <del>Action 2: Develop a Performance Measures Program for the Comprehensive Plan.</del>  <del>Action 3: Implement a Transfer of Development Rights Unincorporated Urban Receiving Area Amenity Funding Pilot Project</del>  <del>Action 4: Transfer of Development Rights Program Review</del>  <del>Action 5: Review 2016 King County Comprehensive Plan Implementation Needs</del>  <del>Action 6: Alternative Housing Demonstration Project</del>  <del>Action 7: Agricultural Related Uses Zoning Code Updates</del>  <del>Action 8: Cottage Housing Regulations Review</del>  <del>Action 9: Carbon Neutral King County Plan</del>  <del>Action 10: Green Building Handbook Review</del>  <del>Action 11: Bicycle Network Planning Report</del>  <del>Action 12: Update Plat Ingress/Egress Requirements</del></p>	Technical change					<ul style="list-style-type: none"> <li>• The Executive is proposing to remove all of the Work Plan actions adopted between 2016 and 2020. Most of the actions were completed, except:                         <ul style="list-style-type: none"> <li>○ Action 5: Implementation Needs: these code and policy changes are being proposed as part of the 2024 KCCP.</li> <li>○ Action 16: Streamlining the Comprehensive Plan: The Executive has proposed some streamlining of lead-in text and policies; however more could be done to remove repetition, jargon, and unnecessary text.</li> </ul> </li> </ul>



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<p><del>Action 13: Water Availability and Permitting Study</del>  <del>Action 14: 2020 Comprehensive Plan Update</del>  <del>Action 15: Annual DLS Briefing at Local Services Committee</del>  <del>Action 16: Streamlining the Comprehensive Plan</del>  <del>Action 17: Update the Residential Density Incentive Code</del>  <del>Action 18: Greenhouse Gas Mitigation</del>  <del>Action 19: Skyway West Hill and North Highline Anti-Displacement Strategies</del>  <del>Action 20: Fossil Fuel Facilities Risk Bonds</del>  <del>Action 21: Greenhouse Gas Mitigation.</del>  <del>Action GMPC 1 (Was Action 17): Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential Annexation Areas Toward Annexation.</del>  <del>Action GMPC 2 (Was Action 18): Review the Four to One Program.</del>  <del>Action GMPC 3 (Was Action 19):</del></p>						
<p><b>Action 1: Comprehensive Plan Performance Measures Framework Update</b>  <u>Through adoption of Motion 15014 in 2017, King County established a Performance Measures Program for the Comprehensive Plan. The Program is intended to monitor Comprehensive Plan implementation and to help inform whether plan amendments are needed to better achieve the plan's goals, as reflected in the Comprehensive Plan Guiding Principles. As established in the reporting timelines in King County Code Chapter 20.18, Program reporting occurs in advance of, and with the intent of informing, establishing the scope of work for 10-year Comprehensive Plan updates.</u></p> <p><u>The Executive issued the first Performance Measures Report under the new program in 2022 via Report 2022-RPT0045. In developing the report, department staff indicated that the measures could be further refined to better tell a more accurate picture of plan performance. The approved framework also does not align with the current Comprehensive Plan update cycle. As required by Motion 15014, any changes to the performance measures framework must be approved via a motion that is passed by the Council.</u></p> <ul style="list-style-type: none"> <li><u><i>Deliverables:</i> The Executive should file with the Council a motion updating the Performance Measures Program Framework.</u></li> <li><u><i>Timeline:</i> The Performance Measures Program Framework Motion should be filed with the Council by December 31, 2029. Council review, refinement, and possible approval of the Motion should be completed by March 31, 2030, to allow for completion of the next Performance Measures Report that is due by December 31, 2030, to inform scoping for the 2034 10-year Comprehensive Plan update.</u></li> <li><u><i>Lead Agency:</i> Office of Performance, Strategy and Budget.</u></li> <li><u><i>Support Agency(ies):</i> Comprehensive Planning Interdepartmental Team.</u></li> </ul>	<p>Substantive</p>					<ul style="list-style-type: none"> <li>This is one of seven Work Plan actions proposed by the Executive. Including this is a policy choice.</li> <li>Due date for the resulting study is December 2029 for the new framework.</li> </ul>

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<p><b>Action 2: Comprehensive Plan Public Participation Code Update</b>  <u>The public participation requirements for updates to the King County Comprehensive Plan and development regulations are guided by state law, adopted Comprehensive Plan policies, and King County Code Chapter 20.18. The majority of the requirements in code have not been amended since they were first adopted in 1998. The 2024 Comprehensive Plan made some code changes to align with current state law, reflect current practice, and provide clarity. However, additional work is needed to ensure the code reflects and supports equitable engagement goals and outcomes.</u></p> <p><u>Equitable engagement process improvements were integrated into the 2024 Comprehensive Plan update process. Those 2024 engagement efforts were not inconsistent with the current code; however, the code could be strengthened to further support this work in the future. Additionally, there are more opportunities to improve the engagement process to make it more equitable. Given this, additional updates to the public participation code in Chapter 20.18 work are warranted. This work would be disingenuous without thoughtful community engagement on the changes, especially with communities that have been historically excluded from the planning process. This Work Plan Action directs that work to occur outside of a major Comprehensive Plan update to allow for focused engagement on these important issues.</u></p> <ul style="list-style-type: none"> <li><u>Deliverables:</u> The Executive should file with the Council an ordinance updating the public participation elements of King County Code Chapter 20.18.</li> <li><u>Timeline:</u> The ordinance should be transmitted to the Council by June 30, 2028. If there is a Comprehensive Plan midpoint update authorized at that time, the code changes should be part of the midpoint transmittal package.</li> <li><u>Lead Agency:</u> Office of Performance, Strategy and Budget.</li> <li><u>Support Agency(ies):</u> Office of Equity and Racial and Social Justice, and Department of Local Services.</li> </ul>	Substantive					<ul style="list-style-type: none"> <li>Including this proposed work plan action is a policy choice.</li> <li>Due date for the resulting study is June 2028.</li> </ul>
<p><b>Action 3: Mandatory Inclusionary Housing and Community Preference Review</b>  <u>In 2022, the County adopted inclusionary housing regulations for Skyway-West Hill and North Highline, which included: (1) mandatory inclusionary housing in the commercial cores of both communities, (2) voluntary inclusionary housing in the remaining areas of those communities, and (3) a requirement for a community preference program for any inclusionary housing development. The 2024 Comprehensive Plan expanded the voluntary inclusionary housing provisions to other geographies (all of urban unincorporated King County and the Rural Towns of Vashon and Snoqualmie Pass).</u></p> <p><u>The 2024 Comprehensive Plan Equity Work Group, as well as public input received during development of the 2024 plan, expressed support for also expanding the mandatory inclusionary housing and community preference provisions to some or all of the new geographies that the voluntary provisions in the 2024 changes would apply to. Additional time and resources are needed to review how or</u></p>	Substantive					<ul style="list-style-type: none"> <li>Including this proposed work plan action is a policy choice.</li> <li>Due date for the resulting study is December 2027.</li> </ul>

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<p><u>if these elements could successfully be implemented in additional communities without unintended consequences.</u></p> <p><u>Given this, this Work Plan Action directs evaluation of whether it would be appropriate to potentially expand mandatory inclusionary housing and/or community preference regulations to the other geographies that currently have voluntary inclusionary housing, including consideration of displacement risk, market conditions, and public engagement with potentially affected communities.</u></p> <ul style="list-style-type: none"> <li><u>Deliverables:</u> The Executive should file with the Council a Mandatory Inclusionary Housing and Community Preference Review report and a proposed ordinance implementing the recommendations in the report.</li> <li><u>Timeline:</u> The Mandatory Inclusionary Housing and Community Preference Review report and ordinance, if recommended, should be filed with the Council by December 31, 2027.</li> <li><u>Lead Agency:</u> Department of Community and Human Services.</li> <li><u>Support Agency(ies):</u> Department of Local Services.</li> </ul>						
<p><b>Action 4: Multifamily Housing Tax Exemption Feasibility</b>  <u>In 2021, the Washington State Legislature authorized use of Multifamily Housing Tax Exemptions (MFTEs) in unincorporated areas via Engrossed Second Substitute Senate Bill 5287. MFTE programs are property tax waiver programs enacted by cities and counties to support local housing goals. Under Chapter 84.14 Revised Code of Washington, local governments can give exemptions for new construction, conversion, and rehabilitation of multifamily residential improvements with at least four units. Under these exemptions, a property owner does not have to pay property taxes on the residential improvements for a given number of years. The property owner still pays tax on the land and on non-residential improvements like the commercial portion of a mixed-use building.</u></p> <p><u>MFTEs give financial incentives to help meet housing goals without the need for direct funding. This can support development of affordable housing, but it can also incentivize market-rate housing in a way that complies with state constitutional requirements. It can also potentially result in either a loss of tax revenue to the community or a tax shift where other property owners will pay more in taxes.</u></p> <p><u>This Work Plan Action directs King County to explore whether to allow use of a MFTE in unincorporated King County, including analysis of:</u></p> <ul style="list-style-type: none"> <li><u>a. potential program design that would incentivize affordable units;</u></li> <li><u>b. impacts of a tax exemption, and whether that financial impact is sustainable; and</u></li> <li><u>c. potential program administrative needs, including monitoring, oversight, reporting;</u></li> <li><u>d. ongoing program updates to ensure sufficient incentive to maximize public benefits; and</u></li> <li><u>e. public input received during engagement on this action item.</u></li> </ul>	<p>Substantive</p>					<ul style="list-style-type: none"> <li>Including this proposed work plan action is a policy choice.</li> <li>Due date for the resulting study is December 2027.</li> </ul>

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<ul style="list-style-type: none"> <li><u>Deliverables</u>: The Executive should file with the Council a Multifamily Housing Tax Exemption Feasibility report and a proposed ordinance implementing the recommendations in the report.</li> <li><u>Timeline</u>: The Multifamily Housing Tax Exemption Feasibility report and ordinance, if recommended, should be filed with the Council by December 31, 2027.</li> <li><u>Lead Agency</u>: Department of Community and Human Services.</li> <li><u>Support Agency(ies)</u>: Department of Local Services, Office of Performance Strategy and Budget.</li> </ul>						
<p><b>Action 5: Old Growth Corridors Strategies</b>  <u>Mature forests with broad range of native tree species and age classes – key characteristics of what are commonly referred to as “old growth” forests – provide a wealth of ecological and social benefits including, but not limited to, healthy habitat; clean and cool water; water storage to mitigate downstream flooding, providing summer flows to rivers and streams, and supplying drinking water; wildfire resilience; diversity of flora, fauna, fungal, and microbial communities; and recreation. Old growth forests in western Washington are also of enormous cultural importance to sovereign Indian tribes. In addition to providing ecological, social, and cultural benefits, mature forests in the Pacific Northwest also sequester carbon and are more resilient to the effects of climate change than younger or less diverse forests.</u></p> <p><u>The 2024 Comprehensive Plan includes policies directing King County to identify and implement strategies to protect forests in ways that build resilience and maximize social and ecological values while carefully considering any effects of changes to forestland management on the timber resource economy. The Plan directs King County to identify opportunities to establish and maintain large blocks of forest, particularly in upper watershed areas and along major river corridors given the importance of contiguous forest cover in these areas for preventing flooding, improving water quality, and protecting salmon and other wildlife habitat.</u></p> <p><u>This work plan action item directs review scientific literature and recommend potential strategies and tactics to accelerate establishment of “old growth corridors” in upper watersheds and along major river corridors, especially in areas with a predominance of existing public ownership.</u></p> <p><u>This work should include identifying and analyzing: appropriate geographies; feasible programmatic and project actions King County has control to implement such as acquisitions, incentive programs, and regulatory changes; potential partnerships with public and private landowners, land managers, and Indian tribes; and existing and potential funding sources.</u></p> <ul style="list-style-type: none"> <li><u>Deliverables</u>: The Executive should file with the Council an Old Growth Corridors Strategies report outlining scientific findings, geographies of relevance, and potential strategies for establishing old growth corridors.</li> </ul>	Substantive					<ul style="list-style-type: none"> <li>Including this proposed work plan action is a policy choice.</li> <li>Due date for the resulting study is June 2026.</li> </ul>

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<ul style="list-style-type: none"> <li><u>Timeline</u>: The Old Growth Corridors Strategies report should be transmitted to the Council by June 1, 2026.</li> <li><u>Lead Agency</u>: Department of Natural Resources and Parks.</li> </ul>						
<p><b>Action 6: Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan</b>  <u>Properties and infrastructure along the Vashon-Maury Island shoreline are potentially at risk to damage from coastal flooding, tsunamis, landslides, and sea level rise. The extent to which these hazards affect specific locations will vary depending on site-specific factors, including topography, the proximity of infrastructure to the shoreline, and the ability to implement adaptive measures in any given location. Existing studies have not gotten to this level of specificity for these hazards, however. This makes it difficult to determine where and what specific hazard mitigation approaches may be needed and how to sequence that work.</u></p> <p><u>King County will conduct a detailed assessment of the Vashon and Maury Island shoreline inclusive of public and private infrastructure and natural systems to better understand which locations face a higher risk from coastal flooding, tsunamis, landslides, and sea level rise due to site constraints or other factors. Results from the study will inform long-range planning for these hazards and the development of additional actions, policies, development regulations, and/or zoning changes, as needed, to address these risks. These changes would be included in future updates of the Comprehensive Plan and/or King County Code.</u></p> <p><u>The study will draw on available data and studies, as well as a new coastal storm surge model for the King County shoreline being developed by USGS (due summer 2024). The County intends to apply for grant funding to complete this work.</u></p> <ul style="list-style-type: none"> <li><u>Deliverables</u>: The Executive should file with the Council the Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan. If policy and/or code changes are recommended by the Assessment, they should be transmitted to the Council in the next appropriate update to the Comprehensive Plan and/or the King County Code.</li> <li><u>Timeline</u>: The Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan should be transmitted to the Council by December 31, 2026.</li> <li><u>Lead agency</u>: Department of Natural Resources and Parks</li> <li><u>Support agency(ies)</u>: Department of Local Services, Public Health - Seattle &amp; King County</li> </ul>	Substantive					<ul style="list-style-type: none"> <li>Including this proposed work plan action is a policy choice.</li> <li>Due date for the resulting study is December 2026.</li> </ul>
<p><b>Action 7: Wildfire Risk Assessment</b>  <u>Large wildfires across the Pacific Northwest over the last decade, combined with recent local fires in King County and increasing concern about the impacts of climate change on wildfire potential, have contributed to a growing awareness of the need to prepare for an increased risk of wildfire in or adjacent to the wildland-urban interface (WUI).</u></p>	Substantive					<ul style="list-style-type: none"> <li>Including this proposed work plan action is a policy choice.</li> <li>Due date for the resulting study is December 2026.</li> </ul>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><u>King County issued its first Wildfire Risk Reduction Strategy in 2022 and has since been working to develop and implement the identified actions. This includes implementing state building code changes related to building in the WUI in 2023, as well as adopting wildfire risk policy and code changes in the 2024 Comprehensive Plan. However, additional information is needed to better understand wildfire risks in unincorporated King County and whether additional regulatory measures are needed to further reduce wildfire risk.</u></p> <p><u>This workplan will include completing a wildfire risk assessment for unincorporated King County to better understand where and how communities and critical infrastructure are vulnerable to wildfire; the degree to which current codes and policies address the risk; and what additional actions, policy, development regulation, or zoning changes, if any, may be needed to reduce wildfire risk. Potential external partners for the study include King County fire districts, the Washington State Dept. of Natural Resources, and utilities. The results of this work will inform future updates of the Comprehensive Plan and/or King County Code. The County intends apply for grant funding to complete this work.</u></p> <ul style="list-style-type: none"> <li><u>Deliverable: The Executive should file with the Council the Wildfire Risk Assessment report. If policy and/or code changes are recommended by the report, they should be transmitted to the Council in the next appropriate update to the Comprehensive Plan and/or the King County Code.</u></li> <li><u>Timeline: The Wildfire Risk Assessment report should be transmitted to the Council by December 31, 2026.</u></li> <li><u>Lead agency: Department of Natural Resources and Parks</u></li> <li><u>Support agency(ies): King County Office of Emergency Management Department of Local Services – Permitting Division.</u></li> </ul>						

Chapter 12 Implementation, Amendments, and Evaluation  
3/8/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>I-601 King County should develop incentives for the Urban Growth Area that encourage the development industry to provide a broad range of housing affordable to all income levels and business space, including areas of the county with the most disparate outcomes in health, economic prosperity and housing conditions, where residents may be at high risk of displacement. Incentives could include:</p> <p>a. <del>((Identification of geographic areas with infill opportunities, granting budget priority status and allowing more flexible development standards;</del></p> <p>b. <del>Density bonuses for site designs which provide public benefits (for example, grid roads that connect with other developments and limit impacts on arterials);</del></p> <p>c. <del>Incentives which lower financial development risk;</del></p> <p>d.) <u>Density bonuses and/or other regulatory flexibilities for inclusionary housing;</u></p> <p><u>b.</u> Joint development opportunities at <del>((e))</del>County-owned or operated facilities, utilization of air rights on <del>((e))</del>County-owned or operated facilities, and the establishment of transit-supportive design guidelines and regulations; and</p> <p><del>((e.))</del> <u>c.</u> County <del>((capital improvement))</del> funding for public urban amenities, including transportation, parks, open space, cultural, and other facilities, for cities participating in the King County Transfer of Development Rights Program.</p>	<p>Substantive change</p>	<p>Updated to reflect: 2022 House Bill 1220 and Countywide Planning Policy housing mandates; and current incentive strategies</p> <p>Other edits for grammar and clarity</p>	<p>Development of more housing that is accessible to all</p>	<p>Countywide Planning Policies H-1, H-15</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Regulatory</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• The examples in the subs could be deleted. They aren't necessary to the policy.</li> </ul>

Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
<p><b>1. Maple Valley – Urban Growth Area Boundary and Industrial Amendment</b></p> <p>Located in District 9.</p>	<ul style="list-style-type: none"> <li>Amends the Urban Growth Area boundary to remove three parcels from the UGA.</li> <li>Changes the land use designation from Industrial to Rural Area.</li> <li>Changes the zoning I to RA-5.</li> <li>Removes and repeals P-suffix TR-P17, which was meant to limit the impacts of potential industrial uses on the properties.</li> </ul>	<p>The Executive's Conclusion and Recommendation in the Area Zoning and Land Use Study (AZLUS) states:</p> <p><b>Executive's Conclusion and Recommendation</b></p> <p><u>Conclusion</u> The development conditions restricting uses to those that do not require a Conditional Use Permit limit the types of uses that would likely conflict with the surrounding Rural Area. This condition is the same as the rural industry standards contained in the Code. The condition concerning a "master drainage plan" is also redundant to current code provisions. The combination of these conditions treats this site as if it is in the Rural Area, which is appropriate given its location and surrounding environment.</p> <p>The City of Maple Valley does not have plans to annex this site and it is not represented in their Comprehensive Plan for growth. Further, the site currently lacks urban services and infrastructure adequate for an urban industrial site, has environmental constraints, and is surrounded on three sides by rural residential properties. It also abuts an agricultural parcel, (use and zoning A-10) which may create further incompatibilities.</p> <p>No progress has been made in over 20 years to urbanize it, improve infrastructure, or make it suitable for urban or industrial development.</p> <p>This site's lack of infrastructure, critical areas designations, proximity to rural residential development, a regional recreation trail corridor and the Cedar River habitat, strongly suggest a Rural Area designation and zoning is appropriate.</p> <p><u>Recommendation</u> This study recommends the following for parcels 1622069091, 1522069034, and 1522069036:</p> <ul style="list-style-type: none"> <li>removal from the UGA;</li> <li>change the land use designation from "i" (Industrial) to "ra" (Rural Area);</li> <li>change the zoning classification from I (industrial) to RA-5 (Rural Area, one home per five acres); and</li> <li>removal of TR-P17 from the site and repeal from the zoning atlas.</li> </ul>	<ul style="list-style-type: none"> <li>This change is a policy choice.</li> <li>It will require a recommendation by the GMPC, which is anticipated to happen between Committee and full Council, in September 2024.</li> </ul>
<p><b>2. Skyway-West Hill – Cannabis Retail Terminology</b></p> <p>Located in District 2.</p>	<p>Updates P-Suffix WH-P11 to update terminology to "cannabis," which would align with recent changes in state law.</p>	<p>An AZLUS was not completed for this map amendment, as it is a technical change.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b>3. Skyway-West Hill – Unincorporated Activity Center</b></p> <p>Located in District 2.</p>	<p>Amends the land use designation from urban residential, high, to unincorporated activity center on a parcel adjacent to Skyway Park. This corrects an error in Ordinance 19555, which inadvertently omitted this parcel.</p>	<p>An AZLUS was not completed for this map amendment, as it is a technical change.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b>4. North Highline – Cannabis Retail Terminology &amp; Alternative Housing Demonstrating Project</b></p> <p>Located in District 8.</p>	<ul style="list-style-type: none"> <li>Adds P-Suffix NH-P02, which caps the number of cannabis retail uses in the subarea, on parcels inadvertently omitted from the initial adoption of the P-Suffix in 2022. Amends terminology of P-Suffix NH-P02 by update terminology to "cannabis," which would align with recent changes in state law.</li> <li>Removes the Alternative Housing Demonstration Project (K.C.C. 21A.55.125) from parcels in the White Center Unincorporated Activity Center to reflect that the authority for these parcels has expired.</li> </ul>	<p>An AZLUS was not completed for this map amendment, as it is a technical change.</p>	<ul style="list-style-type: none"> <li>No issues identified. Two projects were built under this demonstration project: <ul style="list-style-type: none"> <li>Vashon - 9914 SW 188<sup>th</sup> St – under DWEL20-0166 – 5 single detached residences with 8 sleeping units each</li> </ul> </li> <li>North Highline - 1619 SW 102<sup>nd</sup> St – under DWEL22-0265. 3-story, 60 sleeping units congregate housing</li> </ul>



**KCCP Map Amendments  
3/15/24**

Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
<p><b><u>5. North Highline and Vashon-Maury Island – Low Impact Development and Built Green Demonstration Project</u></b></p> <p>Located in District 8.</p>	<p>Removes the Low-Impact Development and Built Green Demonstration Project (K.C.C. 21A.55.060) overlay from applicable parcels to reflect that the authority adopted in the code has expired.</p>	<p>An AZLUS was not completed for this map amendment, as it is a technical change.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b><u>6. North Highline &amp; Skyway-West Hill – Sustainable Communities and Housing Projects Demonstration Project</u></b></p> <p>Located in Districts 2 and 8.</p>	<p>Applies the Sustainable Communities and Housing Projects Demonstration Project Area (K.C.C. 21A.55.101) overlay to applicable properties. This technical correction would align with the properties currently authorized in K.C.C. 21A.55.101.</p>	<p>An Area Zoning and Land Use Study (AZLUS) accompanies this map amendment. The Executive's Conclusion and Recommendation in the AZLUS states:</p> <p><b>Executive's Conclusion and Recommendation</b></p> <p><u>Conclusion</u> The Countywide Planning Policies and Comprehensive Plan have strongly support regulatory flexibilities and incentives for the development of sustainable, affordable housing. Both the White Center Workshop and Brooks Village sites have ongoing planning for potential affordable housing development that could benefit from use of the demonstration project. The Kit's Corner site is not appropriate for affordable housing development.</p> <p><u>Recommendation</u> This study recommends:</p> <ul style="list-style-type: none"> <li>Retaining the development project in K.C.C. 21A.55.101;</li> <li>Retaining eligibility for the White Center Workshop and Brooks Village sites, and adding the DPA zoning condition to the parcels to accurately reflect their status; and</li> <li>Removing eligibility for the Kit's Corner site, and updating K.C.C. 21A.55.101 accordingly. No zoning change is needed, as the DPA was never formally imposed on the property.</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b><u>7. Kent – Pet Cemetery</u></b></p> <p>Located in District 5.</p>	<ul style="list-style-type: none"> <li>Changes the land use designation from industrial to urban residential, low.</li> <li>Changes the zoning from Industrial to R-1.</li> <li>Removes and repeals P-Suffix GR-P03, which limits the allowed uses to long-term storage of recreation vehicles (RVs).</li> </ul>	<p>An Area Zoning and Land Use Study (AZLUS) accompanies this map amendment. The Executive's Conclusion and Recommendation in the AZLUS states:</p> <p><b>Executive's Conclusion and Recommendation</b></p> <p><u>Conclusion</u> The current cemetery uses on the property are likely to continue to be nonconforming uses should the current industrial land use and zoning be retained. Urban residential land use and zoning would allow the uses to be conforming; this would also support the historic designation and be consistent with zoning on another cemetery in the urban unincorporated area. Any potential changes to land use or zoning are unlikely to impact the cell tower use. The GR-P03 p-suffix condition is inconsistent with the historic designation.</p> <p><u>Recommendation</u> Based on the analysis in this study, the following changes are recommended:</p> <ul style="list-style-type: none"> <li>Change the land use designation from "i" (Industrial) to "ul" (Urban Residential, Low);</li> <li>Change the zoning classification from I (Industrial) to R-1 (Urban Residential, one dwelling unit per acre); and</li> <li>Remove the GR-P03 p-suffix condition from the property and repeal it from the zoning atlas.</li> </ul>	<ul style="list-style-type: none"> <li>This change is a policy choice. The Council may want to consider whether the ul land use designation and R-1 zoning classifications are appropriate. The adjacent residential areas are um and R-4. The description of where R-1 is appropriate in the K.C.C. 21A.04.080 doesn't seem to apply to this property. Executive staff indicate there isn't a perfect fit for this property, and that this proposal avoids creating a legal nonconforming use. Councilmembers may consider whether to apply a more appropriate zoning classification, and either modify the zoning code to allow a cemetery use or to allow the cemetery to become a nonconforming use.</li> </ul>
<p><b><u>8. Countywide – King County Open Space System Expansion</u></b></p> <p>Located all the districts that have unincorporated areas.</p>	<ul style="list-style-type: none"> <li>Amends the land use designation of parcels acquired by King County for inclusion in the King County Open Space System.</li> <li>Amends the zoning of 5 parcels, owned by King County, located south of Interstate-90, south of the City of Snoqualmie, from RA-5 to RA-10, removes P-Suffix SV-P35 from the parcels, and repeals SV-P35 from the Zoning Atlas. SV-P35 requires lot clustering on a portion of the affected parcels and that the remainder of the</li> </ul>	<p>An AZLUS was not completed for this map amendment.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
<p><b>9. Vashon-Maury Island – Land Use Redesignations, Zoning Reclassification and Development Condition Amendments and Repeals</b></p> <p><b>SO-270 repeal</b></p> <p>Located in District 8.</p>	<p>parcels be dedicated for permanent open space.</p> <ul style="list-style-type: none"> <li>Removes the Vashon Rural Town Affordable Housing Special District Overlay SO-270 from all parcels where it applies in Vashon Rural Town. The SDO's purpose is to spur creation of affordable housing on Vashon-Maury Island. Special District Overlay SO-270 is proposed for repeal by this ordinance.</li> </ul>	<p>Instead of an AZLUS, a separate "Vashon-Maury Island P-suffix Conditions Report" was completed, as required by the 2017 Vashon-Maury Island Subarea Plan.<sup>1</sup> The P-suffix report also addresses the addition of a "farmers market" use added to VS-P29. The change to repeal the Affordable Housing Special District Overlay is supported by a separate "Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation, also required by the 2017 Subarea Plan. The open space land use designation change does not represent a substantive change.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b>Map Amendment 9</b></p> <p><b>SO-140 text changes</b></p>	<ul style="list-style-type: none"> <li>Changes to text, in the Proposed Ordinance:                     <p><u>SECTION 191.</u> Ordinance 12823, Section 10, and K.C.C. 21A.38.150 are hereby amended to read as follows:</p> <p>A. The purpose of the <del>((ground water))</del> <u>groundwater</u> protection special district overlay is to limit land uses that have the potential to severely contaminate groundwater supplies and to provide increased areas of permeable surface to allow for infiltration of surface water into ground resources.</p> <p>B. For all commercial and industrial development proposals, at least <del>((40))</del> <u>forty</u> percent of the site shall remain in natural vegetation or planted with landscaping, which area shall be used to maintain predevelopment infiltration rates for the entire site. For purposes of this special district overlay, the following shall be considered commercial and industrial land uses:</p> <ol style="list-style-type: none"> <li><del>((amusement/entertainment))</del> <u>Recreational and cultural</u> land uses as defined by K.C.C. 21A.08.040, except <u>trails, golf facilities, and arboretums</u>;</li> <li><del>((g))</del> <u>General services</u> land uses as defined by K.C.C. 21A.08.050, except health <del>((and educational))</del> <u>services land uses, education services land uses, daycare</u> <del>((+))</del> <u>I, ((churches, synagogues, and temples))</u> and religious facilities;</li> <li><del>((g))</del> <u>Government/business services</u> land uses as defined by K.C.C. 21A.08.060, except government services <u>land uses</u>;</li> <li><del>((r))</del> <u>Retail</u> <del>((wholesale))</del> land uses as defined by K.C.C. 21A.08.070, except forest product sales and agricultural product sales;</li> <li><del>((m))</del> <u>Manufacturing</u> land uses as defined by K.C.C. 21A.08.080; and<del>((r))</del></li> </ol> </li> </ul>	<p><b>Special District Overlay SO-140 (Groundwater Protection) [LINK] – Amend Summary of analysis and recommended changes:</b> Since the Overlay's creation, King County adopted the CARA code in 2005, which includes regulations for areas that have a high susceptibility to ground water contamination. The entirety of the island is governed by this code. A comparative analysis of the Overlay with the CARA and K.C.C. Title 21A found several overlapping regulations and inconsistencies in the mapping of risk levels to groundwater resources. Furthermore, a review of Best Management Practices found limited risk potential in many of the uses restricted by the Overlay. Amendments are recommended to remove regulatory redundancies and uses with low-risk potential, totaling 25 uses. A regulatory comparison is provided in Appendix C with more details on the recommended changes.</p> <p>No changes to the mapping are recommended at this time. However, the Overlay is recommended to be reviewed further, including possible incorporation into the CARA code, along with review of the CARA mapping and code during the next statutorily-required Comprehensive Plan update in 2034. An update to the CARA code as part of a best available science (BAS) review is being conducted by King County as part of the 2024 Comprehensive Plan. Until this review is completed, maintaining the Overlay's current mapping is necessary to keep the current level of protection. Incorporating the Overlay's regulations into the CARA code could provide island-wide protections rather than just the mapped areas, as well as address inconsistencies in what restrictions apply. The Department of Natural Resources and Parks (DNRP) and the Vashon-Maury Island Groundwater Protection Committee support maintaining the existing mapping until further review occurs.</p> <p>Executive's rationale for changes to K.C.C. 21A.38.150:</p> <p>Updates uses that are considered commercial and industrial development to align with current terminology in the use tables and other related proposed changes in this proposed ordinance.</p> <p>Other amendments are proposed to align with the recommendations in the Vashon-Maury Island P-Suffix Conditions Report transmitted as part of the supporting materials to this proposed ordinance.</p>	<ul style="list-style-type: none"> <li>Executive staff note that the mapping associated with this SDO was last done in 2012. It is proposed to be updated with the next 10-year update, in the 2034 KCCP.</li> <li>The proposed change would only modify the allowed uses in the SDO and would still apply to the same properties on Vashon-Maury Island.</li> </ul>

<sup>1</sup> Ordinance 18623.

Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
	<p>6. <del>((mineral extraction and processing))</del> Resource land uses as defined by K.C.C. 21A.08.090, <u>except agriculture land uses, forestry and uses, fish and wildlife management land uses, and accessory uses.</u></p> <p>C. Permitted uses within the area of the ground water protection special district overlay shall be those permitted in the underlying zone, excluding the following <del>((as defined by Standard Industrial Classification number and type))</del>:</p> <ol style="list-style-type: none"> <li>1. <del>((SIC 4581, airports, flying fields, and airport terminal services;</del></li> <li>2. <del>SIC 4953, refuse systems, (including landfills and garbage transfer stations operated by a public agency);</del></li> <li>3. <del>SIC 4952, sewerage systems (including wastewater treatment facilities); and</del></li> <li>4. <del>SIC 7996, amusement parks; SIC 7948, racing, including track operation; or other commercial establishments or enterprises involving large assemblages of people or automobiles except where excluded by section B above;</del></li> <li>5. <del>SIC 0752, animal boarding and kennel services;</del></li> <li>6. <del>SIC 1721, building painting services;</del></li> <li>7. <del>SIC 3260, pottery and related products manufacturing;</del></li> <li>8. <del>SIC 3599, machine shop services;</del></li> <li>9. <del>SIC 3732,)) Aircraft, ship, and boat building and repairing;</del></li> <li><del>((10. SIC 3993, electric and neon sign manufacturing;</del></li> <li>11. <del>SIC 4226, automobile storage services;</del></li> <li>12. <del>SIC 7334, blueprinting and photocopying services;</del></li> <li>13.)) 2. <u>Warehousing and wholesale trade;</u></li> <li>3. <u>SIC 7534, tire retreading ((and repair services));</u></li> <li><del>((14. SIC 7542, car washes;</del></li> <li>15. <del>SIC 8731, commercial, physical and biological research laboratory services;</del></li> <li>16. <del>SIC 02, interim agricultural crop production and livestock quarters or grazing on properties 5 acres or larger in size;</del></li> <li>17. <del>SIC 0752, public agency animal control facility;</del></li> </ol>	<ul style="list-style-type: none"> <li>- Vashon-Maury Island does not have any RB zoned parcels. Therefore, any prohibited uses in the SDO that are only permitted in the RB zone can be removed.</li> <li>- According to K.C.C. 21A.08.080.B.11 and 21A.08.100.B.15, I zoned sites located outside the Urban Growth Area, uses shown as a conditional or special use are prohibited. Vashon-Maury Island is located outside of the Urban Growth Area. Due to these uses already being prohibited on the Island, the regulations are redundant and can be removed from the SDO.</li> <li>- Other changes are made to align with current allowed terminology in the use tables.</li> </ul> <p>None of these changes have any substantive effect on what uses are allowed within the SDO. They improve clarity and consistency with the rest of the Code.</p>	

Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
	<p><del>18. SIC 2230, 2260, textile dyeing;</del>  <del>19. SIC 2269, 2299, textile and textile goods finishing;</del>  <del>20. SIC 2700, printing and publishing industries;</del>  <del>21. SIC 2834, pharmaceuticals manufacturing;</del>  <del>22. SIC 2844, cosmetics, perfumes and toiletries manufacturing;</del>  <del>23. SIC 2893, printing ink manufacturing;</del>  <del>24. SIC 3000, rubber products fabrication;</del>  <del>25. SIC 3111, leather tanning and finishing;</del>  <del>26. SIC 3400, metal products manufacturing and fabrication;</del>  <del>27. SIC 3471, metal electroplating;</del>  <del>28. SIC 3691, 3692, battery rebuilding and manufacturing;</del>  <del>29. SIC 3711, automobile manufacturing; and</del>  <del>30. SIC 4600, petroleum pipeline operations)) 4. SIC 754, automotive service; and</del>  <del>5. SIC 36, electronic and other electric equipment.</del></p>		
<p><b>Map Amendment 9</b> <b>Open space properties</b></p>	<ul style="list-style-type: none"> <li>Amends the land use designation to King County Open Space Systems on a several properties owned by the County on Vashon-Maury Island.</li> </ul>		<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b>Map Amendment 9</b> <b>Rezone of CB to R-8 and P-suffix VS-P19 repeal</b></p>	<ul style="list-style-type: none"> <li>Amends the zoning classification on a parcel on Southwest 174<sup>th</sup> Street in the vicinity of Vashon Highway Southwest from CB to R-8 while retaining P-Suffix VS-P28. Rezoning the parcel would be consist with its residential use and adjacent parcels. Removes VS-P19, a setback requirement on the parcel. Setbacks in K.C.C. Title 21A for residential development will apply on the parcel.</li> </ul>	<p><b>VS-P19 (Setback Requirement) [LINK] – Rezone from (CB to R-8) and Repeal Analysis and recommended change:</b> The property has a zoning classification of CB (Community Business). It is developed with a residential use. The zoning classification on the adjacent parcel to the east is R-8. The zoning classification on the parcels to the south is R-4 (Urban Residential, four dwelling units per acre). Parcels to the west are designated Rural Area. To the north the parcel is adjacent to parcels with CB zoning. Maintaining CB zoning is not consistent with the existing use of the parcel, which includes a home. A rezone to R-8 is consistent with its residential use and its adjacency to residential-zoned and Rural Area-designated parcels. Setbacks in K.C.C. Title 21A will apply on the rezoned parcel and conditions in VS-P19 are not required with the rezone. The recommendation is to repeal the condition simultaneous with the rezone of the parcel.</p>	<ul style="list-style-type: none"> <li>This is a policy choice. The Executive staff note that no comments were received from the property owner about this change.</li> </ul>
<p><b>Map Amendment 9</b> <b>Amendment to VS-P26</b></p>	<ul style="list-style-type: none"> <li>Amends P-Suffix VS-P26 that applies to parcels in Vashon Rural Town on Vashon Highway Southwest north of Southwest 174<sup>th</sup> Street including: <ul style="list-style-type: none"> <li>Adding a base density for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.</li> <li>Amending the maximum density for mixed-use housing. The maximum density would be increased from the adopted maximum density to provide an incentive for</li> </ul> </li> </ul>	<p><b>VS-P26 (Town Gateway Requirements) [LINK] – Amend Analysis and recommended changes:</b> The design standards in this condition originated from the 1996 Vashon Town Plan to support a “Town Gateway” that transitions the area from rural to commercial. There are six parcels under VS-P26: three are zoned R-4 (Urban Residential, four dwelling units per acre) and three are zoned CB (Community Business). The R-4 and CB zoning would normally require a 10-foot street setback. Under the condition, buildings must be set back 40 feet from the property line along Vashon Highway SW. Limiting auto uses and parking to the</p>	<ul style="list-style-type: none"> <li>This is a policy choice. Note that the reference to proposed step back above the second story of a building is proposed in the Code, rather than in the P-suffix.</li> <li>Executive staff note that no comments from the property owner were received related to VS-P26</li> </ul>

Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
	<p>creating affordable housing units, while considering scale of existing development.</p> <ul style="list-style-type: none"> <li>Removing a provision on roof pitch, which is prescriptive and limits design flexibility.</li> </ul> <p>Amend P-Suffix VS-P26 as follows:</p> <p><del>"(The following P-Suffix conditions apply to 4 parcels on the west side of Vashon Highway at about 171st Street, labeled G)</del></p> <ul style="list-style-type: none"> <li><del>_ Buildings shall be set back ((40)) forty feet from the property line along Vashon Highway Southwest;</del></li> <li><del>((Roof pitch shall be 5 feet in height for each 12 inches in length;))</del></li> <li><del>- Parking shall be at the side or rear of the buildings;</del></li> <li><del>- No auto service facilities shall be allowed on commercial parcels; and</del></li> <li><del>- Mixed use housing density is limited to ((4)) four dwelling units per acre. If affordable housing units are provided under K.C.C. Chapter 21A.48, the maximum density shall be twenty-four dwelling units per acre."</del></li> </ul>	<p>side/rear of the building is justified to limit visual impacts. Several parcels were rezoned in 1997 to CB, which has a significantly higher residential density potential. The recommendation is to amend the condition. Recommended amendments would remove prescriptive requirements that hinder varied architectural designs and styles but would maintain conditions which support the goals of the Town Gateway to provide a visual transition between rural areas and Vashon Rural Town.</p> <p>Additionally, the recommended changes include amending maximum densities for mixed-use development. The maximum densities would apply when affordable housing units are created using proposed expanded provisions in King County's Inclusionary Housing program in K.C.C. Chapter 21A.48 in Vashon Rural Town. The community has said that it wants affordable units, and no units have been created using the Vashon Affordable Housing Special District Overlay (SO-270). Allowing a higher density and applying the voluntary provisions to parcels based on zones, which would increase the number of eligible parcels, may attract development of affordable units by providing more flexibility than provided for under SO-270, and providing consistency with applicable provisions in K.C.C. Chapter 21A.48. The proposed maximum densities for mixed-use development combined with the existing maximum height of 35 feet, and a proposed amendment to King County Code to require developments in the Rural Town to setback any parts of a development above two stories, are designed to consider the scale of the built environment in the Town Gateway.</p>	<ul style="list-style-type: none"> <li>This condition is required on the west side of Vashon Highway (opposite of where VS-P27 is required).</li> <li>On the west side of Vashon Highway, there are two R-4, and one CB. zoned property within the Rural Town boundary. These properties are about 220 feet in depth and abut A-10 zone property to their west.</li> <li>Requiring a 40-foot setback, plus requiring parking to the rear of the building, may interfere with the use of the property.</li> </ul>
<p><b>Map Amendment 9</b></p> <p><b>Amendment to VS-P28 and removal from one property</b></p>	<ul style="list-style-type: none"> <li>Amends P-Suffix VS-P28 that applies to parcels in Vashon Town Core including: <ul style="list-style-type: none"> <li>Removing a limitation on number of floors in a building, while retaining maximum height limits, which would foster flexibility in design.</li> <li>Removing conditions that would limit opportunity for design flexibility with a goal of increasing use of the provisions, including fostering mixed-use development and easing implementation.</li> </ul> </li> <li>Removes P-Suffix VS-P28 from a rural-designated parcel north of Southwest 174th Street and west of Vashon Highway South.</li> </ul> <p>Amend P-Suffix VS-P28 as follows:</p> <p><del>"(The following P-Suffix conditions shall apply to uses locating within the Town Core designation:)</del></p> <ol style="list-style-type: none"> <li>Buildings fronting on streets, parking lots and pedestrian ways shall meet the following criteria: <ol style="list-style-type: none"> <li>Buildings shall <del>((not))</del> be set back <del>((over 10))</del> <u>no more than ten</u> feet from property lines, except to provide for landscaping, courtyards, and other pedestrian or seating areas, and outdoor eating areas.</li> <li><del>An exterior deck shall be required on the second floor of new mixed use buildings for each residential unit within the building, excluding those units facing north. Each deck shall have a minimum dimension of six feet (depth) by ten feet (width).</del></li> <li><del>B. Building height shall ((not exceed two stories or))</del> <u>be a maximum of ((35)) thirty-five feet as measured by K.C.C. ((21A.12.050(C))) 21A.12.050.C.</u></li> <li><del>D. Building walls facing ((a primary pedestrian street))</del> <u>Vashon Highway SW, SW Bank Road, SW 178<sup>th</sup> Street, 100<sup>th</sup> Avenue SW, or</u></li> </ol> </li> </ol>	<p><b>VS-P28 (Vashon Town Core Requirements) [LINK] – Amend</b></p> <p><i>Analysis and recommended changes:</i> The Town Core conditions were created as part of the 1996 Vashon Town Plan to maintain and promote commercial development at a human/compact scale in the Town Core and to ensure a walkable community. Amendments are recommended to foster more mixed-use development in the Town Core and to ease implementation, such as eliminating design requirements that hinder mixed-use structures, allowing for more innovative architectural and site design by reducing prescriptive requirements and removing a two-story height limitation while retaining a 35-foot maximum height. The recommended amendments remove the development condition from a Rural Area-designated parcel. The recommendation is to amend the development condition.</p>	<ul style="list-style-type: none"> <li>This is a policy choice.</li> </ul>

Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
	<p><del>SW 174<sup>th</sup> Street shall have openings comprising not less than ((60%)) sixty percent of the width facing the street. No more than ((20)) twenty feet of continuous width shall be without openings, such as windows and doors. ((Eligible openings include windows, doors, or other openings which provide vision through the wall starting no higher than 42 inches and stopping no lower than 72 inches above the adjacent floor line nearest grade.</del></p> <p><del>Ε) D. Walkways internal to a private development shall connect to public walkways.</del></p> <p><del>((F)) E. Building facades which occupy the full width of street frontages are preferred. Where facade continuity is interrupted by a parking lot(s) or lot entrance(s), such parking lots or entrances shall not occupy more than the lesser of ((60)) sixty feet or ((30%)) thirty percent of the lot width in the first ((60)) sixty feet of street-abutting lot depth, provided this limitation may be increased by up to ((45)) fifteen feet to provide sidewalks and entrance landscaping.</del></p> <p><del>2. New developments or alterations to an existing building which are valued in excess of ((50%)) fifty percent of the pre-alteration assessed value, shall provide ((at least two of)) the following public features:</del></p> <p><del>A. Street trees with planting areas (spacing and species consistent with existing street trees)((-)) in a manner consistent with road design and construction standards; and</del></p> <p><del>B. A ((R))roof or ((canopies shall be provided over at least a 5-foot width of building)) awning that extends over any abutting sidewalk ((along the full length of at least one facade of the building)) or pedestrian walkway a minimum of five feet or the width of the walkway if the walkway is less than five feet wide.</del></p> <p><del>((C. Covered facade indentations adjacent to public sidewalks shall occur at least once every 50 feet of street frontage and each indentation shall have an area of at least 64 square feet with a depth of at least 6 feet.</del></p> <p><del>D. Mid-block pedestrian connections, a minimum of 8 feet wide, connecting the public sidewalk with another street, alley or other public space.</del></p> <p><del>E. Street furniture providing at least 4 seats for every 100 feet of frontage.))"</del></p>		
<p><b>Map Amendment 9</b></p> <p><b>Amendment to VS-P29 and addition of properties</b></p>	<ul style="list-style-type: none"> <li>• Amends P-Suffix VS-P29 development conditions on CB-zoned parcels (currently only for Vashon Rural Town) including: <ul style="list-style-type: none"> <li>○ Adding a base density to for mixed-use housing, to calculate maximum densities if provisions for voluntary inclusionary housing in K.C.C. Chapter 21A.48 are applied.</li> <li>○ Adding a maximum height limit, which would retain scale of development.</li> <li>○ Amending the maximum density for mixed-use housing, which would be increased from the adopted maximum density and would provide an incentive for creating affordable housing units.</li> <li>○ Amending terminology for uses to align with uses in K.C.C. Chapter 21A.08.</li> <li>○ Adding Farmers Market to allowed uses, which would align with existing Vashon-Maury Island Subarea Plan policy.</li> <li>○ Removing 'Recreational Marijuana Producer' from allowed uses, which would align with recommendations in the 2018</li> </ul> </li> </ul>	<p><b>VS-P29 (Community Business Zone Use Restrictions) <a href="#">[LINK]</a> – Amend</b></p> <p><i>Analysis and recommended changes:</i> The condition establishes the uses allowed for all of the CB zone on Vashon-Maury Island, except that three CB-zoned parcels are excluded from parcels with the condition. The condition also limits maximum densities for mixed use development. The recommendation is to amend the development condition. It is recommended to add the three omitted parcels for consistency across the CB zone on Vashon-Maury Island. Recommended amendments to VS-P29 also propose adding "Retail Nursery, Garden Center and Farm Supply Stores" and "Farmers Market" to the list of allowed uses. One of the parcels where the P-Suffix would newly apply has a nursery; this change would ensure that the existing use would not become nonconforming. Adding Farmers Markets to the list of allowed uses would be consistent with direction in the Subarea Plan. Under the recommended amendments, "Cannabis Producer" and "Cannabis Processor I" would no longer be permitted, in accordance with the recommendations of the 2018 King County Marijuana Report. Recommended amendments also correct terminology on uses for consistency with the Code.</p>	<ul style="list-style-type: none"> <li>• This is a policy choice.</li> <li>• At the end of this matrix, there is a table comparing the allowances in the CB zone for the underlying zoning, for Vashon Rural Town in VS-P29, and for the Fall City Rural Town. It's a policy choice whether to have different allowances for the CB zone in these two Rural Towns than in Snoqualmie Pass Rural Town and other CB zones.</li> </ul>

Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
	<p>King County Marijuana Report.<sup>2</sup></p> <ul style="list-style-type: none"> <li>• Adds VS-P29 development conditions to CB-zoned parcels on Vashon Highway Southwest north of Southwest 192<sup>nd</sup> Street and on Vashon Highway Southwest south of Southwest Cove Road, to make consistent rules for all CB-zoned properties.</li> </ul> <p>Amendment VS-P29 to read:</p> <p>"Property (<del>with Community Business zoning</del>) shall be restricted to the following specific land uses as set forth in (<del>Chapter</del>) K.C.C. <u>Chapter 21A.08</u>.</p> <p>For any use requiring a Conditional Use Permit that is located on property listed by the Washington State Department of Ecology as a known or suspected contaminated site, the Conditional Use Permit shall be conditioned to ensure that the property owner obtains and submits a No Further Action letter for the subject property or demonstrates that timely progress is being made toward obtaining a No Further Action letter. If the property owner does not demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions shall be enforced, up to a potential revocation of the Conditional Use Permit.</p> <p>Residential Land Uses            DWELLING UNITS, TYPES (<del>AND</del>) <u>DENSITIES, AND HEIGHT:</u>            Townhouse; Apartment(<del>**</del>). <u>Maximum height is limited to thirty five feet.</u>            GROUP RESIDENCES: Community (<del>r</del>)Residential (<del>f</del>)Facility -I; Community (<del>r</del>)Residential (<del>f</del>)Facility – II; Senior (<del>citizen a</del>)Assisted (<del>h</del>)Housing.            ACCESSORY USES: Home (<del>e</del>)Occupation.            TEMPORARY LODGING: Hotel/Motel, Bed and (<del>b</del>)Breakfast (<del>g</del>)Guesthouse.</p> <p>Recreational/Cultural Land Uses            PARK/RECREATION: Park.            AMUSEMENT/ENTERTAINMENT: Theater(<del>, Plays/Theatrical production,</del>); Bowling center; Sports (<del>e</del>)Club.            CULTURAL: Library(<del>r</del>); Museum(<del>r</del>); Arboretum(<del>r</del>); Conference Center</p> <p>General Services Land Uses            PERSONAL SERVICES: General Personal Service; Funeral Home/Crematory; Day care I; Day care II; Veterinary Clinic; Automotive (<del>I</del>)Repair; Miscellaneous (<del>I</del>)Repair; (<del>Churches, synagogue, temple</del>) <u>Religious Facility</u>; Social Services; <u>Commercial Kennel or Commercial Cattery</u>.            HEALTH SERVICES: Office/Outpatient Clinic; Nursing and (<del>p</del>)Personal (<del>e</del>)Care (<del>f</del>)Facilities; Hospital; Medical/Dental Lab.            EDUCATION SERVICES: Secondary or High School; Specialized Instruction School; Interim Recycling Facility.</p>	<p>Additionally, the recommended changes include amending maximum densities for mixed-use development. The maximum densities would apply when affordable housing units are created using proposed expanded provisions in King County's Inclusionary Housing program in K.C.C. Chapter 21A.48 in Vashon Rural Town. The community has said that it wants affordable units, and no units have been created using the Vashon Affordable Housing Special District Overlay (SO-270). Allowing a higher density and applying the voluntary provisions to parcels based on zones, which would increase the number of eligible parcels, may attract development of affordable units by providing more flexibility than provided for under SO-270, and providing consistency with applicable provisions in K.C.C. Chapter 21A.48. The proposed maximum densities for mixed-use development combined with the existing maximum height of 35 feet, and a proposed amendment to King County Code to require developments in the Rural Town to setback any parts of a development above two stories, are designed to consider the scale of the built environment in the Town Gateway.</p>	

<sup>2</sup> 2019-RPT002

**KCCP Map Amendments  
3/15/24**

Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
	<p>Government/Business Service Land Uses            GOVERNMENT SERVICES: Public agency or utility office; Police Facility; Utility Facility; Private Stormwater Management Facility.            BUSINESS SERVICES: Individual Transportation and Taxi; Trucking and <del>((e))</del>Courier Service; Self-service Storage; Passenger Transportation Service; Telegraph and other Communications (excluding towers); General Business Service; Professional Office; Miscellaneous Equipment Rental; Automotive Parking; Commercial/Industrial Accessory Uses (Administrative. Offices, employee exercise &amp; food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).</p> <p>RETAIL/WHOLESALE LAND USES:            Building Materials and<del>((;))</del> Hardware Store <del>((and Garden Materials))</del>; Retail Nursery, Garden Center, and Farm Supply Stores; Department and Variety Store; Food Stores; Farmers Market; Auto Supply Stores; Apparel and Accessory Stores; Furniture and Home Furnishings Stores; Eating and Drinking Places; Remote Tasting Rooms; Drug Stores; Liquor Stores; <del>((Uses))</del> Used Goods: Antiques/Secondhand Shops; Sporting Goods and <del>((r))</del>Related Stores; Book, Stationery, Video and Art Supply Stores; Jewelry Stores; Hobby, Toy Game Shops; Photographic and Electronic Shops; Fabric Shops; Florist Shops; Personal Medical Supply Stores; Pet Shops.</p> <p><del>((Recreational marijuana))</del> Cannabis <del>((r))</del>Retailer, subject to K.C.C. 21A.08.070 and applicable state law.</p> <p>MANUFACTURING LAND USES:  <del>((Recreational marijuana))</del> Cannabis <del>((p))</del>Processor I, subject to K.C.C. 21A.08.080 and applicable state law.            Printing and Publishing.  <del>((Wineries, Breweries and Distilleries))</del> Winery/Brewery/Distillery Facility II, subject to K.C.C. 21A.08.080</p> <p><del>((RESOURCE LAND USES:            Recreational marijuana producer, subject to K.C.C. 21A.08.90 and applicable state law.))</del>            REGIONAL LAND USES:            Wastewater Treatment Facility; <del>((Transit Park and Ride Lot))</del>            Commuter Parking Lot.</p> <p><del>((**Residential density for mixed use development in Community Business zone shall not exceed eight units per acre.))</del> <u>If affordable housing units in a mixed use development are provided under K.C.C. Chapter 21A.48, the maximum density shall be thirty-six dwelling units per acre.</u></p>		
<p><b>Map Amendment 9</b>   <b>Amendment to VS-P30 and addition of properties</b></p>	<ul style="list-style-type: none"> <li>Amends P-Suffix VS-P30 development conditions on Industrial-zoned parcels currently in Vashon Rural Town to align terminology used in K.C.C. Chapter 21A.08.</li> <li>Adds VS-P30 development conditions to I-zoned parcels on Vashon Highway Southwest north of Southwest 204<sup>th</sup> Street, which would be consistent with uses available for all I-zoned parcels.</li> </ul>	<p><b>VS-P30 (Industrial Zone Use Restrictions) <a href="#">[LINK]</a> - Amend</b>  <i>Analysis of recommended changes:</i> The condition lists all the uses permitted for the I zone on Vashon-Maury Island, except that two I-zoned parcels are excluded from the parcels with the condition. It is recommended to add the P-Suffix provisions to the two omitted parcels for consistency across the I zone on Vashon-Maury Island. Recommended amendments to VS-P30 update use terminology to align with the code. Review of this condition's relationship with the County's cannabis regulations</p>	<ul style="list-style-type: none"> <li>This is a policy choice.</li> <li>This P-suffix currently only applies within the Vashon Rural Town boundaries. The Executive proposes extending it to the remainder of the I zone on Vashon-Maury Island.</li> </ul>



Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
	<p>Amend VS-P30 to say:</p> <p>"Property <del>((with Industrial zoning))</del> shall be restricted to the following specific land uses <del>((as set forth in Chapter K.C.C. 21A.08.</del></p> <p><del>For any use requiring a Conditional Use Permit that is located on property listed by the Washington State Department of Ecology as a known or suspected contaminated site, the Conditional Use Permit shall be conditioned to ensure that the property owners obtains and submits a Not Further Action Letter for the subject property or demonstrates that timely progress is being made toward obtaining a No Further Action letter. If the property owner does not demonstrate timely progress towards obtaining a No Further Action letter, the permit conditions shall be enforced, up to a potential revocation of the Conditional Use Permit.)):</del></p> <p>Recreational/Cultural Land Uses</p> <p>PARKS/RECREATION: Park((-)) Campgrounds</p> <p>AMUSEMENT/ENTERTAINMENT: Theater</p> <p>General Services Land_Uses</p> <p>PERSONAL SERVICES: Veterinary Clinic; Automotive ((#))Repair; Automotive Service; Miscellaneous ((#))Repair; Artist Studios.</p> <p>HEALTH SERVICES: Office/Outpatient Clinic; Medical/Dental Lab.</p> <p>EDUCATION SERVICES: Vocational School; Specialized Instruction School.</p> <p>Government/Business Service Land Uses</p> <p>GOVERNMENT SERVICES: Utility Facility; Private Stormwater Management Facility.</p> <p>BUSINESS SERVICES: Construction and Trade; Trucking and ((e))Courier Service; Self-service Storage; Freight and Cargo Service; Automotive Parking; Research, Development and Testing; Commercial/Industrial Accessory Uses (Administrative((-)) offices, employee exercise &amp; food service facilities, storage of agricultural raw materials or products manufactured on site, owner/caretaker residence, grounds maintenance).</p> <p>RETAIL/WHOLESALE LAND USES:</p> <p>Motor Vehicle and Boat Dealers; Gasoline Service Stations; Fuel Dealers.</p> <p>MANUFACTURING LAND USES:</p> <p>Food and Kindred Products; Apparel and other Textile Products; Wood Products, <u>except furniture</u>; Furniture and Fixtures; Printing and Publishing; Fabricated Metal Products; Industrial and Commercial</p>	<p>showed that it is consistent with the recommendations of the 2018 Marijuana Report, which permits "Cannabis Processor II." No changes are required except for a change in terminology. Additionally, two parcels owned by DNRP are recommended for redesignation from Rural Area and Rural Town to Open Space. Changing the designation is consistent with treatment of DNRP-owned parcels across the County. The recommendation is to amend the development condition.</p>	

Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
	<p>Machinery; Computer and Office Equipment; Electronic and other Electric Equipment; Measuring and Controlling Instruments; Miscellaneous Light Manufacturing; Movie Production/Distribution.</p> <p><del>((Marijuana)) Cannabis</del> Processor II, subject to K.C.C. 21A.08.080 and applicable state law</p> <p>Wineries, Breweries and Distilleries, subject to K.C.C. 21A.08.080</p> <p>RESOURCE LAND USES:</p> <p><del>((Marijuana)) Cannabis</del> Producer, subject to K.C.C. 21A.08.090 and applicable state law.</p> <p>AGRICULTURE: Growing and Harvesting Crops; Raising Livestock and Small Animals, excluding feed lots and auctions.</p> <p>FORESTRY: Growing and Harvesting Forest Products.</p> <p>FISH AND WILDLIFE MANAGEMENT: Hatchery/Fish Preserve; Aquaculture.</p> <p>REGIONAL LAND USES</p> <p>Public Agency Training Facility; Municipal Water Production; Transit Bus Base."</p>		
<p><b>Map Amendment 9</b> <b>Amendment to VS-P31</b></p>	<ul style="list-style-type: none"> <li>Amends VS-P31, which limits development to housing for low-income householders on a parcel on Southwest Gorsuch Road and 95<sup>th</sup> Lane Southwest. The change would align with proposed application of inclusionary housing provisions in K.C.C. chapter 21A.48 throughout the Rural Town.</li> </ul> <p>Amend P-Suffix VS-P31 as follows: "Development restricted to housing where one hundred percent of the units are designated for low income households, in accordance with K.C.C. Chapter 21A.48."</p>	<p><b>VS-P31 (Affordable Housing Requirement) [LINK] - Amend</b> <i>Analysis of recommended changes:</i> The property was identified for low-income housing in order to encourage the development of low-income housing on Vashon-Maury Island. Other provisions adopted more recently, and provisions recommended under other action with the proposed 2024 Update to the Comprehensive Plan include this parcel as eligible for incentives if affordable housing is provided. The recommendation is to amend this development condition.</p>	<ul style="list-style-type: none"> <li>This is a policy choice. This property is outside Vashon Rural Town, so the inclusionary housing provisions would not be applicable. It is accurate to say that the existing language is unclear, and these edits make it clearer.</li> </ul>
<p><b>Map Amendment 9</b> <b>Repeal of 11 P-suffix conditions</b></p>	<p>Repeal the following P-Suffix Development Conditions from the Zoning Atlas:</p> <ul style="list-style-type: none"> <li>P-Suffix VS-P01;</li> <li>P-Suffix VS-P08;</li> <li>P-Suffix VS-P10;</li> <li>P-Suffix VS-P11;</li> <li>P-Suffix VS-P13;</li> <li>P-Suffix VS-P14;</li> <li>P-Suffix VS-P15;</li> <li>P-Suffix VS-P16;</li> <li>P-Suffix VS-P17;</li> <li>P-Suffix VS-P23; and</li> <li>I. P-Suffix VS-P25.</li> </ul>	<p><b>VS-P01 (Density Restriction) [LINK] - Repeal</b> <i>Analysis and recommended changes:</i> The condition was originally adopted as part of the 1986 Vashon Community Plan. During the 1996 Vashon Town Plan, the subject parcels were rezoned from R-12 (Urban Residential, 12 dwelling units per acre) to R-4 (Urban Residential, four dwelling units per acre), reducing the density permitted on the parcels. The condition conflicts with the current R-4 zoning. Even if the properties were developed at the maximum density permitted, the density would still be less than 12 dwelling units per acre. The 1996 rezone of the subject parcels made the condition obsolete, and repealing the condition is recommended.</p> <p><b>VS-P08 (Density Restriction) [LINK] - Repeal</b> <i>Analysis and recommended changes:</i> The subject property was rezoned from R-18 (Urban Residential, 18 dwelling units per acre) to R-4 (Urban Residential, four dwelling units per acre) in 1997. The condition conflicts with the current zoning of the site at R-4. Even if developed to the highest density, the maximum units possible for the approximately 8.8-acre site would be 35 units. The 1997 rezone of this parcel has made this condition obsolete. The recommendation is to repeal the condition.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
		<p><b>VS-P10 (Right of Way and Landscaping Requirement) <a href="#">[LINK]</a> - Repeal</b>  <i>Analysis and recommended changes:</i> The extension of SW 178th Street has been completed since this condition was adopted. The subject property was rezoned in 2005 from R-18 (Urban Residential, 18 dwelling units per acre) to R-8 (Urban Residential, eight dwelling units per acre) in Ordinance 15244. The subject property and the parcel to the south remain undeveloped. If developed, under the current code, the interior setbacks for the south boundary would be five feet and the street setback from the west would be 10 feet. Maintaining the condition increases that requirement to 15 feet on each side. If development occurs, the regulations of the current code provide suitable landscaping and setback provisions. The recommendation is to repeal the condition, as the extension of SW 178<sup>th</sup> Street has been completed and the condition associated with the right-of-way is no longer required. Additionally, current code requirements for landscaping and setbacks are suitable for the parcel.</p> <p><b>VS-P11 (Propane Storage/Office Use Restriction) <a href="#">[LINK]</a> - Repeal (and VS-P30 is applied)</b>  <i>Analysis and recommended changes:</i> The two subject parcels are zoned I (Industrial). However, the parcels are not listed under the use restrictions of P-Suffix VS-P30, which is intended to apply to all Industrial-zoned parcels on Vashon-Maury Island. The current use of the property is consistent with the uses allowed under VS-P30. The use restriction in VS-P11 is no longer supported, as it unduly limits the subject parcels. The recommendation is to repeal VS-P11, and to add the conditions of VS-P30 to the two parcels to maintain consistency for all Industrial zoned lots.</p> <p><b>VS-P13 (Density Restriction) <a href="#">[LINK]</a> - Repeal (and VS-P29 is retained)</b>  <i>Analysis and recommended changes:</i> The parcel is zoned CB (Community Business) and is located in the Vashon Rural Town, where P-Suffix VS-P29 limits the density of residential units in mixed-use development to eight dwelling units per acre. Recommendations for amendments to VS-P29 include increasing the base density for residential units in the CB zone, as well as maximum densities when affordable housing units are provided. The recommendation is to repeal P-Suffix VS-P13 to provide consistency on maximum densities with other CB-zoned parcels in Vashon Rural Town. With a repeal, the conditions in P-Suffix VS-P29 would determine maximum densities on the affected parcel.</p> <p><b>VS-P14 (Density Restriction) <a href="#">[LINK]</a> - Repeal</b>  <i>Analysis and recommended changes:</i> The property was developed in 1991 with six condominiums. The subject parcel was rezoned from CB-P (Community Business, with P-Suffix) to R-8 (Urban Residential, eight dwelling units per acre) in 1996 when the Vashon Town Plan was adopted. The condition restricts the density potential of the subject parcel in the R-8 zone, which typically allows eight units per acre. The parcel is surrounded by properties zoned CB. The driveway is located in the street setback. Maintaining the density restriction is not justified considering the surrounding zoning allows for higher density and this property has been developed. The restriction on uses for the street setback is now obsolete. The recommendation is to repeal the condition.</p> <p><b>VS-P15 (Parcel Development Requirements) <a href="#">[LINK]</a> - Repeal (and VS-P25 and VS-P29 are retained)</b></p>	

Map Amendment	Effect	Executive's Rationale	Policy Staff Comments
		<p><i>Analysis and recommended changes:</i> The condition was first adopted as part of a specific development proposal and includes 15 conditions for applicable development criteria. The original development proposal never came to fruition, and the site is currently used as a lumber supply store, despite the requirements of the p-suffix. As the property has already been fully developed with a different commercial business that is inconsistent with the condition, the recommendation is to repeal the condition.</p> <p><b>VS-P16 (Storage/Warehouse Use Restriction &amp; Right of Way Requirements) <a href="#">[LINK]</a> – Repeal</b>  <i>Analysis and recommended changes:</i> The parcel is zoned CB (Community Business) and the condition is consistent with use of the site as a storage building. The parcel is subject to several other P-Suffix conditions, including VS-P28 and VS-P29 that regulate permitted uses in the CB zone and provide design requirements for parcels in the Town Core of Vashon Rural Town. The required temporary turnaround has been completed. Maintaining this use restriction is not supported given the parcel’s location adjacent to other properties that are entitled to all CB uses listed under VS-P29. The recommendation is to repeal the condition.</p> <p><b>VS-P17 (Office/Manufacturing Use Restriction &amp; Right of Way Requirements) <a href="#">[LINK]</a> – Repeal (and VS-P30 is retained)</b>  <i>Analysis and recommended changes:</i> The condition was first adopted as part of a specific development proposal, but the site was never developed and remains vacant. The property is also subject to the conditions of VS-P30, which limits uses in the I (Industrial) zone. Right-of-way improvements have either been completed or are unnecessary under current regulations. Maintaining this use restriction is not supported given the parcel’s location adjacent to other properties that are entitled to all industrial uses listed under VS-P30. The right-of-way conditions are no longer necessary. The recommendation is to repeal the condition.</p> <p><b>VS-P23 (Use and Parking Restriction) <a href="#">[LINK]</a> – Repeal (and apply VS-P29)</b>  <i>Analysis and recommended changes:</i> The property was rezoned from R-4-P (Urban Residential, four dwelling units per acre with a p-suffix condition) to CB-P (Community Business with a p-suffix condition) in 1996, which permits garden centers and retail nurseries. The use of the site has been maintained as a garden center for many years. The use is primarily a business that takes place outside of the building, making the conditions inconsistent with the use of the site. Requiring parking at the rear or sides of the building is more impactful to the adjacent residential properties than allowing parking to the front. Additionally, the parcel is currently not included in VS-P29, which regulates the allowed uses and limits maximum residential density for CB zoned parcels in the Rural Town if the property is redeveloped as mixed-use. The current density permitted for this property is 48 units per acre, which is inappropriate at this location. Elsewhere recommended in this report is a change to add conditions under VS-P29 to the subject parcel. This would apply consistent allowed densities and uses with other CB zoned parcels in Vashon Rural Town. The recommendation is to repeal condition VS-P23.</p> <p><b>VS-P25 (Access Restriction) <a href="#">[LINK]</a> – Repeal</b>  <i>Analysis and recommended changes:</i> Since the adoption of the condition SW 184<sup>th</sup> Way has been constructed and new parcels have been created. The parcels have no other access except for 188<sup>th</sup> or 184<sup>th</sup>. Given that there are no other roads to</p>	

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		access these parcels, the condition is unnecessary. Development of the parcels would follow current regulations regarding access provisions. The recommendation is to repeal the condition.	
<p><b><u>10. Vashon-Maury Island – Fire Station Development Condition</u></b></p> <p>Located in District 8.</p>	<p>Amends VS-P03 to be consistent with the terminology used in K.C.C. Chapter 21A.08. The affected parcel is the site of a fire station on Southwest Burton Drive. No substantive change is made.</p>	<p><b>VS-P03 (Fire Station Use Restriction) [LINK] - Amend</b>  <i>Analysis and recommended changes:</i> The use of the subject parcel is consistent with the condition limiting the site to a fire station. Maintaining the P-Suffix condition is justified, as Vashon-Maury Island has limited fire service locations available. An amendment is recommended to update the language in the P-Suffix replacing “fire station” with “fire facility” to align with current terminology in the Code.</p>	<ul style="list-style-type: none"> <li>It is a policy choice whether to maintain this P-suffix condition. The underlying zoning is NB.</li> </ul>
<p><b><u>11. Vashon-Maury Island – Guest Inn/Restaurant Development Condition</u></b></p> <p>Located in District 8.</p>	<p>Removes VS-P04 on parcels in the Burton Rural Neighborhood Commercial Center (RNCC). VS-P04 currently limits the use of the parcels on Vashon Highway Southwest, south of Southwest Burton Drive, to a guest inn or restaurant. The repeal of the condition allows the underlying zoning of Neighborhood Business to govern the permitted uses for the site in alignment with other Neighborhood Business-zoned sites in the RNCC.</p>	<p><b>VS-P04 (Guest Inn/Restaurant Use Restriction) [LINK] - Repeal</b>  <i>Analysis and recommended changes:</i> The condition remains consistent with the use of the site as an inn. The subject property is located in the historic Burton neighborhood on Vashon-Maury Island and is identified by the community as an important amenity for the area. The terms “Guest Inn” and “Restaurant” are not used in the code. The recommendation is to repeal to allow for more flexibility in uses for the site in alignment with other Neighborhood Business-zoned sites in the Burton Rural Neighborhood Commercial Center.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b><u>12. Vashon-Maury Island – Food Processing Development Condition</u></b></p> <p>Located in District 8.</p>	<p>Removes VS-P05, which limits the use of parcels on Wax Orchard Road Southwest, north of Southwest 232nd Street to food processing. The change would align with the underlying RA zoning classification.</p>	<p><b>VS-P05 (Food Processing Use Restriction) [LINK] - Repeal</b>  <i>Analysis and recommended changes:</i> The condition is inconsistent with the use of the subject parcels as a rural residence. Furthermore, the RA (Rural Area) zoning classification already permits small scale farm and food processing activities, making this condition unnecessary. The recommendation is to repeal the condition.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b><u>13. Vashon-Maury Island – Neighborhood Business Site Design Development Condition</u></b></p> <p>Located in District 8.</p>	<p>Removes VS-P06 from a parcel on Vashon Highway Southwest and Southwest Gorsuch Road on Vashon-Maury Island. VS-P06 requires landscaping in setbacks, prohibits new driveways or additional parking, requires that the façade is retained on specific parts of the building, and limits building expansion. The repeal of the development condition allows the development regulations in K.C.C. Title 21A to govern the site design on the parcel.</p>	<p><b>VS-P06 (Façade/Site Design Restriction) [LINK] - Repeal</b>  <i>Analysis and recommended changes:</i> The subject parcel was developed with the existing structure in 1977. The site has been used as a family service center since at least 1997. The property already includes two driveways, one located off of Vashon Highway and the other off SW Gorsuch Road. The design of the building is unremarkable and does not warrant maintaining the façade. K.C.C. Chapter 21A.16 already requires landscaping along street frontages. The current conditions are overly prescriptive and limit the property owner unnecessarily from modernizing the exterior design of the 1977 building. The recommendation is to repeal the condition.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b><u>14. Vashon-Maury Island – Community Use Development Condition</u></b></p> <p>Located in District 8.</p>	<p>Amends VS-P07 to removes the names of specific businesses and agencies and aligns terms used in VS-P07 with ones found in K.C.C. Chapter 21A.08. The affected parcels are on Vashon Highway Southwest and Southwest 210th Street.</p> <p>Amend P-Suffix VS-P07 as follows:</p> <p><del>“(4-) The use of the site shall be limited to ((a community health center, a senior citizen’s activity center administrative offices recreational facilities, and accessory activities.</del></p> <p><del>2. The operation of “Granny’s Attic” or any similar activity on the site shall be considered as an accessory use to the principal activities of the Vashon Maury Island Health Services Center, Inc. so long as the activity is conducted by and for the benefit of the Center and under the</del></p>	<p><b>VS-P07 (Health Services Center Use Restriction) [LINK] - Amend</b>  <i>Analysis and recommended changes:</i> The subject parcels are used for a variety of community services and recreation activities. The properties were rezoned to O (Office) during the adoption of the 2005 Comprehensive Plan update.<sup>3</sup> However, the uses listed in the conditions don’t currently align with Standard Industrial Classification (SIC) codes or uses permitted in the O zone classification. Naming specific businesses such as Granny’s Attic (which is no longer located at this site) is not appropriate for a P-Suffix condition and limits potential beneficial, community use of the property. Maintaining this site as the longstanding center for community services is supported by the community to encourage clustering of key services. The recommendation is to amend the condition by removing reference to specific businesses, aligning uses with those found in the use table in K.C.C. Chapter 21.08.</p>	<ul style="list-style-type: none"> <li>It is a policy choice whether to maintain this P-suffix condition. The underlying zoning is O.</li> </ul>

<sup>3</sup> Ordinance 15244

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	<del>direct and continuous control and management of the Board of Directors of the corporation)) Office/Outpatient Clinic, Social Services, Sports Club, and, Used Goods: Antiques/Secondhand Shops."</del>		
<p><b>15. Vashon-Maury Island – Rural Area Site Design Development Condition</b></p> <p>Located in District 8.</p>	Removes VS-P09 from parcels located on Southwest 256th Street and 75th Avenue Southwest. VS-P09 specifies that, at the time that a building permit application is made, the affected parcels be one contiguous parcel, and limits the number of barns allowed. Removal of VS-P09 would align with the current development on the parcels.	<p><b>VS-P09 (Site Design Restriction) [LINK] - Repeal</b></p> <p><i>Analysis and recommended changes:</i> The condition was first adopted as part of a proposal to develop a stable and a barn across multiple parcels. The three parcels have each since been developed with single-family homes, and no stables are located on any of the properties. The condition is not consistent with the current uses on the properties, and the recommendation is to repeal the condition.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b>16. Vashon-Maury Island – Density Restriction Development Condition</b></p> <p>Located in District 8.</p>	Removes VS-P12 from parcels located on Southwest Bank Road in the vicinity of Vashon Highway Southwest. VS-P12 limits the density on the affected parcels to a maximum of 12 dwelling units per acre, unless the property is developed as a housing project for seniors with low incomes. The change would align with current zoning on the parcels, which allows a maximum density of 8 dwelling units per acre.	<p><b>VS-P12 (Density Restriction) [LINK] – Repeal</b></p> <p><i>Analysis and recommended changes:</i> The condition was originally adopted as part of an owner-petitioned zoning reclassification of the properties. The subject properties were rezoned in 2005 under Ordinance 15244 from R-18 (Urban Residential, 18 dwelling units per acre) to R-4 (Urban Residential, four dwelling units per acre), which reduces the allowed maximum density for the underlying zone. This renders the density restriction obsolete. The property has also since been developed with a housing project for seniors with low incomes, meeting the original intention of the condition. The recommendation is to repeal the condition.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b>17. Vashon-Maury Island – Use Restrictions &amp; Development Requirements Development Condition</b></p> <p>Located in District 8.</p>	Removes VS-P18 from a parcel on Southwest Bank Road and 107th Ave Southwest. VS-P18 limits development on the parcel to a residential development or a medical clinic and includes additional development requirements. The change reflects that the parcel has been developed consistent with the use restrictions and other development conditions in VS-P18. Future development would be subject to the underlying code.	<p><b>VS-P18 (Development Requirements) [LINK] – Repeal</b></p> <p><i>Summary of analysis and recommended changes:</i> The condition was first adopted as part as a specific development proposal for the Vashon Co-Housing Group in 1993. The P-suffix includes a list of specific development conditions typically seen as part of a development permit application. The conditions are consistent with the use of the property as a co-housing development. Many of the conditions include requirements dependent on how the site was developed and which conceptual plan was chosen. Given the property was developed as a co-housing site, the conditions have been satisfied and are no longer applicable. The recommendation is to repeal the condition.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b>18. Vashon-Maury Island – Development Requirements Development Condition &amp; Alternative Housing Demonstration Project Area</b></p> <p>Located in District 8.</p>	<ul style="list-style-type: none"> <li>Removes from parcels on Vashon Highway Southwest and Southwest 188th Street. VS-P20 requires access to the parcel from Southwest 188th Street and includes landscaping requirements.</li> <li>Removes the Alternative Housing Demonstration Project Area (K.C.C. 21A.55.125) overlay from the applicable parcels to reflect that the authority for these parcels has expired.</li> </ul>	<p><b>VS-P20 (Access Restriction and Landscaping Requirement) [LINK] – Repeal</b></p> <p><i>Analysis and recommended changes:</i> Restricting access to SW 188<sup>th</sup> Street, as opposed to Vashon Highway SW, is justified given that Vashon Highway SW is the only principal arterial road on Vashon-Maury Island. However, restricting access off Vashon Highway SW is already consistent with existing ingress and egress regulations for driveways onto principle arterial roads, which means that the condition is not needed. The subject properties have since been further subdivided so that three of the parcels no longer have access to 188<sup>th</sup>. In this instance, existing regulations address access, and requiring access to the properties from SW 188<sup>th</sup> Street would not be feasible. The landscaping conditions are also consistent with existing regulations in K.C.C. Title 21A. The recommendation is to repeal the condition.</p>	<ul style="list-style-type: none"> <li>The demonstration project expires in July 2024. This map amendment would be adopted after the demonstration project expires.</li> <li>There are also changes shown in the Snoqualmie Valley/NE King County Subarea Plan PO related to the Alternative Housing Demonstration Project, so if something change with this map amendment, it will impact the Snoqualmie Pass portion as well.</li> </ul>
<p><b>19. Vashon-Maury Island – Access and Use Development Condition</b></p> <p>Located in District 8.</p>	Removes VS-P21 from a parcel on Vashon Highway Southwest and Southwest 188th Street. VS-P21 restricts use on the parcel and restricts access to the parcel to Southwest 188th Street. This change would align with the fact that the parcel is listed in King County's Historic Resource Inventory and there are provisions for reviewing changes to historic structures.	<p><b>VS-P21 (Use and Access Restriction) [LINK] – Repeal</b></p> <p><i>Analysis and recommended change:</i> The subject parcel is listed in King County's Historic Resource Inventory. Any alterations proposed to the existing structure would require review from the Historic Preservation Officer for consistency with the Secretary of the Interior Standards for alterations to historic structures. Existing ingress and egress regulation in the code would require access to parking on the</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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		parcel from SW 188 <sup>th</sup> Street consistent with the condition. The recommendation is to repeal the condition.	
<p><b><u>20. Vashon-Maury Island – Access and Density Limits Development Condition</u></b></p> <p>Located in District 8.</p>	<p>Removes VS-P22 from a parcel on Vashon Highway Southwest and Southwest 188th Street. SV-P22 limits access to one driveway from Vashon Highway Southwest. VS-P22 also limits development on the parcel to a maximum of 14 dwelling units. This change would align with current Road standards and King County Code provisions for access and allowed densities for the R-4 zone.</p>	<p><b>VS-P22 (Driveway and Maximum Unit Restriction) <a href="#">[LINK]</a> – Repeal</b>  <i>Summary of analysis and recommended change:</i> The subject property is zoned R-4 (Urban Residential, four dwelling units per acre). The density potential for the property's size (6.34 acres) is 25 units under R-4 zoning. Limiting density may serve as a transition to the surrounding R-1 (Urban Residential, one dwelling unit per acre) lots. Subarea Plan policy LU-4 also list a desire of residents to not densify the area between the Town Core and Vashon Center. However, considering there are properties across the street with R-8 (Urban Residential, eight dwelling units per acre) zoning, densities allowed under R-4 zoning does not appear out of place at this location, especially considering that several CB zoned parcels are located just to the south of the parcel and properties across the street are zoned R-8. The base density for R-4 zoning is consistent with the surrounding area and allowed density should not be further limited. Current road standards in the Code set adequate provisions for access to the parcel. The recommendation is to repeal the condition.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p><b><u>Vashon-Maury Island – Town Gateway Landscaping Development Requirements</u></b></p> <p>Located in District 8.</p>	<p>No changes shown in Executive transmittal</p>	<p><b>VS-P27 (Town Gateway Landscaping Requirements) – Retain</b>  <i>Analysis and recommended changes:</i> The condition originates from the 1996 Vashon Town Plan to support a Town Gateway that transitions the area from rural to commercial. The property has not been developed beyond the existing single-family residence since the condition's adoption. The landscaping requirements for developing the parcel would typically only require street trees for single family subdivisions and short subdivisions (K.C.C. 21A.16.050). The Type I landscaping required by the condition includes a full screen visual barrier. Maintaining the increased landscaping requirement is consistent with the community's goals for the Town Gateway to provide a transition from rural properties to commercial properties and to provide greater separation from the residential properties and Vashon Highway SW. The recommendation is to retain the condition.</p>	<ul style="list-style-type: none"> <li>It is a policy choice to maintain this P-suffix. The underlying zoning is R-4.</li> </ul> <p>Information to consider includes:</p> <ul style="list-style-type: none"> <li>This condition is required on the east side of Vashon Highway. Requiring this condition should not interfere with use of the property, were it to be redeveloped at R-4 density, as the property is over 600 feet in depth.</li> <li>On the west side of Vashon Highway, there are two R-4, and one CB zoned property within the Rural Town boundary. If a similar landscaping requirement was added to these properties, Council should be aware that they are about 220 feet in depth and abut A-10 zone property to their east.</li> <li>Other types of landscaping, that provide more visual access, could be used, other than a Type 1 "full screen visual barrier."</li> <li>The language in the P-suffix could be cleaned up.</li> <li>Executive staff note that no contact with the property owner was made during Executive's development of the 2024 KCCP.</li> </ul>
<p><b><u>Carnation UGA Exchange</u></b></p> <p>Located in District 3.</p>	<p>No changes shown in Executive transmittal</p>	<p><b>Executive's Conclusion and Recommendation in AZLUS</b>  <u>Conclusion</u>                      The City has indicated that it does not support removing the site from the UGA or otherwise preserving it from urban development without replacement land being added to its UGA. Such a change would be dependent on whether the GMPC recommends creating a UGA exchange program as noted above. However, the proposal does not meet the criteria for an</p>	<ul style="list-style-type: none"> <li>No issues identified. If the Council is interested in making any changes, the best path would be through a Work Plan action.</li> </ul>

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		<p>UGA exchange under the state law. Should the CPPs be changed to allow for use of such an exchange program in King County, the proposal would not be eligible.</p> <p><u>Recommendation</u> No changes are recommended.</p>	
<p><b><u>Black Diamond Fire Station</u></b>  Located in District 9.</p>	<p>No changes shown in Executive transmittal</p>	<p><b>Executive's Conclusion and Recommendation in AZLUS</b> <u>Conclusion</u> The site does not meet the requirements to allow extension of sewer service to the rural area or for addition to the Urban Growth Area. The current septic system, and the ability to build a new system if needed, meets both current and future plans for operation of the fire station.</p> <p><u>Recommendation</u> No changes are recommended.</p>	<ul style="list-style-type: none"> <li>No issues identified. Policy staff understands that this change is no longer needed.</li> </ul>
<p><b><u>Snoqualmie Interchange</u></b>  Located in District 3.</p>	<p>No changes shown in Executive transmittal</p>	<p><b>Executive's Conclusion and Recommendation in AZLUS</b> <u>Conclusion</u> Based on the above analysis, the potential level of development in the study area should remain low intensity to be consistent with the surrounding rural area, to not create new impacts and growth pressure by conversion to urban areas or more intensive rural uses, and to not create new policy or precedent that would incentivize rural to urban conversions in other parts of the county. This furthers the goals of the GMA and Regional Growth Strategy to accommodate growth first and foremost in the urban areas, avoid the conversion of rural lands, protect natural resources, and preserve rural character.</p> <p>The study area is located in the rural area, adjacent to the UGA and the incorporated limits of the City of Snoqualmie but ineligible to be added to the UGA by long-standing policy. It has been reviewed several times over two decades for inclusion in the UGA, redesignation, and reclassification. Each time, the recommendation has been to maintain the UGA boundary and current land use designation and zoning classification of the area. This has been the conclusion at both the local level through the Comprehensive Plan and, more recently, at the countywide level through GMPC action on the CPPs.</p> <p>The study area is largely vacant, with the exception of the adaptive reuse of a former recreational vehicle campground as a base of operations for KCSARA. This use operates under current zoning and serves activities that occur largely in the rural and natural resource lands accessed to the east of the study area. This use fits the rural setting because it is low intensity and serves activities occurring in the rural and natural resource lands of the county.</p> <p>The current RA-5 zoning allows for low-density residential uses that could be clustered as necessary to preserve and protect the numerous streams and wetlands that exist in the area and still remain consistent with rural area character. Additional land uses may be considered as permitted, conditional, and special uses in accordance with K.C.C. development regulations, as discussed above. Affordable housing is unlikely to be located in the study area. Regardless of the potential uses that may occur in the study area, special attention should be paid to the viewshed of the area, critical areas, as well as adequate spaces for potential use as a regional trail.</p> <p>The zoning, similar to elsewhere in the study area, supports low-density residential and rural dependent uses. Any intensification of uses in this area beyond what is contemplated by the Rural Area land use designation has the potential to negatively impact the planned function of the imminent improvements to the Snoqualmie Interchange, as well as impact the viewshed from the highway looking north.</p> <p>Protection of the northwest portion of the study area is an important factor in protecting the forested visual character of the Mountains to Sound National Scenic Byway on I-90. The</p>	<ul style="list-style-type: none"> <li>No issues identified. If the Council desires to make a change, modifications to the Four-to-One Program-related policies (or the broader UGA policies) would be needed.</li> </ul>



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		<p>northeast corner of the study area, abutting the UGA, contains numerous critical areas, and provides a forested gateway into the City of Snoqualmie. This area still provides a significant visual and sound buffer for the residential neighborhoods inside the City.</p> <p><u>Recommendation</u> This study recommends that the UGA be maintained in its current location (consistent with current countywide policy) and that the study area keep its Rural Area land use designation and RA-5 zoning classification.</p>	
<ul style="list-style-type: none"> <li>• 21A.38.280 Special district overlay - North Highline pedestrian-oriented.</li> <li>• 21A.38.100 Special district overlay - North Highline commercial and industrial.</li> <li>• NH-P04 - White Center Height Limit, etc.</li> </ul> <p>Located in District 8</p>	<p>No changes shown in Executive transmittal</p>		<ul style="list-style-type: none"> <li>• The North Highline Design Standards, adopted as part of <a href="#">Ordinance 19687</a>, modified dimensional standards and require certain design standards that Council staff identified may conflict with other property-specific development conditions. These could be clarified.</li> </ul>
<p>FW-P12: E3-21-4:R-6-P Development of this site shall be through a Urban Planned Development and shall not exceed 90 dwelling units.</p> <p>Full Condition Text E 3-21-4: R-6-P (Source: Federal Way Revised Community Plan Area Zoning - May 1980, p. 18) The following P-suffix site development condition applies: A. Development of this site shall be through a Urban Planned Development and shall not exceed 90 dwelling units.</p> <p>Located in District 7</p>	<p>No changes shown in Executive transmittal</p>		<ul style="list-style-type: none"> <li>• This P-suffix requires an Urban Planned Development to develop the site. This P-suffix could be repealed, as the Code provisions allowing UPDs are also being repealed. This property is currently developed with townhomes.</li> </ul>

Comparison of CB zone, VMI VS-P29, and Fall City Business District SDO

SIC #	SPECIFIC LAND USE	CB	VMI VS-P29	Fall City SDO proposed by SVNEKC Subarea Plan
	<b>DWELLING UNITS, TYPES:</b>			
*	Single Detached			
*	<u>Duplex</u>	P3		
*	<u>Triplex</u>	P3		
*	<u>Fourplex</u>	P3		
*	Townhouse	P3	✓ max height 35 feet	
*	Apartment	P3	✓ max height 35 feet	P, with residential on upper floor with max height of 40 feet (up to two floors with optional basement)
*	Mobile Home Park			
*	Cottage Housing			
*	<u>Permanent Supportive Housing</u>	P21		
	<b>GROUP RESIDENCES:</b>			
*	Community Residential Facility-I	P3	✓	
*	Community Residential Facility-II	P3	✓	
*	Dormitory			
*	Senior (( <del>Citizen</del> )) Assisted Housing	P3	✓	
*	<u>Emergency Shelter</u>	P21 and 22		
*	<u>Emergency Supportive Housing</u>	P21 and 22		
*	<u>Interim Housing</u>	P21 and 22		
*	<u>Microshelter Villages</u>	P21 and 22 and 23		
*	<u>Recuperative Housing</u>	P21 and 22		
*	<u>Safe Parking</u>	P 21 and 22		
	<b>ACCESSORY USES:</b>			
*	Residential Accessory Uses	P7		
*	Home Occupation	P18	✓	P
*	Home Industry			
	<b>TEMPORARY LODGING:</b>			
7011	Hotel/Motel (1)	P	✓	C
*	Bed and Breakfast Guesthouse	P10	✓	C (5 rooms max.)
7041	Organization Hotel/Lodging Houses			
	<b>PARK/RECREATION:</b>			
*	Park	P	✓	P
*	Trails	P		
*	Campgrounds			
*	Destination Resorts			
*	Marina	P		
*	Recreational Vehicle Park			
*	Sports Club (17)	P	✓	C
*	Ski Area			
*	Recreational Camp			
	<b>AMUSEMENT/ENTERTAINMENT:</b>			
*	Adult Entertainment Business	P6		

SIC #	SPECIFIC LAND USE	CB	VMI VS-P29	Fall City SDO proposed by SVNEKC Subarea Plan
*	Theater	P	✓	<u>P</u>
7833	Theater, Drive-in			
793	Bowling Center	P	✓	C
*	Golf Facility			
7999 (14)	Amusement and Recreation Services	P		C indoor only
*	Indoor Paintball Range	P26		
*	Outdoor Paintball Range			
*	Shooting Range			
*	Amusement Arcades	P		
7996	Amusement Park			
*	Outdoor Performance Center			
	<b>CULTURAL:</b>			
823	Library	P	✓	P
841	Museum	P	✓	P
842	Arboretum	P	✓	P
*	Conference Center	P	✓	
	<b>PERSONAL SERVICES:</b>			
72	General Personal Service	P	✓	P, except escort services
7216	Drycleaning Plants			
7218	Industrial Launderers			
7261	Funeral Home/Crematory	P	✓	P
*	Cemetery, Columbarium or Mausoleum	P24		
*	Day Care I	P	✓	P
*	Day Care II	P	✓	P
074	Veterinary Clinic	P10	✓	P (subject to K.C.C. 21A.08.050.B.10)
753	Automotive Repair (1)	P	✓	
754	Automotive Service	P		
76	Miscellaneous Repair (44)	P	✓	P
((866)) *	((Church, Synagogue, Temple)) Religious Facility	P	✓	C (Church, Synagogue, Temple)
83	Social Services (2)	P	✓	P (subject to K.C.C. 21A.08.050.B.2)
0752	Animal specialty services	P		P
*	Stable			
*	Commercial Kennel or Commercial Cattery	C43	✓	
*	Theatrical Production Services	P30		
*	Artist Studios	P		P
*	Interim Recycling Facility	P22	✓	
*	Dog training facility	P		
	<b>HEALTH SERVICES:</b>			
801-04	Office/Outpatient Clinic	P	✓	P
805	Nursing and Personal Care Facilities	P	✓	P
806	Hospital	P	✓	
807	Medical/Dental Lab	P	✓	P
808-09	Miscellaneous Health	P		
	<b>EDUCATION SERVICES:</b>			
*	Elementary School	P16		

SIC #	SPECIFIC LAND USE	CB	VMI VS-P29	Fall City SDO proposed by SVNEKC Subarea Plan
		P40		
*	Middle/Junior High School	P16 C40		
*	Secondary or High School	P16 C15	✓	
*	Vocational School			
*	Specialized Instruction School	P	✓	
*	School District Support Facility	P15		
	<b>GOVERNMENT SERVICES:</b>			
*	Public agency or utility office	P	✓	C
*	Public agency or utility yard			
*	Public agency archives			
921	Court	P4		
9221	Police Facility	P	✓	C
9224	Fire Facility	P		C
*	Utility Facility (41)	P	✓	C
*	Commuter Parking Lot	P	✓ (listed as a regional use)	
*	Private Stormwater Management Facility	P8	✓	P (subject to K.C.C. 21A.08.060.B.8)
*	Vactor Waste Receiving Facility	P31		
	<b>BUSINESS SERVICES:</b>			
*	Construction and Trade			
*	Individual Transportation and Taxi	P25	✓	
421	Trucking and Courier Service	P11	✓	
*	Warehousing((-;+)) and Wholesale Trade (1)			
*	Self-service Storage	P	✓	C
4221 4222	Farm Product Warehousing, Refrigeration, and Storage (38)			
*	Log Storage (38)			
47	Transportation Service			
473	Freight and Cargo Service			
472	Passenger Transportation Service	P	✓	
48	Communication Offices			
482	Telegraph and other Communications	P	✓ Excluding towers	
*	General Business Service	P	✓	P
*	Professional Office	P	✓	P (Professional Office, Insurance Office only)
7312	Outdoor Advertising Service			
735	Miscellaneous Equipment Rental	P17	✓	
751	Automotive Rental and Leasing	P		
752	Automotive Parking	P20b	✓	
*	Off-Street Required Parking Lot	P32		
7941	Professional Sport Teams/Promoters			
873	Research, Development, and Testing			
*	Heavy Equipment and Truck Repair			
	<b>ACCESSORY USES:</b>			
*	Commercial/Industrial Accessory Uses	P22	✓ With limits	

SIC #	SPECIFIC LAND USE	CB	VMI VS-P29	Fall City SDO proposed by SVNEKC Subarea Plan
*	Helistop	C23		
*	Building Materials and Hardware Stores	P	✓	C
*	Retail Nursery, Garden Center, and Farm Supply Stores	P	✓	C
*	Forest Products Sales			
*	Department and Variety Stores	P	✓	C
54	Food Stores	P	✓	P, on ground floor
*	Agricultural Product Sales (28)	P25		
*	Farmers Market	P24	✓	
*	Motor Vehicle and Boat Dealers			
553	Auto Supply Stores	P9	✓	
554	Gasoline Service Stations	P		
56	Apparel and Accessory Stores	P	✓	P, on ground floor
*	Furniture and Home Furnishings Stores	P	✓	P, on ground floor
58	Eating and Drinking Places	P	✓	P, on ground floor
*	Remote Tasting Room	P7	✓	P, subject to K.C.C. 21A.08.070.B.7 on ground floor
*	Drug Stores	P	✓	P, on ground floor
*	(( <del>Marijuana</del> ) Cannabis) retailer	P26 C27	✓ Subject to 21A.08.070	
592	Liquor Stores	P	✓	C (liquor store or retail store otherwise allowed as a permitted use in this section and that sells alcohol)
593	Used Goods: Antiques/ Secondhand Shops	P	✓	P, on ground floor
*	Sporting Goods and Related Stores	P29	✓	P, on ground floor, subject to 21A.08.070.B.29
*	Book, Stationery, Video, and Art Supply Stores	P	✓	P, on ground floor
*	Jewelry Stores	P	✓	P, on ground floor
*	Monuments, Tombstones, and Gravestones			
*	Hobby, Toy, Game Shops	P	✓	P, on ground floor
*	Photographic and Electronic Shops	P	✓	P, on ground floor
*	Fabric Shops	P	✓	P, on ground floor
598	Fuel Dealers	C11		
*	Florist Shops	P	✓	P, on ground floor
*	Personal Medical Supply Stores	P	✓	
*	Pet Shops	P	✓	P, on ground floor
*	Bulk Retail	P		
*	Auction Houses			
*	Livestock Sales (28)			
20	Food and Kindred Products (28)	P2		
*	Winery/Brewery /Distillery Facility I			
*	Winery/Brewery /Distillery Facility II	P17	✓ Subject to 21A.08.080	
	Winery/Brewery /Distillery Facility III	C29		
*	Materials Processing Facility			

SIC #	SPECIFIC LAND USE	CB	VMI VS-P29	Fall City SDO proposed by SVNEKC Subarea Plan
22	Textile Mill Products			
23	Apparel and other Textile Products			
24	Wood Products, except furniture			
25	Furniture and Fixtures			
26	Paper and Allied Products			
27	Printing and Publishing	P7		
*	Marijuana Processor I	P21 C22	✓ Subject to 21A.08.080	
*	Marijuana Processor II	P23 C24		
28	Chemicals and Allied Products			
2911	Petroleum Refining and Related Industries			
30	Rubber and Misc. Plastics Products			
31	Leather and Leather Goods			
32	Stone, Clay, Glass, and Concrete Products	P6		
33	Primary Metal Industries			
34	Fabricated Metal Products			
35	Industrial and Commercial Machinery			
351-55	Heavy Machinery and Equipment			
357	Computer and Office Equipment			
36	Electronic and other Electric Equipment			
371	<u>Motor Vehicles and Motor Vehicle Equipment</u>			
374	Railroad Equipment			
375	<u>Motorcycles, Bicycles, and Parts</u>			
376	Guided Missile and Space Vehicle Parts			
379	Miscellaneous Transportation Vehicles			
38	Measuring and Controlling Instruments			
39	Miscellaneous Light Manufacturing			
((*	<del>Motor Vehicle and Bicycle Manufacturing</del>			
*	Aircraft, Ship, and Boat Building			
7534	Tire Retreading			
781-82	Movie Production/Distribution			
12	Coal Mining			
13	Oil and Gas Extraction			
	<b>AGRICULTURE:</b>			
01	Growing and Harvesting Crops	<u>P29</u>		
02	Raising Livestock and Small Animals (6)			
*	Agricultural Activities	<u>P29</u>		
*	Agricultural Support Services	P27 C28		
*	(( <del>Marijuana</del> )) Cannabis producer	P18 C19	Removed in Exec transmittal	
*	Agriculture Training Facility			
*	Agriculture-related special needs camp			
*	Agricultural Anaerobic Digester			
	<b>FORESTRY:</b>			
08	Growing ((&)) and Harvesting Forest Production			
*	Forest Research			
	<b>FISH AND WILDLIFE MANAGEMENT:</b>			
0921	Hatchery/Fish Preserve (1)			
0273	Aquaculture (1)			

SIC #	SPECIFIC LAND USE	CB	VMI VS-P29	Fall City SDO proposed by SVNEKC Subarea Plan
*	Wildlife Shelters			
	<b>MINERAL:</b>			
10, 14	Mineral Extraction and Processing			
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block			
	<b>ACCESSORY USES:</b>			
*	Resource Accessory Uses			
*	Farm Worker Housing			
*	Jail	S		
*	Jail Farm/Camp			
*	Work Release Facility	S		
*	Public Agency Animal Control Facility			
*	Public Agency Training Facility	S3		
*	Hydroelectric Generation Facility			
*	Search and Rescue Facility			
*	Non-hydroelectric Generation Facility	C12 S29		
*	Renewable Energy Generation Facility	C		
*	Fossil Fuel Facility			
*	Communication Facility (17)	P		
*	Earth Station	P		
*	Energy Resource Recovery Facility	S		
*	Soil Recycling Facility			
*	Landfill	S		
*	Transfer Station	S		
*	Wastewater Treatment Facility	S	✓	
*	Municipal Water Production	S		
*	Airport/Heliport	S		
*	Regional Transit Authority Facility			
*	Rural Public Infrastructure Maintenance Facility			
*	Transit Bus Base	S		
*	Transit Comfort Facility	P26		P, subject to 21A.08.100.B.26
*	School Bus Base	S		
7948	Racetrack	S8		
*	Regional Motor Sports Facility			
*	County Fairgrounds Facility			
*	Fairground	S		
8422	Zoo/Wildlife Exhibit(2)	S		
7941	Stadium/Arena			
8221-8222	College/University(1)	P		
*	Zoo Animal Breeding Facility			

Countywide Planning Policy	Type of Change	Policy Staff Comments
<p><b>DP-17</b> Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:</p> <p>a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or</p> <p>b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:</p> <ol style="list-style-type: none"> <li>1) Is at least four times the acreage of the land added to the Urban Growth Area;</li> <li>2) Is <del>((contiguous with))</del> adjacent to the original Urban Growth Area boundary adopted in the 1994 King County Comprehensive Plan, with at least <del>((a portion))</del> half of the site to be placed in dedicated open space <del>((surrounding))</del> and shall fully buffer the proposed Urban Growth Area expansion from surrounding Rural Area and Natural Resource Lands; and</li> <li>3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or</li> </ol> <p>c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity <del>((or is park land that has been owned by a city since 1994 and is less than thirty acres in size))</del>.</p>	<p>Substantive change</p>	<ul style="list-style-type: none"> <li>• In subsection (sub) b.2, the change from "contiguous" to "adjacent" is a policy choice. The change to adjacent is consistent through the Countywide Planning Policies (CPPs), Comprehensive Plan, and King County Code (KCC).</li> </ul> <p><b>UGA</b></p> <ul style="list-style-type: none"> <li>• In sub b.2, the UGA boundary used for the 4:1 program would be changed from the current UGA to the original UGA as adopted in the 1994 Comprehensive Plan. The 1994 UGA does not include portions of the UGA for cities that were subject to Joint Planning Area Agreements: Issaquah, Renton, North Bend, Black Diamond, and Snoqualmie. This language also means that areas where the UGA boundary has contracted since 1994 could request a 4:1 based on that old line. The language could be clearer (either here, or in the KCCP policies), if this is not intended. The UGA boundary used for the 4:1 program is a policy choice.</li> <li>• There is no map of the 1994 UGA boundary in the Comprehensive Plan. Council could consider adding a new map with the 1994 boundary to reflect and clarify this policy change.</li> <li>• Policy staff comments also apply to CPP DP-18, KCCP U-185, U-187, and U-189, and Section 38 of the Proposed Ordinance.</li> </ul> <p><b>TDR/Offsite</b></p> <ul style="list-style-type: none"> <li>• In sub b.2, adding "half of the site to be placed in dedicated open space" would allow for the use of TDR or off-site fee simple dedication to satisfy open space requirements for this program. This is a policy choice, and Council may wish to consider whether this change aligns with the goals and purpose of the 4:1 program to "add land to the regional open space system through the dedication of permanent open space."             <ul style="list-style-type: none"> <li>○ Off-site fee simple dedication would allow for the dedication of open space not adjacent to the UGA. Council may wish to consider requiring that off-site dedication occur adjacent to the UGA.</li> <li>○ Not every TDR sending site becomes a part of the open space system. The Council may wish to consider adding a requirement that transfers management of the property over to the County in addition to the transfer of the development right (the TDR sending site would have to be owned or managed by King County to be part of the open space system).</li> </ul> </li> <li>• As part of a 4:1 review in the 2020 KCCP update, the Executive did not recommend allowing TDR to satisfy the open space requirement: "Based on this experience [with previous 4:1], and the fact that the conservation benefit occurs on land that remains in private ownership rather than land that gets added to County's open space system, it is not recommended that conservation be achieved through the Transfer of Development Rights program."</li> <li>• If the option for TDR remains, the Council may wish to consider monitoring, management plans, access provisions, and other tools to meet County expectations and requirements for this program.</li> <li>• Policy staff comments also apply to KCCP U-185, U-186, U-187, U-189, and Section 38 and 39 of the Proposed Ordinance.</li> </ul> <p><b>Open Space Layout</b></p> <ul style="list-style-type: none"> <li>• In sub b.2, the language "where the acreage of the proposed open space ...include half of the site in dedicated open space" is unclear. Executive staff indicate that the requirement is that half of the site be in open space, not that half of the open space would be on-site. The Council may wish to consider separating the open space requirements from the UGA requirements in sub-b.2 for clarity.</li> <li>• In sub b.3, the open space for a proposal is required to "Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area." Executive proposed changes to the K.C.C. would require the open space contain Type 1 landscaping unless the Director determines that different landscaping would be more appropriate. The Code change is discussed below in the Proposed Ordinance section.</li> </ul> <p><b>Open Space Definition</b></p> <ul style="list-style-type: none"> <li>• "Open space" has a different definition in the CPPs, Comprehensive Plan, and the KCC. In the CPPs, open space is defined as "a range of green places, including natural and resource areas (such as forests), recreational areas (such as parks and trails), and other areas set aside from development (such as plazas)." There is no definition of "Open Space" in the Comprehensive Plan, only "Open Space System". "Open Space" is defined in the K.C.C. as "areas left predominately in a natural state to create urban separators and greenbelts, sustain native ecosystems, connect and increase protective buffers for environmentally sensitive areas, provide a visual contrast to continuous development, reinforce community identity and aesthetics, or provide links between important environmental or recreational resources."</li> <li>• Executive staff note that for the 4:1 program, the primary definition would be the one found in the K.C.C. They note that "Open Space" is used in the Comprehensive Plan, and most often used in a generic manner that is not synonymous with the term "Open Space System." It is also intended to be used in that manner when discussing the 4:1 Program. However, Council staff would note that there have been issues in implementation when taking this approach (where the language wasn't clear and more activities were thought by</li> </ul>



Countywide Planning Policy	Type of Change	Policy Staff Comments
		<p>the property manager to be allowed in the open space than actually is). Looking at the language in U-188, regarding the type of open space that is contemplated, Council may want to be clearer.</p> <ul style="list-style-type: none"> <li>• The Council may wish to consider how the definition of “Open Space” aligns with the proposed landscaping requirements discussed above.</li> <li>• Policy staff comments also apply to KCCP U-186 and U-188.</li> <li>• The change in sub c. removes a condition specific to a previous park transfer (Soaring Eagle Park) that has already occurred.</li> </ul>
<p><b>DP-18</b> Add land to the Urban Growth Area only if expansion of the Urban Growth Area is warranted based on the criteria in DP-17(a) or DP-17(b), and it meets all of the following criteria:</p> <p>a) <u>For expansions based on DP-17(a) only:</u></p> <ol style="list-style-type: none"> <li>1. Is adjacent to the existing Urban Growth Area(<del>b) For expansions based on DP-17(a) only, is</del>);</li> <li>2. Is no larger than necessary to promote compact development that accommodates anticipated growth needs;</li> </ol> <p><del>(e)</del>b) Can be efficiently provided with urban services and does not require supportive facilities <u>or services to cross or be located in the Rural Area;</u></p> <p><del>(d)</del>c) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;</p> <p><del>(e)</del>d) Is not currently designated as <u>Natural Resource Land;</u></p> <p><del>(f)</del>e) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; <del>(and)</del></p> <p>f) <u>Is not expanding the Urban Growth Area from a location that was previously expanded through the Four-to-One program;</u></p> <p>g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city’s Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change; <u>and</u></p> <p>h) <u>For expansions of the Urban Growth Area based on the criteria in DP-17 (b) where the area is adjacent to an incorporated area, no development proposal or activity shall be allowed until the land added to the Urban Growth Area is annexed into a city or town.</u></p>	<p>Substantive change</p>	<ul style="list-style-type: none"> <li>• In sub f., the proposed change is intended to prohibit a cascading 4:1. If the 1994 UGA boundary is used, this provision may not be needed.</li> <li>• The changes to sub f. (prohibiting UGA expansions from a previous 4:1) would also impact proposals to expand the UGA under DP-17(a). DP-17(a) is the policy that guides UGA changes if the Urban Growth Capacity Report finds insufficient capacity in the UGA. The Council may wish to consider whether this requirement is appropriate for all UGA expansions.</li> <li>• In sub h., the change would not allow for development proposals and activities on the new urban land until the land is annexed. This change would not apply if the new urban land is next to a Potential Annexation Area (PAA). Allowing development adjacent to a PAA before annexation could create new pockets of urban unincorporated area. A city must add the new urban land to its PAA, but that does not guarantee annexation. It could be clearer what would happen if a proposal was adjacent to both an incorporated area and a PAA.</li> </ul>
<p><b>DP-19</b> Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is <del>(contiguous with)</del> <u>adjacent</u> to the Rural Area, and:</p> <ol style="list-style-type: none"> <li>a) Is not characterized by urban development;</li> <li>b) Is currently developed with a low-density lot pattern that cannot be realistically redeveloped at an urban density; or</li> <li>c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.</li> </ol>	<p>Substantive change</p>	<ul style="list-style-type: none"> <li>• The change from “contiguous with” to “adjacent” is a policy choice. Adjacent means near or close, while contiguous means touching or connecting. The change to adjacent is consistent through the CPPs, Comprehensive Plan, and the K.C.C.</li> </ul>

Four-to-One Program Update  
3/8/24

Comprehensive Plan Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other related plans	Executive's Planned Implementation	Policy Staff Comments
<p>RP-106 <del>((Except for Four-to-One proposals,))</del> King County shall not amend the Urban Growth Area prior to the Growth Management Planning Council taking action on the proposed amendment to the Urban Growth Area.</p>	<p>Substantive change</p>	<p>To align with existing mandates in the Countywide Planning Policies, current practice, and Growth Management Planning Council Four-to-One program review recommendations</p>	<p>No change; reflects existing practice and requirements</p>	<p>Countywide Planning Policy DP-16</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>RP-106 was amended in 2020; "amend" replaced "expand." This policy was part of the striking amendment that removed all proposed changes to the Four-to-One Program and maintained existing policy and code language. So, the 4:1 reference was removed, and the other revision moved forward. The amendment would align the RP-106 with CPP DP-16 which requires that King County bring all UGA changes to the GMPC for recommendation before Council action, but it is a policy choice. With the current language, the Council could approve a 4:1 before GMPC making a recommendation to expand the UGA.</li> </ul>
<p>RP-107 King County shall not forward to the Growth Management Planning Council for its recommendation any proposed amendment to the Urban Growth Area unless the proposal was:</p> <ol style="list-style-type: none"> <li>Included in the scoping motion for a King County Comprehensive Plan update;</li> <li><del>((An))</del> Subject to area zoning study <del>((of the proposal))</del> that was included in the public review draft of a proposed King County Comprehensive Plan update; or</li> <li>Subjected to the hearing examiner process for site specific map amendments as <del>((contemplated))</del> established by the King County Code.</li> </ol>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
<p>U-104 Rural zoned properties that are immediately adjacent to a city and are planned or designated for park purposes by that city may be redesignated to urban when the city has committed to designate the property in perpetuity in <del>((a form satisfactory to))</del> an interlocal agreement or conservation easement adopted by the King County Council for park purposes and:</p> <ol style="list-style-type: none"> <li>The property is <del>((no more))</del> less than 30 acres in size and was acquired by the city prior to 1994; or</li> <li><del>((The property is no more than 30 acres in size and receives county support through a park or recreation facility transfer agreement between King County and a city; or</del></li> <li>The property is <del>((or was formerly))</del> a King County park and is being <del>((or has been))</del> transferred to a city.</li> </ol>	<p>Substantive change</p>	<p>To align with existing mandates in the Countywide Planning Policies.</p> <p>Updates form of implementing vehicle to for clarity, to reflect the legal options to enforce this</p>	<p>No change; reflects existing practice and requirements</p>	<p>Countywide Planning Policy DP-17</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>In sub a., the rationale for the change is alignment with CPP DP-17. A change is proposed for DP-17 that is not reflected in the proposed updates for this policy. Executive staff have indicated that U-104 should be updated accordingly.</li> </ul>
<p>U-185 Through the Four-to-One Program, King County shall actively pursue dedication of open space along the original Urban Growth Area <del>((line))</del> boundary adopted in the 1994 King County Comprehensive Plan. Through this program, one acre of Rural Area zoned land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space. <del>((Land added to the Urban Growth Area for drainage facilities that are designed as mitigation to have a natural</del></p>	<p>Substantive change</p>	<p>Moves detailed technical language to the K.C.C., substantively consistent with Growth Management Planning Council Four-to-One program review recommendations</p>	<p>No change; standards would still be required in the code</p>	<p>Countywide Planning Policies DP-17, DP-18, DP-19</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Proposed integration into K.C.C. Chapter 21A.18</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The County does not actively pursue dedication through the 4:1 program. The Council may wish to consider changing the first sentence to reflect that.</li> <li>To streamline the 4:1 policies, this policy could be combined with U-189, and some policy language could be moved to lead-in text.</li> </ul>

Comprehensive Plan Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other related plans	Executive's Planned Implementation	Policy Staff Comments
<del>looking visual appearance in support of its development, does not require dedication of permanent open space.))</del>						<p><b>TDR/Offsite</b></p> <ul style="list-style-type: none"> <li>The proposed changes to the 4:1 program would allow TDRs to satisfy open space requirements. This is a policy choice.</li> </ul>
<p>U-186 King County shall evaluate Four-to-One proposals for both quality of open space and feasibility of urban development and <u>annexation</u>. The highest-quality proposals shall be recommended for adoption as amendments to the Urban Growth Area. Lands preserved as open space shall <u>retain their Rural Area designations ((and should)); generally be configured in such a way as to connect with open space on adjacent properties; include half of the site in dedicated open space; and fully buffer the new urban area from surrounding Rural Area lands and Natural Resource Lands.</u></p>	Substantive change	<p>Alignment with other Countywide Planning Policies and Comprehensive Plan policies that support the annexation of urban unincorporated lands, and adds clarity for placement of on-site open space requirement, consistent with existing intent; substantively consistent with Growth Management Planning Council Four-to-One program review recommendations:</p>	<p>Supports proposals that are feasible for annexation.</p> <p>Helps ensure surrounding rural area and natural resource lands will be protected from growth pressure and urban impacts</p>	<p>Countywide Planning Policies DP-17, DP-18, DP-19</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> Regulatory</li> <li><u>Description of proposed regulations:</u> Proposed integration into K.C.C. Chapter 21A.18</li> <li><u>Anticipated resource need:</u> n/a</li> <li><u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>The proposed changes add annexation potential as an evaluation criterion. This is a policy choice. The CPPs do not include the feasibility of annexation as a criterion.</li> </ul> <p><b>TDR and Open Space Layout</b></p> <ul style="list-style-type: none"> <li>The proposed changes add new requirements for the lands preserved as open space. This includes language allowing TDR and offsite dedication to satisfy open space requirements. This is a policy choice.</li> <li>The language "lands preserved as open space shall... include half of the site in dedicated open space" is unclear. Executive staff indicate that the requirement is that half of the site be in open space, not that half of the open space would be on-site.</li> </ul> <p><b>Open Space Definition</b></p> <ul style="list-style-type: none"> <li>"Open space" has a different definition in the CPPs, Comprehensive Plan, and the K.C.C.</li> <li>The Council may wish to consider how the definition of "open space" aligns with the proposed landscaping requirements. The Council may wish to add a definition of "open space" to the Comprehensive Plan. This definition would impact the other 240ish times it is used in the Plan. The Council could also consider adding clarifying language to the lead-in text.</li> <li>The Council may wish to restructure the policy and clarify the requirements for the lands preserved as open space.</li> </ul>
<p>U-187 King County shall use the following criteria for evaluating open space in Four-to-One proposals:</p> <ol style="list-style-type: none"> <li>Quality of fish and wildlife habitat areas;</li> <li>Connections to regional open space systems;</li> <li>Protection of wetlands, stream corridors, ground water and water bodies;</li> </ol>	Substantive change	<p>Reflects edits in U-118, substantively consistent with Growth Management Planning Council Four-to-One program review recommendations</p>	<p>No change; standards would still be required in the code</p>	<p>Countywide Planning Policies DP-17, DP-18, DP-19</p>	<ul style="list-style-type: none"> <li><u>Planned implementation of proposal:</u> Regulatory</li> <li><u>Description of proposed regulations:</u> Proposed integration into K.C.C. Chapter 21A.18</li> <li><u>Anticipated resource need:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>In sub e., there is a reference to the current UGA. Executive staff indicate that this was not intentional. This is a policy choice, whether to require the open space to be along the current</li> </ul>

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<p>d. Unique natural, biological, cultural, historical, or archeological features;                      e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area (<del>line</del>) <u>boundary</u>; and                      f. The land proposed as open space shall remain undeveloped, except for those uses allowed in (<del>U-188</del>) <u>in King County Code 20.18.180.</u></p>					<ul style="list-style-type: none"> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<p>UGA boundary, or the 1994 boundary.</p> <p><b>TDR/Offsite</b></p> <ul style="list-style-type: none"> <li>• Allowing TDR and offsite dedication would impact the evaluation criterion in sub e. Executive staff indicates that, in some cases, allowing open space through conservation easements or off-site dedication could lead to protecting open space that is potentially of higher quality than requiring all the open space to be on-site. This is a policy choice.</li> </ul>
<p>U-188 King County shall preserve the open space acquired through the Four-to-One Program primarily as natural areas, passive recreation sites, or resource lands for farming or forestry. King County may allow (<del>the following</del>) additional uses only if located on a small portion of the open space, provided that these uses are found to be compatible with the site's natural open space values and functions, such as those listed in (<del>the preceding policy:</del>                      a. Trails;                      b. <del>Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Critical Area Ordinance;</del> and                      c. <del>Active recreation uses not to exceed five percent of the total open space area. Support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed five percent of the active recreation area. An active recreation area shall not be used to satisfy the active recreation requirements for the urban designated portion of the project as required by</del>) King County Code (<del>Title 21A</del>) <u>King County Code 20.18.180.</u></p>	Substantive change	Removes detailed technical language that is already in the K.C.C., substantively consistent with Growth Management Planning Council Four-to-One program review recommendations	No change; standards would still be required in the code	Countywide Planning Policies DP-17, DP-18, DP-19	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Regulatory</li> <li>• <u>Description of proposed regulations:</u> Proposed integration into K.C.C. Chapter 21A.18</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

Comprehensive Plan Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other related plans	Executive's Planned Implementation	Policy Staff Comments
<p>U-189 Land added to the Urban Growth Area under the Four-to-One Program shall:</p> <p>a. <del>Not expand the Urban Growth Area from a location that was previously expanded through the Four-to-One Program;</del></p> <p>b. <del>Be limited to residential development and have a minimum density of ((four)) eight dwellings per acre ((and));</del></p> <p>c. <del>((shall be)) Be ((physically contiguous)) adjacent to the original Urban Growth Area boundary adopted in the 1994 Comprehensive Plan, unless there are limitations due to the presence of critical areas((-and));</del></p> <p>d. <del>((shall be)) Be able to be served by sewers and other efficient urban services and facilities(;) provided that such sewer and other urban services and facilities shall be provided directly from the urban area and ((shall)) not cross the open space or Rural Area or Natural Resource Lands((-));</del></p> <p>e. <del>((Drainage facilities to s)) Support the urban development ((shall be)) with drainage facilities that are located within the urban portion of the development((-));</del></p> <p>f. <del>((In some cases, lands must m)) Meet affordable housing requirements under this program((-); and</del></p> <p>g. <del>((The total area)) Not result in more than a total of 4,000 acres being added to the Urban Growth Area as a result of this ((policy shall not exceed 4,000 acres)) program.</del></p>	<p>Substantive change</p>	<p>Improved clarity and consistency amongst the provisions in the Countywide Planning Policies, Comprehensive Plan, and K.C.C.. Aligns Four-to-One provisions with other policy goals. Avoids cascading UGA changes, reiterates long-standing limitation for residential development, increases minimum densities, clarifies tenure of Urban Growth Area boundary for eligibility purposes, substantively consistent with Growth Management Planning Council Four-to-One program review recommendations.</p>	<p>Protects from urban sprawl</p> <p>Supports increased urban densities that are responsive to housing needs</p> <p>Creates consistency between program provisions, for a more effective and implementable program</p>	<p>Countywide Planning Policies DP-17, DP-18, DP-19</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Proposed integration into K.C.C. Chapter 21A.18</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This policy reads like code, and these requirements are already in, or are proposed to be added to, the K.C.C. This policy could be deleted. Alternatively, the Council may wish to make the language between policy U-189 and KCC 20.18.180 more consistent and clearer. As drafted, there are some requirements in the KCCP that are not in K.C.C. and vice versa.</li> <li>In sub a., the proposed change is intended to prohibit a cascading 4:1. If the 1994 UGA boundary is used, then this provision may not be needed.</li> <li>In sub b., the minimum density is proposed to increase from 4 to 8 dwelling units per acre. This is a policy choice.</li> </ul> <p><b>UGA</b></p> <ul style="list-style-type: none"> <li>In sub c., the UGA boundary used for the 4:1 program would be changed from the current UGA to the original UGA as adopted in the 1994 Comprehensive Plan. The 1994 UGA does not include portions of the UGA for cities that were subject to Joint Planning Area Agreements: Issaquah, Renton, North Bend, Black Diamond, and Snoqualmie. The UGA boundary used for the 4:1 program is a policy choice.</li> <li>In sub f., there are proposed changes that would add 30% affordability requirements to projects with 10 or more dwelling units. This is discussed in more detail in the proposed ordinance matrix below. This is a policy choice.</li> <li>Sub g. could be a separate policy as it's a program goal that could be highlighted separately from the detail of the rest of this policy.</li> </ul>

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<p>U-190 <del>((King County shall amend))</del> Amendments to the Urban Growth Area to add Rural Area lands to the Urban Growth Area <del>((consistent with Policy U-185))</del> through the Four-to-One Program may be made during the annual, midpoint, or 10-year Comprehensive Plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a Rural Area land use designation and associated zoning during the next annual <del>((review of))</del> update to the King County Comprehensive Plan.</p>	<p>Clarification of existing policy intent</p>	<p>Four-to-One changes were already allowed in midpoints and 10-year updates under policies I-204 and I-204a. Other edits for clarity and streamlining. Substantively consistent with Growth Management Planning Council Four-to-One program review recommendations</p>	<p>n/a</p>	<p>Countywide Planning Policies DP-17, DP-18, DP-19</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>There is a timeline for the expiration of preliminary plans; the Council may wish to add a similar timeframe when an applicant does not decide to pursue the 4:1 project.</li> <li>The Executive is also proposing to add a requirement for a tri-party agreement between the property owner, city, and King County to establish development conditions for the 4:1 proposal. This is not reflected in the Comprehensive Plan policies. This is a policy choice, and the Council may wish to add supporting language to the Comprehensive Plan.</li> </ul>
<p>U-190a For Four-to-One proposals adjacent to an incorporated area, development proposals and/or activities shall not be allowed until the land added to the Urban Growth Area is annexed into a city.</p>	<p>New policy</p>	<p>Requires Four-to-One projects to be annexed into cities before they can develop, substantively consistent with Growth Management Planning Council Four-to-One program review recommendations</p>	<p>Creates development consistent with the cities that the new urban area will be annexed to; incentivizes annexation to occur in a timely manner</p>	<p>Countywide Planning Policies DP-17, DP-18, DP-19</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Proposed integration into K.C.C. Chapter 21A.18</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>The change would require annexation prior to any site development or permitting for proposals adjacent to cities. This is a policy choice. CPP DP-18 requires a city to add the new urban land to its PAA, but that does not guarantee or require annexation.</li> <li>This provision would not apply if the new urban land is next to a Potential Annexation Area (PAA). Allowing development adjacent to a PAA before annexation could create new pockets of urban unincorporated. It could be clearer what would happen if a proposal was adjacent to both an incorporated area and a PAA.</li> </ul>
<p>F-224 As part of pre-annexation or annexation agreements, King County shall work with the cities to create a financing partnership for areas of the Urban Growth Area that the cities will annex. This includes determining county/regional and city/municipal facilities and services and then committing to a shared financing strategy to build or provide these infrastructure improvements or services.</p>	<p>Clarification of existing policy intent</p>	<p>To reflect existing intent and current practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>This change in Chapter 9 of the Comprehensive Plan would also apply to 4:1 triparty agreements. Council may wish to consider adding a 4:1 exception.</li> </ul>

<u>Ordinance Section</u>	<u>King County Code Section</u>	<u>Current Code</u>	<u>Proposed Change</u>	<u>Executive's Intent/Rationale</u>	<u>Policy Staff Comments</u>
Section 23 19A.12.020	Clarification	Establishes timelines preliminary approval of subdivisions, including for Urban Planned Developments and Fully Contained Communities	Removes references to, and standards for, Urban Planned Developments and Fully Contained Communities - Removes language that expired in 2014	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>No issues identified related to the 4:1 program.</li> </ul>
Section 30 20.18.040	Clarification	Establishes procedures for consideration of site-specific land use map or Shoreline Master Program map amendments, including for: - 8-year Comprehensive Plan updates; and - Four-to-One proposals	<ul style="list-style-type: none"> <li>Changes 8-year updates to 10-year</li> <li>Removes allowance for consideration of Four-to-One proposals through the site-specific land use map amendment process</li> </ul>	<p>Global edits are proposed to be made throughout the Code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.</p> <p>The proposed Four-to-One program change is substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. Four-to-One proposals are discretionary; this is not consistent with the role of the Hearing Examiner. Four-to-One proposals are significant land use changes, processed as land use map amendments, and should be considered in the Comprehensive Plan update process, not a quasi-judicial process.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 38 20.18.170	Substantive	Establishes the process for amending the Urban Growth Area through the Four-to-One program	<ul style="list-style-type: none"> <li>Includes the program purpose, consistent with the Countywide Planning Policies and Comprehensive Plan</li> <li>Removes requirement to amend the Comprehensive Plan to update the total amount of land added through the Four-to-One proposal.</li> <li>Requires that Four-to-One proposals be initiated through the Docket Process (K.C.C. 20.18.140) or through a Comprehensive Plan update scope of work.</li> <li>Clarifies that site suitability, but not development conditions, be established through the preliminary plat process.</li> <li>Requires a tri-party agreement as part of each Four-to-One proposal. Establishes procedures for Tri-party agreements.</li> <li>Defines the types of open space that are eligible.</li> <li>Expands the notification process to include state agencies and Indian tribes. Clarifies some of the special purpose districts should be notified.</li> <li>Defines Four-to-One proposal conditions related to annexation. Requires annexation of a Four-to-One proposals adjacent to a city before the site can be developed.</li> </ul>	<p>The proposed Four-to-One program changes are substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. Changes seek to create more clarity and consistency amongst the provisions in the Countywide Planning Policies, Comprehensive Plan, and the King County Code. Aligns Four-to-One provisions with other policy goals related to annexation, program goals, and Comprehensive Plan update processes.</p>	<ul style="list-style-type: none"> <li>At sub A., this adds language from U-185 about the purpose of the 4:1 program. The addition also adds a new reference to the 1994 UGA line to the K.C.C.</li> <li>At E., this states that development conditions for a 4:1 proposal would be established through a triparty agreement between the County, property owner, and city affiliated for future annexation. The requirement for a triparty agreement is a policy choice.</li> <li>At E., the Council may wish to specify what types of conditions are to be included in the triparty agreement such as limiting development to residential uses and requiring minimum densities consistent with R-8 zoning, or anything else that is in the Code that should be carried over after the property is annexed (as the City would permit development and not King County). Executive staff note that the agreement could also include timing, sequencing, and other procedural issues related to the 4:1 proposal.</li> <li>At E.2, this would require the triparty agreement be approved at the time of Council adoption of the land use map amendment. This would require concurrent work on the triparty agreement and the 4:1. This timing could limit the ability of the Council to have input on the development conditions. The</li> </ul>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
					<p>Council may wish to consider adding a timeframe for action on the triparty agreement, that is after action on the 4:1 proposal.</p> <ul style="list-style-type: none"> <li>E.2, uses "land use map amendment.", while B.2 uses "land use amendment to the Comprehensive Plan." The references could be consistent. This could clarify that it is at the time of Council adoption.</li> </ul> <p><b>TDR/Offsite</b></p> <ul style="list-style-type: none"> <li>At F., this effectuates allowing off-site fee simple dedication and TDRs to satisfy 4:1 open space requirements. This is a policy choice, and the Council may wish to consider whether this change aligns with the goals and purpose of the 4:1 program to "add land to the regional open space system through the dedication of permanent open space."</li> <li>At H.1., this new language would require a written agreement that the city would add the area to its PAA. This would be enforced through the triparty agreement. The CPPs had an existing requirement for an agreement that the city will add the new urban area to its PAA. Upon ratification of the amendment, the CPPs would reflect the UGA and PAA change. Requiring this as part of the triparty agreement could cause a 4:1 to fail if the city does not add it to its PAA.</li> <li>At H.2., this new language would require annexation prior to development for proposals adjacent to a city. This is a policy choice. CPP DP-18 requires a city to add the new urban land to its PAA, but that does not guarantee annexation.</li> <li>This provision would not apply if the new urban land is next to a Potential Annexation Area (PAA). Allowing development adjacent to a PAA before annexation could create new pockets of urban unincorporated. It could be clearer what would happen if a proposal was adjacent to both an incorporated area and a PAA.</li> </ul>



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Section 39 20.18.180	Substantive	Establishes the criteria for amending the Urban Growth Area through the Four-to-One program	<ul style="list-style-type: none"> <li>- Prohibits Four-to-One proposals on all natural resource lands.</li> <li>- Prohibits new Four-to-One proposal in a location that was previously expanded through the Four-to-One program.</li> <li>- Clarifies that at least half of the site must be placed in permanent open space.</li> <li>- Updates affordable housing requirements.</li> </ul>	The proposed Four-to-One changes are substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. The changes seek to create more clarity and consistency amongst the provisions in the Countywide Planning Policies, Comprehensive Plan, and the King County Code. Clarifies Four-to-One criteria to strengthen the program results related to affordable housing, protection of natural resource lands, avoiding cascading Urban Growth Area expansions, and ensuring local open space benefits.	<p><b>TDR/Offsite</b></p> <ul style="list-style-type: none"> <li>• At A.1., there are no changes proposed to this section about "permanent dedication to the King County open space system."</li> <li>• At A.3., it reads that the <i>director</i> can have an urban area of a 4-to-1 proposal not be on the 1994 UGA line, subject to criteria. Executive staff indicate this was not the intention, and given recent discussions around the UGA boundary, the provision should be removed.</li> <li>• At A.3c., the proposed change is intended to prohibit a cascading 4:1. If the 1994 UGA boundary is used, then this provision may not be needed.</li> <li>• At A.9.c., there is a new requirement for Type 1 landscaping in the open space. Type 1 landscaping is a "full screen" usually required between residential and commercial properties. Executive staff indicate that no site-specific analysis was completed for this provision, but it was vetted by Executive staff before being included in the GMPC recommendation, and there is some flexibility because the Director can determine that different landscaping would be more appropriate. CPP DP-17b3 requires that the open space for a proposal "Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area." The Council may wish to consider whether the Type 1 buffer requirement aligns with the goals of the 4:1 program.</li> <li>• At B., this adds affordable housing requirements for developments with over 10 units. The affordability requirements are discussed in Section 40.</li> <li>• At D.3., there is an existing 5% cap on the amount of open space that can be used for active recreation. Executive staff indicates this is intended to apply to all open space including that which might be off-site. This is a policy choice.</li> </ul>
Section 40 20.18.XXX	Substantive	n/a	<ul style="list-style-type: none"> <li>- Adds a new section to K.C.C. Chapter 20.18 requiring Four-to-One proposals with 10 or more dwelling units to have 30% of the units be affordable.</li> <li>- Establishes affordability levels and tenure for homeownership and rental units</li> <li>- Requires implementation consistent with inclusionary housing procedures in K.C.C. Chapter 21A.48</li> </ul>	The proposed Four-to-One changes are substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. Current affordability requirements for Four-to-One proposals only apply to sites that are 200 acres or more in size. This was rarely triggered in the almost 20-years of the program's span. The proposed changes would require affordable housing in almost all Four-to-One proposals, consistent with current housing goals and needs and in alignment with similar provision in the current inclusionary housing program in K.C.C. 21A.48.	<ul style="list-style-type: none"> <li>• At A., the percentage of affordable units required is 30% of the total number of dwelling units that need to be affordable at 80% AMI for ownership or 60% AMI for rental. There is no density bonus proposed as with the other areas with mandatory inclusionary housing. Density bonuses help to offset the cost of affordable units. The Council may wish to consider adding a density bonus to increase density in the UGA.</li> </ul>

Ordinance Section	King County Code Section	Current Code	Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
					<ul style="list-style-type: none"> <li>• The County's existing inclusionary housing regulations only require 25% of units to be affordable when they are for rent at 60% AMI. The proposed regulations would require 30%. The affordability requirements for the 4:1 program are a policy choice for Council.</li> <li>• At A.4a., this would have the proportion of affordable rental/ownership be identical to market rate proportion. This may not be possible depending if there are an odd number of units. The Council may wish to add some flexibility to the language while maintaining the intent. The Council may wish to remove this provision and let the developer determine how the affordable units are distributed based on occupancy.</li> <li>• In D., relying on the existing inclusionary housing regulations would allow for alternative compliance either by payment or off-site construction of units in the same CSA. This is a policy choice to allow alternative compliance for 4:1 projects.</li> <li>• This section could be simplified and better integrated with the inclusionary housing regulations.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<b>Chapter 3 Rural Areas and Natural Resource Lands</b>						
<p>R-306 A residential density of one home per 10 acres shall be applied in the Rural Area where:</p> <p>a. The lands are adjacent to or within one-quarter mile of designated <del>((Agricultural Production Districts, the Forest Production District or legally approved long-term mineral resource extraction sites))</del> <u>Natural Resource Lands</u>; <del>((or))</del></p> <p>b. The lands contain significant environmentally constrained areas as defined by county <del>((ordinance, policy or federal or))</del>, state, or federal law <del>((, or regionally significant resource areas or substantial critical habitat as determined by legislatively approved ((basin plans or) Watershed Resource Inventory Area Plans));</del> <del>((and))</del> or <del>((The predominant lot size is greater than or equal to 10 acres in size))</del> <u>A residential density of one home per five acres would harm or diminish the surrounding area, burden infrastructure, increase development pressure, or be inconsistent with the development patterns promoted by the Comprehensive Plan.</u></p>	Substantive change	<p>To reflect proposed Comp Plan repeal of basin plans, where regionally and locally significant resource areas are designated.</p> <p>WRIA plans identify strategies and potential project sites, and make recommendations (in some cases), for levels of riparian protection. But the plans do not contain maps that could serve as the basis for a zoning density</p>	No effect; this reflects current practice	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: commensurate proposed updates to K.C.C. Title 20</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> No new issues identified.</li> </ul>
<p>R-308 A residential density of one home per five acres shall be applied in the Rural Area where:</p> <p>a. <u>The lands are more than one-quarter mile away from designated Natural Resource Lands;</u></p> <p>b. <u>The lands ((is)) are physically suitable for development with minimal; environmentally sensitive features as defined by county, state, or federal law ((; regionally significant resource areas; or critical habitat as determined by legislatively ((adopted watershed based)) approved Watershed Resource Inventory Area plans));</u> and</p> <p><del>((b. Development can be supported by rural services;</del></p> <p><del>c. The land does not meet the criteria in this plan for lower density designations; and</del></p> <p><del>d. The predominant lot size is less than 10 acres.))</del></p> <p>c. <u>This residential density would not harm or diminish the surrounding area, burden infrastructure, increase development pressure, and be inconsistent with the development patterns promoted by the Comprehensive Plan.</u></p>	Substantive change	<p>To reflect proposed Comp Plan repeal of basin plans, where regionally and locally significant resource areas are designated.</p> <p>WRIA plans identify strategies and potential project sites, and make recommendations (in some cases), for levels of riparian protection. But the plans do not contain maps that could serve as the basis for a zoning density</p>	No effect; this reflects current practice	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: commensurate proposed updates to K.C.C. Title 20</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> No new issues identified.</li> </ul>
<p>R-325 Golf facilities shall be permitted <u>as a conditional use in the RA-2.5 and RA-5 zones and when located outside of Rural Forest Focus Areas</u><del>((, Regionally Significant Resource Areas and Locally Significant Resource Areas((, as a conditional use, in the RA-2.5 and RA-5 zones))</del>.</p>	Substantive change	<p>To reflect proposed Comp Plan repeal of basin plans, where regionally and locally significant resource areas are designated.</p>	No effect; this reflects current practice	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> No new issues identified.</li> </ul>

<sup>1</sup> Black text reflects the transmitted version of the proposed 2024 King County Comprehensive Plan Update, which was sent to Council in December 2023. Underlined text is proposed text to be added. Text with ~~((strikethroughs))~~ is existing text that is proposed to be removed. Red text shows new proposed Best Available Science-driven and critical areas-related changes, including updates to the proposed 2024 KCCP Update changes. Text that is both underlined and stricken was originally proposed to be added in the 2024 KCCP Proposed Ordinance and is now proposed to be not added by the new critical areas changes.

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
R-641dd King County should adopt regulations that do not require permits for vegetation management in areas outside of critical areas and their buffers if implementing approved best management practices for wildfire risk reduction or as included within an approved forest stewardship plan that includes wildfire best management practices.	New policy	Reflects need for regulatory changes that improve clearing and grading requirements to further support vegetation management for wildfire risk reduction	Residents can more easily implement wildfire risk reduction best management practices for vegetation management on their properties.	Wildfire Risk Reduction Strategy  30-Year Forest Plan Strategy 1-3	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: Proposed changes to K.C.C. Chapter 16.82 to remove permitting barriers for vegetation management for wildfire risk reduction</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO.</li> <li>This policy could be streamlined.</li> </ul>
<b>TRANSMITTED VERSION</b> R-671 King County regulations should <del>((use pilot or demonstration projects and multi-agency collaboration to develop a new suite of practices that will))</del> provide options to manage alluvial fans for landowners whose existing operations, residences, or infrastructure are affected by alluvial fan deposits. These should provide timely and cost-effective relief from debris and the associated changes to the watercourse along with protection of <del>((intact))</del> functional fish habitat and restoration of degraded fish habitat within these areas.	Substantive change	To reflect 1) that the alluvial fan demonstration projects have expired and 2) recommendations in the Alluvial Fan Demonstration Projects Report	Improved management of alluvial fans	2020-RPT0126	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> </ul>
<b>CAO VERSION</b> R-671 King County <u>regulations</u> should <del>((use pilot or demonstration projects and multi-agency collaboration to develop a new suite of practices that will))</del> provide <u>((options)) to manage alluvial fans regulatory pathways</u> for landowners <del>((whose existing operations, residences, or infrastructure are affected))</del> to protect existing residences and agricultural operations that are threatened by alluvial fan <del>((deposits))</del> hazards. These <u>pathways</u> should provide timely <del>((and cost-effective))</del> <u>emergency</u> relief from debris and <del>((the associated changes to the))</del> watercourse <del>((along with))</del> <u>changes, as well as long-term multi-benefit solutions that consider: reduction of alluvial fan hazard risks; protection of ((intact)) functional fish habitat; and restoration of degraded fish habitat within these areas.</u>	Substantive change	To support development of code based on BAS that protect specific types of existing (but not new) development, in keeping with the managed retreat approach.	Add associated implementing code updates that provide a pathway for protect existing residences and agricultural operations threatened by alluvial fan hazards.	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> <ul style="list-style-type: none"> <li>This policy could be moved to Chapter 5 with the other alluvial fan policies.</li> <li>This policy could be changed to "shall", directing the County to provide options, as this has been developed.</li> <li>This policy could be streamlined.</li> </ul> </li> </ul>
<b>Chapter 5 Environment</b>						
<del>((E-107 Regulations to prevent unmitigated significant adverse environmental impacts should be based on the importance and sensitivity of the resource.))</del>	Substantive change	No longer consistent with the requirement that development regulations cause no net loss of functions and values in WAC 365-196-830.	Together with regulations and County programs, actions supporting no net loss of ecological functions and values	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> No new issues identified.</li> </ul>
<b>TRANSMITTED VERSION</b> E-108 King County may exercise its substantive authority under the State Environmental Policy Act to condition or deny proposed actions <del>((in order))</del> to mitigate associated individual or cumulative impacts such as significant	Technical change	Grammar	n/a	n/a	n/a	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>habitat modification or degradation that may actually kill, injure, or harm listed threatened or endangered species by significantly impairing essential behavioral patterns, including breeding, feeding, spawning, rearing, migrating, or sheltering.</p> <p><b>CAO VERSION</b> E-108 King County may exercise its substantive authority under the State Environmental Policy Act to condition or deny proposed actions <del>((in order))</del> to mitigate associated individual or cumulative impacts, such as significant habitat modification or degradation, that may <del>((actually kill, injure, or harm))</del> significantly impact federally or state listed <u>endangered</u>, threatened <del>((or endangered))</del>, <u>sensitive, or candidate</u> species or <u>King County Species of Local Importance and Habitats of Local Importance</u> by significantly impairing essential behavioral patterns, including breeding, feeding, spawning, rearing, migrating, or sheltering.</p>	Clarification of existing intent	Updated terms to be consistent with WAC 365-190-130.	n/a	n/a	n/a	<ul style="list-style-type: none"> <li>• <b>CAO draft:</b> <ul style="list-style-type: none"> <li>- This policy could be re-written consolidate impacts together and streamline text.</li> </ul> </li> </ul>
<p>E-109 King County should promote efficient provision of utilities and public services by exempting minor activities from its critical areas regulations, if:</p> <p>a. <del>((t))</del>The agency <del>((has an approved))</del> develops a best management practice plan <u>that is based on best available science, accounts for no net loss of ecological functions and values, and is approved by King County((-))</u>; and</p> <p>b. <del>((t))</del>The plan ensures that proposed projects that may affect habitat of <u>federally or state listed endangered, threatened, sensitive, or candidate</u> species or <u>King County Species of Local Importance</u> be carried out in a manner that protects the resource or mitigates adverse impacts <u>to ensure no net loss of ecological functions and values.</u></p>	Clarification of existing intent.	Updated terms to be consistent with WAC 365-190-130.	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal: n/a</u></li> <li>• <u>Description of proposed regulations: n/a</u></li> <li>• <u>Anticipated resource need: n/a</u></li> <li>• <u>Anticipated timeline: n/a</u></li> </ul>	<ul style="list-style-type: none"> <li>• <b>CAO draft:</b> <ul style="list-style-type: none"> <li>- This policy could be re-written consolidate impacts together and streamline text.</li> </ul> </li> </ul>
<p><b>TRANSMITTED VERSION</b> E-112a The protection of lands where development would pose hazards to health and safety, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs, and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County:</p> <ol style="list-style-type: none"> <li>Floodways of 100-year floodplains;</li> <li>Slopes with a grade of 40(<del>((%))</del>) percent or more or landslide hazards that cannot be mitigated;</li> <li>Wetlands and their protective buffers;</li> <li>Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;</li> <li>Channel migration hazard areas;</li> <li>Critical Aquifer Recharge Areas;</li> <li>Fish and Wildlife Habitat Conservation Areas; and</li> <li>Volcanic hazard areas.</li> </ol> <p><b>CAO VERSION</b> E-112a The protection of lands where development would pose hazards to health and safety, property, important</p>	<p>Technical change</p> <p>Clarification of existing intent.</p>	<p>Standardizes language</p> <p>Updated to align with GMA definition of critical areas, as the header for this section is about</p>	n/a	n/a	<p>n/a</p> <ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal: n/a</u></li> <li>• <u>Description of proposed</u></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li>• <b>CAO draft:</b> <ul style="list-style-type: none"> <li>- This list is consistent with the state's identified critical areas, with the exception of the state</li> </ul> </li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs, and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County, <u>including, but not limited to, through designation of specific critical area buffers:</u></p> <p>a. <del>((Floodways of 100-year floodplains;</del>  b. <del>Slopes with a grade of 40((%)) percent or more or landslide hazards that cannot be mitigated;</del>  c. <del>Wetlands and their protective buffers;</del>  d. <del>Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;</del>  e. <del>Channel migration hazard areas;</del>  f. <del>Critical Aquifer Recharge Areas;</del>  g. <del>Fish and Wildlife Habitat Conservation Areas; and</del>  h. <del>Volcanic hazard areas)) <u>Critical aquifer recharge areas;</u>  <u>b. Fish and wildlife habitat conservation areas;</u>  <u>c. Flood hazard areas;</u>  <u>d. Geologically hazardous areas; and</u>  <u>e. Wetlands.</u></del></p>		<p>the GMA.</p> <p>Buffers are specifically called out as one of the key tools to address regulatory protection of the listed critical areas.</p>			<p><u>regulations: n/a</u></p> <ul style="list-style-type: none"> <li>• <u>Anticipated resource need: n/a</u></li> <li>• <u>Anticipated timeline: n/a</u></li> </ul>	<p>using the term “frequently flooded area.” The term “flood hazard area” could be changed to “frequently flooded areas, regulated as flood hazard areas.”</p>
<p><b>TRANSMITTED VERSION</b>  <del>((E-215bb))</del> E-223 King County <del>((should))</del> shall develop and implement regulations that help mitigate and build <del>((resiliency))</del> <u>resilience</u> to the anticipated impacts of climate change, based on best available information. Such impacts <u>could</u> include sea level rise, changes in rainfall patterns and flood volumes and frequencies, changes in average and extreme temperatures and weather, impacts to forests including increased wildfires, droughts <del>((and pest infiltrations))</del>, disease, and insect attacks. Methods could include mitigating greenhouse gas emissions, establishing sea level rise regulations, <u>managing existing and limiting new development in floodplains</u>, and/or strengthening forests ability to withstand impacts.</p>	<p>Substantive change</p>	<p>Strengthened to "shall" to reflect that we're already doing this and intend to continue to do so.</p> <p>Other clarifying edits to reflect that we cannot ensure mitigation for and building resiliency to all listed impacts, and that the listed impacts change over time.</p> <p>Added disease as a missing impact for forests (e.g., harmful funguses) and changed from "pest infiltrations" to "insect attacks" to be consistent with terminology used in forest management.</p> <p>Connections between development and flooding is added as an additional mitigating method of climate change impacts, consistent with existing regulations and a input from Washington State Department of Fish and Wildlife.</p>	<p>Improved resilience to climate change</p>	<p>Strategic Climate Action Plan Climate Preparedness section Focus Area 1</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal: Regulatory</u></li> <li>• <u>Description of proposed regulations: Recently adopted updates to the flood code in K.C.C. chapter 21A.24 and establishment and regulation of the Sea Level Rise Risk Area.</u></li> </ul> <p>Proposed changes to K.C.C. Chapter 16.82 to remove permitting barriers for vegetation management for wildfire risk reduction</p> <ul style="list-style-type: none"> <li>• <u>Anticipated resource need: n/a</u></li> <li>• <u>Anticipated timeline: n/a</u></li> </ul>	<ul style="list-style-type: none"> <li>• <b>Transmittal:</b> <ul style="list-style-type: none"> <li>- Policy strengthened from should to shall. As the County is already undertaking this work, no additional resource impacts are anticipated.</li> <li>- New regulations for wildfire risk areas included in proposed ordinance.</li> </ul> </li> </ul>
<p><b>CAO VERSION</b>  <del>((E-215bb))</del> E-223 King County <del>((should))</del> shall develop and implement regulations that help mitigate and build <del>((resiliency))</del> <u>resilience</u> to the anticipated impacts of climate change, based on best available information. Such impacts <u>could</u> include: sea level rise<del>((:))</del>; changes in rainfall patterns and flood volumes and frequencies<del>((:))</del>;</p>	<p>Clarification of existing intent.</p>	<p>Updated to acknowledge the connection between climate change-driven weather events and landslides and alluvial fans.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal: n/a</u></li> <li>• <u>Description of proposed regulations: n/a</u></li> <li>• <u>Anticipated resource need: n/a</u></li> <li>• <u>Anticipated timeline: n/a</u></li> </ul>	<ul style="list-style-type: none"> <li>• <b>CAO draft:</b> no issues identified.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>changes in average and extreme temperatures and weather <del>(-);</del> <u>impacts to slope stability, including increasing and more intense landslides and alluvial fan hazards;</u> impacts to forests, including increased wildfires <del>(-);</del> droughts <del>(and pest infiltrations);</del> <u>disease;</u> and insect attacks. Methods could include mitigating greenhouse gas emissions, establishing sea level rise regulations, <u>managing existing and limiting new development in floodplains,</u> and/or strengthening forests ability to withstand impacts.</p>						
<p><b>CAO VERSION</b> <del>(E-215e)</del> <u>E-229</u> King County should collaborate with the scientific community, state and federal agencies, and other jurisdictions to develop detailed, science-based estimates of the magnitude and timing of climate change, including impacts on air temperatures and heat waves, rainfall patterns and severe weather, forest health and wildfire, public health, <del>(river)</del> flooding, <u>landslides and debris flows, channel migration,</u> sea level rise, biodiversity (including fish and wildlife), and ocean acidification <del>(in King County).</del></p>	<p>Clarification of existing intent.</p>	<p>Updated to acknowledge the connection between climate change-driven weather events and landslides and alluvial fans.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> No new issues identified.</li> </ul>
<p><del>(E-215bb)</del> <u>E-230</u> King County shall assess the best available sea level rise projections <del>(two years)</del> prior to each <del>(eight)</del> 10-year update <del>(-)</del> and shall <del>(incorporate the projections into)</del> <u>update relevant risk assessments and policies in the Comprehensive Plan,</u> where appropriate.</p>	<p>Clarification of existing intent</p>	<p>Clarifying to reflect existing intent, which is to update the policies, not just add the projections to the narrative. Added "relevant risk assessments" to make sure we are doing the necessary studies too.</p> <p>Also making more general to be prior to 10-year updates (reflecting new state update schedule), as the specific timelines may vary.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. No issues identified.</li> </ul>
<p>E-402 In the Urban Growth Area, King County shall strive to maintain a quality environment that includes fish and wildlife habitats that support the greatest diversity of native species consistent with Growth Management Act-mandated population density objectives. In areas outside the Urban Growth Area, the <del>(e)</del> County should strive to maintain, protect, and recover ecological processes, native landscapes, ecosystems, and habitats that can support viable populations of native species. This should be accomplished through coordinated conservation planning and collaborative implementation.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. This policy covers urban and not-urban areas. Could be split into two policies so that the not-urban policy goal isn't buried.</li> </ul>
<p>E-411 King County should <del>(conduct an analysis to identify areas critical for functional habitat connectivity. This assessment should be coordinated with state and federal mapping efforts as appropriate))</del> <u>map habitat connectivity corridors and biodiversity areas to protect wildlife populations in a changing climate.</u> Areas identified by this analysis <del>(as being critical for functional habitat connectivity))</del> should be prioritized by King County, and in</p>	<p>Substantive change</p>	<p>Aligns with how King County approaches maps and protects wildlife networks/corridors; supports improved coordination of these efforts with partners; and requires consideration of changing climate.</p>	<p>Creates flexibility on how to deploy limited resources, consistent with planned work; supports regionally aligned and co-supportive</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. No issues identified.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
collaboration with Indian tribes, the state, cities, and other landowners, for land conservation and restoration actions and programs.			actions on biodiversity, which can improve effectiveness; improved resiliency to climate change			
E-418 King County should assess the: a. <del>((f))</del> Relative scarcity and sensitivity of different land types, habitats, and resources, the role of these land types, habitats, and resources in supporting <u>federally or state listed endangered, threatened, sensitive, or candidate species and King County Species of Local Importance and Habitats of Local Importance((,))</u> ; and b. <del>((the-1))</del> Level of threat to these land types, habitats, and resources in terms of habitat modifications that would likely reduce populations of <del>((sensitive))</del> these species.	Clarification of existing policy intent	Updated terms to be consistent with WAC 365-190-130.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> Not transmitted as part of the PO</li> <li><b>CAO draft:</b> <ul style="list-style-type: none"> <li>This policy could be streamlined.</li> </ul> </li> </ul>
<b>TRANSMITTED VERSION</b> E-423 New development, erosion control projects, and restoration of stream banks, lakes, shorelines, and wetlands should, where possible, incorporate native plant communities into the site plan, both through preservation of existing native plants and addition of new native plants. Introductions of non-native invasive plant, vertebrate, and invertebrate species should be avoided in terrestrial, freshwater, and marine environs.	Clarification of existing policy intent	Consolidates E-426 and E-506	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> </ul>
<b>CAO VERSION (In legislative markup):</b> E-423 New development, erosion control projects, and <u>critical area mitigation and restoration</u> should, where possible, incorporate native plant communities into the site plan, both through preservation of existing native plants and addition of new native plants. <u>Introductions of non-native invasive plant, vertebrate, and invertebrate species should be avoided.</u>	Policy Change.	Streamlined and clarified.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> <ul style="list-style-type: none"> <li>As proposed in the KCCP transmittal, the policy narrowed restoration to "stream banks, lakes, shorelines and wetlands," whereas the underlying language covered all new development. The CAO draft would broaden restoration include mitigation for all critical areas. This is consistent with other county policies and codes, which support native plants in critical area mitigation. This is a policy choice.</li> <li>This policy could be streamlined.</li> </ul> </li> </ul>
E-425 To protect or improve adjacent wetlands and aquatic habitats, <del>((stream and))</del> riparian area, wetland buffer, and setback requirements may be increased to protect King County <del>((s))</del> Species of Local Importance and their habitats, as appropriate. Whenever possible, density transfers, clustering, and buffer averaging should be allowed.	Clarification of existing policy intent.	Updated to reflect current terminology.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> Not transmitted as part of the PO</li> <li><b>CAO draft:</b> <ul style="list-style-type: none"> <li>This policy is almost identical to policy E-475 and could be consolidated.</li> <li>The policy separates out protection of "adjacent wetlands and aquatic habitats" from protection of "Species of Local Importance and their habitats".</li> <li>The policy could be streamlined.</li> </ul> </li> </ul>
E-429 King County should provide incentives, <u>such as providing technical assistance or access to appropriate plants</u> , for private landowners who are seeking to remove invasive plants and noxious weeds and replace them with native <u>and/or climate-smart plants</u> <del>((, such as providing technical</del>	Substantive change.	Updated to reflect the current climate context. King County is producing a "Climate-smart Plants" reference list. This list will be a companion to existing	To improve resiliency in a changing climate.	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory and programmatic</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> <ul style="list-style-type: none"> <li>The policy could be revised for clarity.</li> </ul> </li> </ul>



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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<del>assistance or access to appropriate native plants).</del>		County native plant list resources. This list will expand the plants allowed for use in efforts like restoration projects.			<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
<p><b>TRANSMITTED VERSION</b> E-432 King County shall designate the following areas as Fish and Wildlife Habitat Conservation Areas:</p> <p>a. Areas with which federal or state listed endangered, threatened or sensitive species have a primary association;</p> <p>b. Habitats of Local Importance and ((H))habitats for Species of Local Importance;</p> <p>c. Wildlife habitat networks designated by the ((e))County;</p> <p>d. Commercial and recreational shellfish areas;</p> <p>e. Kelp and eelgrass beds;</p> <p>f. Herring, smelt, and sand lance spawning areas;</p> <p>g. Riparian ((corridors)) areas; and</p> <p>h. State aquatic reserves.</p>	Technical change	To reflect terminology and edits for grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> </ul>
<p><b>CAO VERSION</b> E-432 King County shall designate the following areas as Fish and Wildlife Habitat Conservation Areas:</p> <p>a. Areas with which federal or state listed endangered, threatened ((e)), sensitive, <u>or candidate</u> species have a primary association;</p> <p>b. Habitats of Local Importance and ((H))habitats for Species of Local Importance, <u>including Wildlife Habitat Conservation Areas</u>;</p> <p>c. Wildlife habitat networks designated by the ((e))County;</p> <p>d. <u>Aquatic areas</u>;</p> <p>e. Commercial and recreational shellfish areas;</p> <p><del>((e-))</del> f. Kelp and eelgrass beds;</p> <p><del>((f-))</del> g. Herring, smelt, and sand lance spawning areas;</p> <p><del>((g-))</del> h. Riparian ((corridors)) areas; and</p> <p><del>((h-))</del> i. State aquatic reserves.</p>	Clarification of existing intent	The original list in the policy is based on the WAC, and the critical areas the County specifically regulates encompass or are encompassed by the original list, but with different terminologies and/or structure; so incorporating terminology used in the WAC into this list makes it clearer how they fit into the WAC structure.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> <ul style="list-style-type: none"> <li>The WAC identifies what habitats should be considered for classification and designation. The state law has the following habitats that are not explicitly spelled out in this list: naturally occurring ponds under 20 acres and their submerged aquatic beds; waters of the state; lakes, ponds, streams, and rivers planted with game fish. Whether to align the County's list with those identified in state law is a policy choice.</li> <li>See E-433 below. This policy could be consolidated with E-433.</li> </ul> </li> </ul>
E-433 King County should map Fish and Wildlife Habitat Conservation Areas. King County shall protect Fish and Wildlife Habitat Conservation Areas through measures such as regulations, incentives, capital projects, or purchase( <del>, as appropriate</del> ).	Clarification of existing policy intent	"As appropriate" is implied in the Comprehensive Plan definition of "should" and use of the term "such as"	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. This policy, along with E-432 and E-410 could be streamlined and consolidated to reduce duplication.</li> </ul>
E-434 Habitats for species that have been identified as endangered, threatened, or sensitive by the state or federal government shall not be <u>degraded or reduced in size</u> and should be conserved.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> Councilmembers may wish to strengthen this policy by stating that habitats "shall be protected" rather than "should be conserved". This would be consistent with Policy E-438.</li> </ul>
<p><b>TRANSMITTED VERSION</b> E 435 King County designates the following to be Species of Local Importance:</p> <p>a. Salmonids and other anadromous fish – Kokanee salmon, Sockeye/red salmon, Chum salmon, Coho/silver salmon, Pink</p>						<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>salmon, Coastal resident/searun cutthroat trout, Rainbow trout, Dolly Varden, and Pacific lamprey;</p> <p>b. Native Freshwater Mussels – Western pearlshell mussel, Oregon and western floater, and western ridge mussel;</p> <p>c. Shellfish – Dungeness crab, Pandalid shrimp, Geoduck clam, and Pacific oyster;</p> <p>d. Marine Fish – White sturgeon, Pacific herring, Longfin smelt, Surfsmelt, Lingcod, Pacific sand lance, English sole, and Rock sole;</p> <p>e. Birds – Western grebe, American bittern, Great blue heron, Brant, Harlequin duck, Wood duck, Hooded merganser, Barrow's goldeneye, Common goldeneye, Cinnamon teal, Tundra swan, Trumpeter swan, Surf scoter, White winged scoter, Black scoter, Osprey, Western screech owl, Sooty grouse, Band tailed pigeon, Belted kingfisher, Hairy woodpecker, Olive sided flycatcher, Western meadowlark, Cassin's finch, and Purple finch;</p> <p>f. Mammals – American marten, mink, Columbian black tailed deer, Elk in their historic range, mountain goat, Pika, roosting concentrations of Big brown bat and Myotis bats;</p> <p>g. Amphibians – Red legged frog;</p> <p>h. Reptiles – Western fence lizard;</p> <p>i. Rare Plants – bristly sedge; Canadian St. John's wort; clubmoss cassiope; Oregon goldenaster; toothed wood fern; Vancouver ground cone; and white top aster; and</p> <p>j. High quality ecological communities Douglas fir Pacific Madrone / Salal; Douglas fir Western Hemlock / Swordfern; Forested Sphagnum Bog PTN, Low Elevation Freshwater Wetland PTN, North Pacific Herbaceous Bald and Bluff, Red Alder Forest; Western Hemlock (Western Redcedar) / Bog Labrador tea / Sphagnum Spp.; Western Hemlock (Western Redcedar) / Devil's club / Swordfern; Western Hemlock (Western Redcedar) / Sphagnum Spp.; Western Hemlock / Swordfern – Foamflower; Western Redcedar Western Hemlock / Skunkcabbage; and Willow Spp. Shrubland [Provisional]).</p>						
<p><b>CAO VERSION</b></p> <p>E-435 King County designates the following to be Species of Local Importance:</p> <p>a. Salmonids and other anadromous fish – Kokanee salmon, Sockeye/red salmon, Chum salmon, Coho/silver salmon, Pink salmon, Coastal resident/searun cutthroat trout, Rainbow trout, Dolly Varden, <u>Western river lamprey</u>, and Pacific lamprey;</p> <p>b. Native Freshwater Mussels – Western pearlshell mussel, Oregon (<del>and western</del>) floater, and western ridge mussel;</p> <p>c. Shellfish – Dungeness crab, Pandalid shrimp, (<del>Geoduck</del>) <u>Butter</u> clam, <u>Littleneck clam</u>, and (<del>Pacific</del>) <u>Olympia</u> oyster;</p> <p>d. Marine Fish – White sturgeon(<del>(?)</del>); Pacific herring(<del>(?)</del>); Longfin smelt(<del>(?)</del>); Surfsmelt(<del>(?)</del>); Lingcod(<del>(?)</del>); <u>Pacific cod</u>; Pacific sand lance(<del>(?)</del>); <u>Yelloweye</u>, <u>Brown</u>, <u>Copper</u>, <u>Bocaccio</u>, <u>Canary</u>, and <u>Quillback Rockfish</u>; English sole(<del>(?)</del>); and <u>Southern</u> (<del>(R)</del>)rock sole;</p> <p>e. Birds – <u>Marbled Murrelet</u>, Western grebe, <u>Caspian Tern</u>,</p>	Substantive	Updated list of species to be based on current science and state guidelines.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO Draft:</b> According to Policy E-410, habitat networks for all of these species must be mapped. According to the Executive, the habitat for these species (current or proposed) have not been mapped.</li> <li>Chinook salmon, steelhead trout, bull trout, pygmy whitefish and Olympic mudminnow were inadvertently left off the list and could be added.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><u>Pigeon Guillemot, Pelagic Cormorant, American bittern, Great blue heron, Common Loon, Western High Arctic Brant, Harlequin duck, Bufflehead, Wood duck, Hooded merganser, Barrow's goldeneye, Common goldeneye, Cinnamon teal, Tundra swan, Trumpeter swan, Surf scoter, White-winged scoter, Black scoter, Bald Eagle, Golden Eagle, Peregrine Falcon, Northern Goshawk, Osprey, Spotted Owl, Western screech-owl, Sooty grouse, Pacific coast (B) Band-tailed pigeon, Belted kingfisher, (Hairy woodpecker,) Olive-sided flycatcher, Western meadowlark, Cassin's finch, Oregon Vesper Sparrow, Red-eyed Vireo, Purple Martin, Vaux's Swift, (and) Purple finch, Yellow-billed Cuckoo, Black-backed Woodpecker, American three-toed woodpecker, Hairy woodpecker, Pileated woodpecker, and the following bird concentrations:</u></p> <p>1. <u>Waterfowl Concentrations (Anatidae excluding Canada Geese in urban areas); and</u></p> <p>2. <u>Western Washington nonbreeding concentrations of plovers (Charadriidae), sandpipers (Scolopacidae), and phalaropes (Phalaropodidae);</u></p> <p>f. <u>Mammals – American marten, (mink,) Wolverine, Fisher, Gray wolf, Cascade red fox, Douglas squirrel, Northern flying squirrel, Townsend's chipmunk, Hoary marmot, (Columbian black-tailed deer,) Roosevelt (E) elk ((in their historic range)), mountain goat, Pika, Townsend's big-eared bat, roosting concentrations of Big-brown bats, Pallid bats, (and) Myotis bats, Killer whale (Orca), Gray whale, Dall's and Harbor porpoise, Harbor seal, Stellar sea lions, and concentrations of California sea lions;</u></p> <p>g. <u>Amphibians – Red-legged frog, Larch Mountain salamander, Oregon spotted frog, and Western toad;</u></p> <p>h. <u>Reptiles – Western fence lizard and Northwestern pond turtle;</u></p> <p>i. <u>Rare Plants – ((bristly sedge; Canadian St. John's-wort; clubmoss cassiope; Oregon goldenaster; toothed wood fern; Vancouver ground-cone; and white-top-aster)) Tall bugbane, Triangular-lobed moonwort, Western moonwort, Stalked moonwort, Harvest brodiaea Alaska harebell, Few-flowered sedge, Long-styled sedge, Clubmoss mountain-heather, Golden paintbrush, Weak thistle, Spleenwort-leaved goldthread, Tree clubmoss, Spotted Joe-pye weed, Kamchatka fritillary, Swamp gentian, Oregon goldenweed, Large St. Johns'-wort, Pacific peavine, Water lobelia, Northern bog clubmoss, One-cone clubmoss, White meconella, Branched montia, Old field blue toadflax, Brewer's cliffbrake, Whitebark pine, Choriso's bog-orchid, Columbia white-topped aster, and Flat-leaved bladderwort; and</u></p> <p>j. <u>((High-quality ecological communities – Douglas fir – Pacific Madrone / Salal; Douglas fir – Western Hemlock / Swordfern; Forested Sphagnum Bog PTN, Low-Elevation Freshwater Wetland</u></p>						

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<del>PTN, North Pacific Herbaceous Bald and Bluff, Red Alder Forest; Western Hemlock – (Western Redcedar) / Bog Labrador-tea / Sphagnum Spp.; Western Hemlock – (Western Redcedar) / Devil's club / Swordfern; Western Hemlock – (Western Redcedar) / Sphagnum Spp.; Western Hemlock / Swordfern – Foamflower; Western Redcedar – Western Hemlock / Skunkcabbage; and Willow Spp. Shrubland (Provisional))) Other invertebrates – Blue gray tailedropper, Hatch's click beetle, Beller's ground beetle, Pacific clubtail, Western bumblebee, Johnson's hairstreak, and Valley silverspot.</del>						
<b>CAO VERSION</b> E-437 King County shall designate the following to be Habitats of Local Importance: a. Caves; b. Cliffs; c. <del>((Talus))</del> <u>Herbaceous balds</u> ; d. Old-growth forest; e. <del>((Sphagnum-dominated peat bogs))</del> <u>Oregon white oak woodlands</u> ; <del>((and))</del> f. Snag-rich areas; g. <u>Sphagnum-dominated peat bogs</u> ; h. <u>Talus</u> ; and i. <u>Westside prairie</u> .	Substantive	Updated list of habitats to be based on current science and state guidelines.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> No issues identified.</li> </ul>
E-440 King County should regularly review the Washington Department of Fish and Wildlife's list of Priority Species and other scientific information on species of local importance, and evaluate whether any species should be added to or deleted from the lists in policies E-435 and E-437. Any additions or deletions <del>((should))</del> <u>may</u> be made through the annual update.	Clarification of existing policy intent	Updated to reflect that is a permissive allowance for changes that can be made during the annual Comprehensive Plan update, rather than just an encouragement to do it.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. No issues identified.</li> </ul>
E-442 King County should conserve and restore salmonid habitats by ensuring that land use and facility plans (transportation, water, sewer, electricity, gas) include riparian and stream habitat conservation measures developed by the <del>((e))</del> County, cities, Indian tribes, service providers, and state and federal agencies. Project review of development proposals within basins that contain hatcheries and other artificial propagation facilities that are managed to protect the abundance, productivity, genetic diversity, and spatial distribution of native salmon and provide harvest opportunities should consider significant adverse impacts to those facilities.	Technical change	To reflect current terminology and edits for grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. No issues identified.</li> </ul>
<del>((E-470 King County shall use current manuals and guidance from state and federal governmental agencies and departments to identify, delineate, and categorize wetlands and to establish mitigation requirements for wetlands.</del>	Clarification of existing policy intent	This is a state requirement and does not need to be a policy	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. No additional issues identified.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
E-471 <del>King County will apply the current scientifically accepted methodology for wetland mitigation based on technical criteria and field indicators. Where appropriate, King County should rely on publications and recommendations from state and federal agencies to ensure King County approved mitigation will be accepted by state and federal agencies with jurisdiction.</del>	Clarification of existing policy intent	This is a state requirement and does not need to be a policy	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. No additional issues identified.</li> </ul>
E-472 <del>King County shall communicate and coordinate with other jurisdictions and tribes to establish uniform countywide wetlands policies that provide protection of both regionally and locally highly rated wetlands.)</del>	Substantive change	Not a King County role; the state does this. Additionally, King County customizes its Best Available Science to specifically apply to unincorporated areas in a manner that would not apply to cities	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes are proposed. This policy could remain and be reworked to focus on the County's role in participating in this process.</li> </ul>
<del>((E-474 Development adjacent to wetlands shall be sited such that wetland functions and values are protected, an adequate buffer around the wetlands is provided, and significant adverse impacts to wetlands are prevented.))</del>	Clarification of existing intent	This is a state requirement and does not need to be a policy	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was not included in the KCCP transmittal.</li> <li><b>CAO draft:</b> no issues identified.</li> </ul>
E-475 To improve adjacent wetlands, <u>riparian areas</u> , and aquatic habitat, areas of native vegetation that connect wetland complexes should be protected. <del>((Whenever effective))</del> <u>Where appropriate</u> , incentive programs such as buffer averaging, density credit transfers, or appropriate non-regulatory mechanisms shall be used for this purpose.	Clarification of existing intent.	Updated to use current terminology and clearer language.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was not included in the KCCP transmittal.</li> <li><b>CAO draft:</b> <ul style="list-style-type: none"> <li>This policy is almost identical to E-425 and could be consolidated.</li> </ul> </li> </ul>
E-476 King County should identify upland areas of native vegetation that connect wetlands to upland habitats and that connect upland habitats to each other. The <del>((e))</del> County should seek protection of these areas through acquisition, stewardship plans, and incentive programs such as the Public Benefit Rating System and the Transfer of Development Rights Program.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes are proposed. The first sentence of this policy could be struck, as this policy only covers identification (whereas other policies discuss protection of native vegetated areas and wetlands).</li> </ul>
E-478 Public access to <u>King County-owned</u> wetlands for scientific, recreational, and traditional cultural use <del>((is desirable, providing that))</del> <u>should be encouraged if:</u> <u>a. ((p))</u> Public access trails are carefully sited <del>((:));</del> <u>b. Protection is provided for critical areas; federally and state listed endangered, threatened, sensitive, and candidate ((habitats and))</u> species <u>and their habitats; and King County Species of Local Importance and Habitats of Local Importance ((are protected,))</u> ; and <u>c. ((h))</u> Hydrologic continuity is maintained.	Clarification of existing intent.	Clarifying changes to: to speak to what is in County-role/authority; reorient to policy direction, rather than a statement; and use updated terms to be consistent with WAC 365-190-130.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was not included in the KCCP transmittal.</li> <li><b>CAO draft:</b> No issues identified.</li> </ul>
E-480 Enhancement or restoration of degraded wetlands may be allowed to maintain or improve wetland functions and values, provided that all wetland functions are evaluated in a wetland management plan, and adequate monitoring,	Technical change	For consistency of terms throughout the policy	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
code enforcement, and evaluation is provided and assured by responsible parties. <u>The enhancement or ((R))restoration ((or enhancement)) must result in a net improvement to the functions and values of the wetland system. Within available resources, King County should provide technical assistance to small property owners as an incentive to encourage the enhancement or restoration ((or enhancement)) of degraded wetlands.</u>					<ul style="list-style-type: none"> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• <b>CAO draft:</b> No additional changes are proposed. The policy could be strengthened to remove "maintain", as wetland functions and values should have a net improvement. This would align with the Executive's intent.</li> </ul>
<del>((E-482 A small Category IV wetland that is less than 2,500 square feet and that is not part of a wetland complex may be altered to move functions to another wetland as part of an approved mitigation plan that is consistent with E-483 and E-484.))</del>	Substantive change	BAS is clear that small wetlands especially in urban areas are important. The research indicates that a broader approach to protecting wildlife such as mammals, birds and amphibians is needed, as buffers alone may not prevent the populations of many species from declining. Wetlands located in urban areas are generally less common and are more impacted by adjacent light and noise pollution, often contain non-native and invasive plant species, and lack intact vegetated corridors or habitat patches connecting adjacent habitat. Conserving wetland habitats, habitat patches, and vegetated corridors networks in urban areas and throughout the watershed is critical for certain species and provides refuge from drought and increasing temperatures due to climate change.	Category IV wetlands smaller than 2,500 square feet will now be protected consistent with BAS.	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Regulatory</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Transmittal:</b> This policy was not included in the KCCP transmittal.</li> <li>• <b>CAO draft:</b> The Executive's BAS report indicates that the current practice is not in line with the best available science. Removing this policy would be consistent with the BAS report. This is a policy choice.</li> </ul>
E-483 Wetland impacts should be avoided if possible, and minimized in all cases. Where impacts cannot be avoided, they should be mitigated on site if the proposed mitigation is <del>((feasible))</del> practical, ecologically appropriate, and likely to continue providing equivalent or better biological functions in perpetuity. Where on-site mitigation is not possible or appropriate, King County may approve off-site mitigation.	Clarification of existing policy intent	Related to 2016 Work Plan Action 5 – Implementation Needs  The policy was amended in the 2016 Comprehensive Plan in a manner that conflicted with K.C.C. 21A.24.133. After additional review, it was determined the code language was the appropriate language. Policy is proposed to be updated accordingly	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li>• <b>CAO draft:</b> No additional changes are proposed as part of the CAO update. No issues identified.</li> </ul>
E-486 King County in partnership with other governmental entities and interested parties should encourage the development and use of wetland mitigation banks through which functioning wetlands or aquatic areas are enhanced, restored, or created prior to the impacting of	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
existing wetlands or aquatic areas. The ((e))County shall encourage establishment of such banks by established government entities as well as by private, entrepreneurial enterprises.					<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li>CAO draft: Should/Should conflict within policy. The Executive notes that "should" meets the intent. Councilmembers may wish to determine whether a should or a shall is preferable.</li> </ul>
[Page 5-71] In approving mitigation proposals, King County should consider the ecological context of the impacted wetland, as well as the wetland impact acreage, functions, and values. Mitigation sites should be located in areas in which the project will enhance ecological conditions of the watershed and should first replace or augment the functions and values that are most important to the optimum functioning of the wetland being created, restored, or enhanced. These functions and values may differ from those lost as a result of the impacting development project. Wetland mitigation proposals should result in no net loss, and if possible, in an increase in overall wetland functions and values within the watershed in which the impacted site is located.	Policy staff flag					<ul style="list-style-type: none"> <li><b>Transmittal:</b> No changes were proposed in the KCCP transmittal.</li> <li><b>CAO draft:</b> This is policy language contained in the background text. It could be removed or converted to a policy.</li> </ul>
E-489 Wetland mitigation projects should avoid impacts to and prevent loss of farmable land within Agricultural Production Districts. Creation of wetland mitigation banks ((are)) shall not be allowed in the Agricultural Production Districts when the purpose is to compensate for wetland impacts from development outside the Agricultural Production Districts.	Clarification of existing policy intent	Reoriented from a statement to policy direction, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes are proposed as part of the CAO update. No issues identified.</li> </ul>
E-493 King County shall identify and map areas in unincorporated King County that are considered Critical Aquifer Recharge Areas and sole-source aquifers. The ((e))County shall periodically update this map with new information from adopted groundwater and wellhead protection studies and other relevant sources. King County should develop and maintain map layers of groundwater risk level when funding is available.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes are proposed as part of the CAO update. No issues identified.</li> </ul>
<b>TRANSMITTED VERSION</b> E-498a The existing flood storage and conveyance functions and ecological values of floodplains, wetlands, and riparian ((corridors)) areas shall be protected, and should((, where possible,)) be restored and enhanced ((or restored)) through integrated actions that provide multiple benefits.	Substantive change	Emphasizes integrated/multiple benefit actions to align with the Countywide Planning Policies and King County flood program goals  Other edits to reflect current terminology, align with definition of "should" (which includes "where possible"), and clarity	Additional improved outcomes when protecting, restoring and enhancing floodplains.	Countywide Planning Policy EN-9  Flood Hazard Management Plan Guiding Principle 1.3.2, Policies G-3, G-9, PROJ-6  Clean Water Healthy Habitat Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Capital Projects and Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> </ul>
<b>CAO VERSION</b> E-498a The existing flood storage and conveyance functions and ecological values of floodplains, wetlands, and riparian ((corridors)) areas shall be protected, and should((, where possible,)) be restored and enhanced ((or restored)) through integrated actions that provide multiple benefits, such as preservation of open space and adjacent low-density development.	Clarification of existing intent.	Provides additional context for clarity and updated to be consistent with existing practice.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> No issues identified.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
E-499 <del>((Rivers and streams are inherently dangerous.))</del> King County should coordinate across <del>((e))</del> County departments and with other agencies and organizations to promote public awareness of the dynamics and dangers of river and stream systems and the need for personal responsibility when living near or recreating in or on rivers and streams.	Clarification of existing policy intent	Removed statement that is not policy direction.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No changes were proposed in the CAO. No issues identified.</li> </ul>
<p><b>TRANSMITTED VERSION</b> E-499b River and stream channels, stream outlets, headwater areas, riparian corridors, and areas where dynamic ecological processes are present should be preserved, protected and enhanced for their hydraulic, hydrologic, ecologic and aesthetic functions, including their functions in providing large wood to salmonid-bearing streams. <del>((Management of))</del> <u>Actions taken along river and stream channels should <del>((consider other beneficial uses of these water bodies, including recreation))</del> provide multiple benefits, resiliency to climate change, and ensure flood risk reduction actions benefit all communities, especially frontline communities, consistent with equity and racial and social justice goals and the policies of the King County Flood Hazard Management Plan or successor plans.</u></p> <p><b>CAO VERSION</b> E-499b River and stream channels, stream outlets, headwater areas, riparian <del>((corridors))</del> <u>areas</u>, and areas where dynamic ecological processes are present should be preserved, protected, and enhanced for their hydraulic, hydrologic, ecologic, and aesthetic functions, including their functions in providing large wood to salmonid bearing streams. <del>((Management of))</del> <u>Actions taken along river and stream channels should <del>((consider other beneficial uses of these water bodies, including recreation))</del> provide multiple benefits, resiliency to climate change, and ensure flood risk reduction actions benefit all communities, especially frontline communities, consistent with equity and racial and social justice goals and the policies of the King County Flood Hazard Management Plan or successor plans.</u></p>	<p>Substantive change</p> <p>Clarification of existing policy.</p>	<p>Emphasizes integrated/multiple benefit actions to align with the Countywide Planning Policies, King County flood program and equity goals</p> <p>Updated to use current terminology.</p>	<p>Additional improved outcomes when protecting, restoring and enhancing floodplains, especially for priority populations</p> <p>n/a</p>	<p>Countywide Planning Policy EN-9</p> <p>Flood Hazard Management Plan Guiding Principle 1.3.2, Policies G-3, G-9, PROJ-6</p> <p>Clean Water Healthy Habitat Strategic Plan</p> <p>Equity and Social Justice Strategic Plan</p> <p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Capital Projects and Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul> <ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No issues identified.</li> </ul>
<p><b>TRANSMITTED VERSION</b> E-499f King County should improve the management of alluvial fans by developing and clarifying definitions of alluvial fans, mapping the locations of existing alluvial fans, and developing appropriate management strategies. Strategies should protect intact habitat <del>((and))</del> restore degraded habitat, <u>and</u> reduce threats to public safety<del>((, and accommodate))</del> in the context of existing land uses. <u>Best Available Science and <del>((F))</del> findings from Alluvial Fan Management Pilot Projects Reports should inform management strategies for alluvial fans, including potential regulatory changes.</u></p> <p><b>CAO VERSION (In legislative markup)</b> E-499f King County should improve the management of alluvial</p>	<p>Substantive change</p> <p>Substantive change</p>	<p>To reflect current context (pilot projects have been completed) and support alluvial fan management actions informed by current science and recent County alluvial fan analysis and recommendations</p> <p>Other edits for clarity</p> <p>Clarifies that mapping existing alluvial fans does not include</p>	<p>Future actions and code changes that support more effective management of alluvial fans</p> <p>n/a</p>	<p>Alluvial Fan Demonstration Projects Report (2020-RPT0126)</p> <p>n/a</p>	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul> <ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> - This policy could be clarified.</li> </ul>



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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>fans by <del>((developing and clarifying definitions of alluvial fans.))</del> mapping the locations of existing alluvial fans<del>((;))</del> and areas at risk of alluvial fan hazards and developing appropriate management strategies, such as development standards and mitigation requirements. Strategies should:</p> <p>a. <del>Address potential conflicting interests between landowners and natural alluvial fan activities;</del></p> <p>b. <del>Consider climate change;</del></p> <p>c. <del>((p))Protect intact habitat ((and));</del></p> <p>d. <del>((r))Restore degraded habitat((;)) and</del></p> <p>e. <del>((r))Reduce threats to public safety((; and accommodate)) in the context of existing land uses. ((Findings from Alluvial Fan Management Pilot Projects should inform management strategies for alluvial fans.))</del></p>		<p>mapping all areas at risk from alluvial fan hazards. Debris flows can occur along steep creeks and drainages that do not have a formed alluvial fan or have had an alluvial fan removed due to erosion.</p> <p>Added subsections to reflect current climate context and to support a regulatory framework that balances natural processes and human safety.</p> <p>Removed actions completed by the 2024 update.</p>			<ul style="list-style-type: none"> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
<p>E-499i King County should work with landowners, other jurisdictions, the state Department of Health, sewer districts, and the Puget Sound Partnership to proactively address failing septic systems with a priority in <del>((environmentally))</del> environmental health sensitive areas, <del>((including))</del> critical areas and their buffers, and constrained shoreline environments.</p>	Substantive	Clarifying edits to reflect existing intent	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> not transmitted as part of the PO.</li> <li><b>CAO draft:</b> It is unclear what "environmental health sensitive areas" are. Executive staff indicated that the term refers to areas in state guidance on septic systems. This could be clarified.</li> </ul>
<p>E-499ii King County <del>should</del> support<del>((s))</del> the coexistence of beavers and people in rural King County. <del>((King County should prepare a beaver management strategy to guide a program on issues such as where and how beavers and humans can co-exist with or without engineered solutions and where beavers should be excluded or removed.))</del></p>	Clarification of existing intent.	Reoriented to policy direction rather than a statement.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> No new issues identified.</li> </ul>
<p>E-499l King County should seek to support Water Resource Inventory Area salmon recovery plan goals of maintaining intact natural landscapes through:</p> <p>a. Retaining low density land use designations such as Agriculture, Forestry and Rural Area designations;</p> <p>b. Promoting Current Use Taxation and other incentives;</p> <p>c. Promoting stewardship programs including development and implementation of Forest Plans<del>((;))</del> and Farm Plans<del>((; and Rural Stewardship Plans));</del></p> <p>d. Promoting the use of <del>((L))</del>low <del>((I))</del>impact <del>((D))</del>development methods; and</p> <p>e. Acquiring property or conservation easements in areas of high ecological importance with unique or otherwise significant habitat values.</p>	Substantive change	Updated to align with proposed repeal of rural stewardship plans in the code.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> Rural Stewardship Plans is proposed to be removed in this policy to reflect a planned repeal of these plans in code. A corresponding code change is required to effectuate the repeal. No issues identified.</li> </ul>
<p><del>((E 499p King County shall, in cooperation with the cities, ensure a no net loss of housing capacity that preserves the ability to accommodate adopted growth targets, while pursuing compliance with Endangered Species Act requirements. To achieve this goal, densities shall be increased on buildable lands, consistent with H 110.))</del></p>	Clarification of existing intent.	Consolidated into I-301 in Chapter 12, which more accurately reflects current terminology, context, and practice.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> Not transmitted as part of the PO.</li> <li><b>CAO draft:</b> Housing capacity and compliance with the Endangered Species Act are covered in other policies. This policy is duplicative. No issues identified.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
E-499qq King County shall implement a comprehensive local floodplain management program that, <u>consistent with the King County Flood Hazard Management Plan or successor plans</u> ; protects lives((,); <sub>i</sub> minimizes damage and disruption to infrastructure and critical facilities((,); <sub>i</sub> preserves and restores natural floodplain functions((,); <sub>i</sub> uses integrated approaches to provide multiple benefits; <u>is resilient to climate change; supports floodplain management actions that benefit frontline communities; and ensures that new development does not put people in harm's way or cause adverse flooding impacts elsewhere((, consistent with the King County Flood Hazard Management Plan)).</u>	Substantive change	Emphasizes integrated/multiple benefit actions to align with the Countywide Planning Policies, King County flood program and equity goals  Other edits for clarity and timelessness	Additional improved outcomes when protecting, restoring and enhancing floodplains, especially for priority populations	Countywide Planning Policy EN-9  Flood Hazard Management Plan Guiding Principle 1.3.2, Policies G-3, G-9, PROJ-6  Clean Water Healthy Habitat Strategic Plan  Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Capital Projects and Programmatic</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: No</li> <li>Anticipated timeline: Ongoing</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No changes were proposed in the CAO. No issues identified.</li> </ul>
E-499qqq King County shall continue to exceed the federal minimum standards stipulated by the National Flood Insurance Program for unincorporated areas to better protect public safety, reduce the risk of flood and channel migration hazards to existing public and private property, and prevent new at-risk development.	Clarification of existing policy intent	To align with current regulations	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No changes were proposed in the CAO. No issues identified.</li> </ul>
E-499r King County's floodplain land use and floodplain management activities shall be carried out in accordance with policies, programs and projects detailed in the King County Flood Hazard Management Plan, or successor plans.	Clarification of existing policy intent	For timelessness	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No changes were proposed in the CAO. No issues identified.</li> </ul>
<del>((E-501 Grading and construction activities shall implement erosion control best management practices and other development controls as necessary to reduce sediment and pollution discharge from construction sites to minimal levels.))</del>	Clarification of existing policy intent	This is a requirement and doesn't need to be a policy; see K.C.C. 21A.22.070 and 9.04.050.A.5	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No changes were proposed in the CAO. No issues identified.</li> </ul>
E-503 Slopes with a grade of 40((%) percent or more shall not be developed unless the risks and adverse impacts associated with such development can be reduced to a non-significant level. <del>((No disturbance zones shall be designated where basin plans identify the need to prevent erosion damages in areas that are extremely sensitive to erosion impacts. Properly designed stormwater tightlines may be allowed within designated no disturbance zones.))</del>	Substantive Change	Basin plans are proposed for repeal in the ordinance adopting the 2024 Comprehensive Plan, as they are primarily from the 1990s and do not reflect current conditions or regulatory requirements.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No changes were proposed in the CAO. No issues identified.</li> </ul>
<del>E-504 King County should protect native plant communities by encouraging management and control of nonnative invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.</del>	Clarification of existing policy intent	Consolidated in E-427	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No changes were proposed in the CAO. No issues identified.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
					<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
<del>E-506</del> The use of native plants should be encouraged in landscaping requirements and erosion control projects, and in the restoration of stream banks, lakes, shorelines, and wetlands.	Clarification of existing policy intent	Consolidated in E-423	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No changes were proposed in the CAO. No issues identified.</li> </ul>
<del>E-507</del> In response to watershed-based salmon conservation Water Resource Inventory Area plans and as part of King County's continued basin planning and stewardship programs, King County may adopt vegetation retention goals for specific drainage basins. These goals should be consistent with R-334, as applicable. The county should adopt incentives and regulations to attain these goals, and the county should monitor their effectiveness.)	Substantive Change	Not current practice, nor in regulations.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. This is a policy choice. The Council could instead require adoption of such goals (at a broad level, rather than at the basin level).</li> </ul>
E-507a King County should work with partner jurisdictions to ((maintain a)) periodically review and update the map and inventory of known and potential landslide hazard areas in unincorporated King County ((that is based upon the best available information)) consistent with best available science and current data. This information ((will)) shall be used to inform future planning and guide development regulations.	Clarification of existing policy intent	To reflect current context and practice (this inventory has been created, and should update it from time to time when resources allow; but there are no resources currently).  Other edits for clarity and to reflect that "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. This is an action, not a policy direction or goal. Could be deleted or reworded to address a policy goal.</li> </ul>
E-507b King County should make landslide hazards information readily available to the public ((in order)) to improve the general understanding of landslides and their associated hazards. This may include making information available on a public website and providing outreach and assistance to current and prospective property owners and developers.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. No issues identified.</li> </ul>
<del>E-509</del> In areas with severe seismic hazards, special building design and construction measures should be used to minimize the risk of structural damage, fire and injury to occupants and to prevent post-seismic collapse.	Clarification of existing policy intent	This is a requirement in the building code; policy is not needed	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. No issues identified.</li> </ul>
E-511 King County ((will)) shall encourage efforts by public and private property owners and the Office of Surface Mining, Reclamation, and Enforcement to return lands to their highest productive use by safely minimizing or eliminating coal mine hazards.	Clarification of existing policy intent	Other edits for clarity and to reflect that "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No additional changes were proposed in the CAO. No issues identified.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
					<ul style="list-style-type: none"> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	
<del>((E-514 King County shall require all landowners proposing new development in coal mine hazard areas to document the potential hazard on the title of the parcel or parcels being developed. This notice may include reference to any available technical studies or detailed hazard delineations.))</del>	Clarification of existing policy intent	Addressed in K.C.C. 21A.24.170.A, and required for all critical areas; policy specific to coal mines is not needed	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li><b>CAO draft:</b> No changes were proposed in the CAO. No issues identified.</li> </ul>
E-708 King County should implement a <u>monitoring and adaptive management</u> framework <del>((for))</del> to: <ul style="list-style-type: none"> <li>a. <u>Evaluate the effectiveness ((monitoring of its critical areas)) of County regulations, policies, and programs in achieving no net loss of critical areas functions and values;</u> and</li> <li>b. <u>((use monitoring data to i))</u> Inform <del>((the))</del> future <del>((review and updates of its critical areas policies and regulations))</del> regulatory updates.</li> </ul>	Clarification of existing intent.	Updated to match current terminology and recommendations in BAS report.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> Not transmitted as part of the PO.</li> <li><b>CAO draft:</b> The BAS report appears to require this monitoring and adaptive management framework. This policy could be strengthened to "shall." When asked about if there is a plan to implement this framework, Executive staff indicated that they plan to monitor riparian areas and wetlands, but do not have sufficient funding to stand up a complete program at this time.</li> </ul>
<b>Chapter 6 Shorelines</b>						
<del>((S-607 King County should provide options for property-specific technical assistance and tailored applications of shoreline management regulations through Rural Stewardship Plans for single ((family)) detached residential uses in the upland areas of the Rural, Conservancy and Natural Shoreline Environments. Rural Stewardship Plans must be consistent with the goals of the Shoreline Management Act and King County Shoreline Protection and Restoration Plan, and ensure no net loss of shoreline ecological processes and functions.))</del>	Substantive change	To align with proposed repeal of rural stewardship plans in the code.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: Regulatory</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>CAO draft:</b> Rural Stewardship Plans is proposed to be removed in this policy to reflect a planned repeal of these plans in code. A corresponding code change is required to effectuate the repeal. No issues identified.</li> </ul>
<b>Chapter 12 Implementation, Amendments and Evaluation</b>						
I-301 King County shall: <ul style="list-style-type: none"> <li>a. Monitor <del>((and benchmark))</del>, measure, assess, and report on the progress of the <del>((Countywide Planning Policies and King County))</del> Comprehensive Plan toward achieving <del>((their))</del> its objectives, inclusive of those relating to growth targets, the environment, development patterns, housing needs, the economy, transportation, <del>((and))</del> the provision of public services, and health and social equity outcomes of residents<del>((s));</del> <u>and</u></li> <li>b. Use results of such monitoring, measurement, assessment, and reporting to <del>((encourage))</del> identify implementation actions and inform policy revisions, as appropriate, to achieve the planning objectives found within the Growth Management Act, Countywide Planning Policies, and <del>((King County))</del> Comprehensive Plan;</li> <li>c. <u>Use the most current critical areas data available in measurement, assessment, and reporting to promote environmental protection, while maintaining developable capacity to accommodate growth targets and housing needs.</u></li> </ul>	Clarification of existing intent.	To consolidate intent from E-499p and I-505 regarding impact of environmental regulations on housing capacity, while reflecting current terminology, context, and practice.	n/a	n/a	<ul style="list-style-type: none"> <li>Planned implementation of proposal: n/a</li> <li>Description of proposed regulations: n/a</li> <li>Anticipated resource need: n/a</li> <li>Anticipated timeline: n/a</li> </ul>	<ul style="list-style-type: none"> <li><b>Transmittal:</b> No changes were made to this policy in the striker.</li> <li><b>CAO draft:</b> This policy addresses monitoring and measuring progress on housing and growth capacity. Subsection c. is taken from another policy and involves using data for environmental protection. These topics, although related, are not strongly connected in this policy. Sub c. could be deleted or reframed to focus identifying how measuring environmentally constrained land is used in growth targets.</li> </ul>

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Policy <sup>1</sup>	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><b>CAO VERSION (In legislative markup)</b>  <del>((1-505—King County shall develop, as a part of the buildable lands analysis, a zoning yield and housing production monitoring program to determine whether housing capacity is being lost in the context of compliance with the Endangered Species Act, and shall propose revisions to the Countywide Planning Policies to implement such a program.))</del></p>	<p>Clarification of existing intent.</p>	<p>Consolidated into I-301, which more accurately reflects current terminology, context, and practice.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• <b>Transmittal:</b> This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.</li> <li>• <b>CAO draft:</b> No issues identified.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 1 n/a	Substantive	n/a	Findings		<ul style="list-style-type: none"> <li>Generally, the Findings capture the requirements of the Growth Management Act and Shoreline Management Act, and state the reasoning behind the Four-to-One Program changes, middle housing, Vashon-Maury Island map amendments, residential density incentives.</li> <li>As Councilmembers are considering amendments to the Executive's transmittal, additional or different Findings may be needed.</li> </ul>
Section 2 n/a	Substantive	n/a	Adopts portions of the ordinance and its attachments as amendments to the: <ul style="list-style-type: none"> <li>- Comprehensive Plan</li> <li>- Shoreline Master Program</li> <li>- Vashon Maury Island Subarea Plan</li> <li>- Land use and zoning controls</li> <li>- Retitles previously adopted Comprehensive Plan appendices</li> </ul>	Establishes the various elements of the proposed 2024 update to the Comprehensive Plan	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 27 20.12.010	Clarification	Codifies adoption of the 2016 Comprehensive Plan, as amended	Replaces the 2016 plan with the 2024 plan	Reflects adoption of 2024 Comprehensive Plan	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 28 20.12.200	Clarification	Codifies adoption of the Shoreline Master Program enacted as of March 25, 2021  This section identifies which Code sections of Code constitute the regulations of the Shoreline Master Program.	Replacements enactment date with that of this proposed ordinance  Technical correction	Reflects updated version of the Shoreline Master Program as amended by the 2024 Update.  Other proposed changes to reflect accurate "shoreline jurisdiction" terminology	<ul style="list-style-type: none"> <li>K.C.C. 21A.24.070 should be included in its entirety (not just subsections A., D, and E.), as sections B. and C. affect the shoreline jurisdiction.</li> <li>Additional changes may be proposed under the Critical Areas Ordinance (CAO). See the CAO matrix.</li> </ul>
Section 3 2.16.055	Substantive	Establishes requirements for subarea planning and Community Needs Lists (CNLs), including: <ul style="list-style-type: none"> <li>- reporting on performance of each subarea plan 2 years after adoption of the applicable subarea plan</li> <li>- CNLs must be developed using at least the "County engages in dialogue" and "County and community work together" levels of engagement as outlined in the Office of Equity and Racial and Social Justice's Community Engagement Guide</li> <li>- CNLs for each subarea must be submitted to the Council both 1) with each biennial budget, and 2) with the applicable subarea plan for that geography</li> </ul> Establishes the duties of the Permitting Division of the Department of Local Services, including a requirement to process urban planned development permits	For subarea planning and CNLs: <ul style="list-style-type: none"> <li>- Reporting on performance of all adopted subarea plans occurs at the same time, once every two years</li> <li>- CNLs must be developed using at least the "County and community work together" level of engagement</li> <li>- CNLs must be submitted with each biennial budget</li> <li>- Other changes to remove outdated language</li> </ul> Removes requirement to process Urban Planned Development permits	Updates reporting requirements for subarea plan performance metrics so that reporting on all adopted subarea plans will be due at the same time/consistent basis moving forward (rather than the current staggered timelines based on when each plan is adopted)  CNL engagement is proposed to be updated to reflect the following 2024 scope item: Review the requirements and process for developing community needs lists, including evaluating whether and how community engagement could occur at the "county and community work together" level of engagement as outlined in the OERSJ Community Engagement Guide. The proposed Code and development of CNLs moving forward would align with this higher level of engagement.  Proposed changes would remove the requirement to submit CNLs with subarea plans in addition to biennial budgets. Submitting with the subarea plan itself along with biennial budgets will cause either 1) two versions of a CNL to be open in front of the Council at the same time, or 2) a CNL to be adopted and then updated/readopted a couple of months later. This is both confusing and a great deal of additional process without much, if any, additional gain. Subarea planning engagement will still route related public input to updates of CNLs as appropriate.	<ul style="list-style-type: none"> <li>The change to <a href="#">level of community engagement</a> (page 3) for development of community needs lists is a policy choice. The main difference between these two levels of engagement is that "County and community work together" gives community members more decision-making power, in partnership with the County. There is one higher level of community engagement, "Community directs action" which is usually initiated by the community and the County only offers technical assistance, giving a larger share of decision-making power to Community members.</li> <li>The level of community engagement for subarea plans, and for the CSA work plans, is not proposed to change, and will maintain the minimum "County engages in dialogue" level of engagement. This is a policy choice. Executive staff indicate this is because the scope of work only directed the review of levels of engagement for CNLs.</li> <li>The proposed change to when Community Needs Lists are transmitted to the Council is also a policy choice. The Executive's proposal would require CNLs to be transmitted to the Council only with the biennial budget (beginning in 2025 for the 2026-2027 biennial budget). This sets up a scenario when the subarea plans that are adopted in non-budget review years (even years), the subarea plan and associated community engagement would occur, and then in the following year, the CNL development would require additional community engagement. Council may wish</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to recognize that:</p> <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<p>to consider whether and how the CNL development and subarea plan development should work.</p> <ul style="list-style-type: none"> <li>• There are components of the existing language in this section that are not currently part of DLS's activities: <ul style="list-style-type: none"> <li>○ Subsection D.2. requires a work plan for each CSA geography to be completed by DLS. Executive staff indicate that this is due to COVID-related changes in DLS operations and that DLS is reviewing the best way to support the CSA geographies..</li> <li>○ Subsection F. was adopted as part of 18791 in 2018 (the Ordinance that created DLS). This required a follow-up ordinance to be transmitted by January 1, 2020, to address some inconsistencies identified in Ordinance 18791 that couldn't be resolved before adoption. That follow-up ordinance has never been transmitted to the Council. Executive staff indicate they understand this requirement exists but that there are not currently resources to accomplish it.</li> <li>○ In G.1.f. regarding the regulation of taxicabs and for-hire drivers and vehicles, Council staff recommend incorporating TNC drivers and vehicles to reflect the County's role in its regulation. "f. regulating the operation, maintenance, and conduct of county-licensed businesses, except taxicab, and for-hire, and transportation network company drivers and vehicles" or to keep it simpler "f. regulating the operation, maintenance, and conduct of county-licensed businesses, except ((taxicab and for-hire)) drivers and vehicles relating to the for-hire vehicle industry"</li> </ul> </li> </ul>
K.C.C. 2.100	Policy staff flag				<ul style="list-style-type: none"> <li>• The Hearing Examiner's annual report highlights that director's code interpretation decisions, not associated with a permit application or code enforcement action, are not currently appealable to the Hearing Examiner. This creates issues for regulatory interpretations not part of a permit and early in the code enforcement process.</li> </ul>
Section 4 6.70.010	Technical	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
Section 5 6.70.020	Technical	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
Section 6 6.70.030	Technical	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
Section 7 6.70.040	Technical	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 8 6.70.060	Technical	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 9 6.70.070	Technical	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 58 21A.06.040	Technical	Defines "agricultural product sales," which excludes marijuana products	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 61 21A.06.XXX	Technical	n/a	Recodifies K.C.C. 21A.06.7341 to follow K.C.C. 21A.06.162	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 62 21A.06.7341	Technical	Defines "marijuana"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 63 21A.06.XXX	Technical	n/a	Recodifies K.C.C. 21A.06.7342 to follow recodified K.C.C. 21A.06.7341	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 64 21A.06.3742	Technical	Defines "marijuana greenhouse"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 65 21A.06.XXX	Technical	n/a	Recodifies K.C.C. 21A.06.7344 to follow recodified K.C.C. 21A.06.7342	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 66 21A.06.7344	Technical	Defines "marijuana processor"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 67 21A.06.XXX	Technical	n/a	Recodifies K.C.C. 21A.06.7346 to follow recodified K.C.C. 21A.06.7344	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 68 21A.06.7346	Technical	Defines "marijuana producer"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 69 21A.06.XXX	Technical	n/a	Recodifies K.C.C. 21A.06.7348 to follow recodified K.C.C. 21A.06.7346	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 70 21A.06.7348	Technical	Defines "marijuana retailer"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 95 21A.06.1013	Substantive	Defines "rural equestrian community trail"	Replaces nonmotorized" with "active transportation"	Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology	<ul style="list-style-type: none"> <li>Expanding the possible uses to include active transportation opens the possibility of e-bikes and scooters on rural equestrian trails. This wouldn't be guaranteed since it is just that they "may...be suitable," but whether to open this possibility is a policy choice.</li> <li>The code could be updated to remove "within the Equestrian Community" as that is not a location.</li> <li>The existing definition defines a rural equestrian community trail as "existing," meaning that new trails</li> </ul>



Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
					cannot meet the definition. The standards for rural equestrian community trails in 21A.14.380 reference "new" trails. Executive staff indicate that the intent of "new" in that section is improvements to existing trails. That language could be changed to match that intent.
Section 101 21A.06.1285	Substantive	Defines "trails"	Replaces "nonmotorized" with "active transportation"	Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology	<ul style="list-style-type: none"> <li>The language could be clarified to state that a trail is intended for <u>one or more forms of</u> active transportation, since the Executive proposes to prohibit certain types of active transportation on some trails through the Title 7 update (PO 2024-0007).</li> </ul>
Section 11 14.01.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 14.01 adopting a definition of "Active transportation" for the purposes of K.C.C. Title 14 (Roads and Bridges)	Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology. New definition matches definition in the Comprehensive Plan Glossary.	<ul style="list-style-type: none"> <li>The last two sentences are policy/regulation language likely not appropriate for a definition.</li> </ul>
Section 12 14.01.360	Substantive	Defines "transportation facilities" for the purposes of K.C.C. Title 14 (Roads and Bridges)	Changes "nonmotorized travel" to "active transportation" and clarifies intent for facilities.	Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology. Adds additional clarifying language, consistent with the definition for active transportation in the Comprehensive Plan Glossary	<ul style="list-style-type: none"> <li>The final sentence is policy/regulation language likely not appropriate for a definition.</li> </ul>
Section 13 14.40.0104	Substantive	Establishes standards for review of road vacation petitions, including that considerations should be made for whether all or portions of the right-of-way should be preserved for the county transportation system	Changes "transportation system" to "road system"	<p>State law defines a county road as a highway open as a matter of right to public vehicular travel. See RCW 36.75.010(6) and (11). Most road right-of-way dedicated to the County was exclusively for use as a future County Road. Accordingly, the proper criteria for the County Road Engineer to evaluate whether road right-of-way should be vacated is whether it advisable to preserve it for the future County Road system, not for a future transportation system.</p> <p>King County Code 14.40.0104 requires the King County Road Engineer to produce a report regarding a proposed road vacation that "complies with the requirements in RCW 36.87.040." In determining whether a county road should be vacated and abandoned, the County Road Engineer is required to determine "whether it would be advisable to preserve it for the county road system in the future." See RCW 36.87.040. Since K.C.C. 14.40.0104 adopts the requirements of RCW 36.87.040, a determination by the County Road Engineer whether it would be advisable to preserve the road right-of-way for "the county transportation system of the future" conflicts with the requirements of RCW 36.87.040.</p> <p>Most property deeded for right-of-way and dedicated to the County in plats is for one purpose, the use of the property for a future County Road. RCW 36.87.040, which the County code incorporates in its road vacation ordinance, requires the County Road Engineer to determine "whether it would be advisable to preserve it for the county road system in the future." By expanding the road vacation criteria to require the County Road Engineer to determine if it is advisable to preserve the right-of-way for County facilities other than County roads, the County would be claiming more property rights than were granted to it by the party that executed the dedication.</p>	<ul style="list-style-type: none"> <li>The proposed change at B.4. could have the effect of narrowing the County Road Engineer's (and Hearing Examiner's) analysis of a petition to vacate all or a portion of a right of way to whether the right-of-way may be used as part of the traditional road system and thereby excluding other potential transportation uses (i.e., active transportation uses and/or trails not associated with a road). Executive staff note that B.9. may still allow the County to deny a road vacation for these purposes.</li> <li>The Hearing Examiner suggests that, if the language is kept, to say "county transportation system of the future," to add "including potential use as a trail" so that it is clear to those who petition for road vacation what standard the Examiner will use.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 14 14.56.020	Substantive	Establishes framework for King County's nonmotorized transportation program	Changes "nonmotorized" to "active transportation"	Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology.	<ul style="list-style-type: none"> <li>The existing and proposed language is unclear as to what the lettered list applies to. If Councilmember intent is that any active transportation policies in the KCCP and functional plans, and any active transportation project needs in a capital improvement program are part of the active transportation program, the policy could be clarified that these are not limited by the criteria in the list, and that the list only limits the types of operational activities that are part of the program.</li> <li>The list uses "and," meaning all four things are required in order for something to be considered part of the active transportation program. Executive staff indicate that the intent is "or."</li> </ul>
Section 15 14.56.030	Substantive	Establishes nonmotorized program requirements for the Department of Local Services	Changes "nonmotorized" to "active transportation"	Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 48 20.36.100	Substantive	Establishes criteria for eligibility for open space classification under the Public Benefit Rating System	<ul style="list-style-type: none"> <li>Removes reference to "citizen"</li> <li>Replaces "nonmotorized" with "active transportation"</li> </ul>	<p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology</p>	<ul style="list-style-type: none"> <li>C.1 –The proposed Title 7 update (PO 2024-0007) would prohibit some motorized forms of active transportation, such as e-scooters and some e-bikes, from regional trails unless special dispensation is given by the Parks director. This Code section would require PBRS applicants using this credit to allow all active transportation as part of a linkage to a regional trail, even if that trail does not allow all active transportation. This is not necessarily a conflict, but it does require to property owner to commit to more intensive use than the County might actually allow.</li> <li>C.5. – The terms for this credit state that use of motor vehicles are prohibited on an equestrian-pedestrian-bicycle trail linkage. However, Executive staff indicate that the intent is not to prohibit motorized micromobility devices. The language could be updated to clarify this.</li> <li>Flag for CAO update (rural stewardship plans)</li> </ul>
Section 121 21A.14.180	Technical	Establishes space requirements for on-site recreation for certain types of residential developments	Removes reference to "citizens"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> <li>K.C.C. 21A.14.180 and .190 could be combined into one section.</li> </ul>
Section 122 21A.14.190	Technical	Establishes play-area requirements for on-site recreation for certain types of residential developments	Removes reference to "citizens"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> <li>K.C.C. 21A.14.180 and .190 could be combined into one section.</li> </ul>
Section 127 21A.16.030	Technical	Categorizes different land uses subject to the landscaping and water standards in K.C.C. Chapter 21A.16	<ul style="list-style-type: none"> <li>Removes references to "citizens"</li> <li>Replaces "churches, synagogues and temples" with "religious facilities"</li> </ul>	<p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>"Religious facilities" is proposed to be used as more inclusive language and to reflect proposed changes to the definition</p>	<ul style="list-style-type: none"> <li>Duplexes, triplexes, and fourplexes are not included in the list of land uses.</li> <li>A division of residential lots for the purposes of constructing duplexes, triplexes, fourplexes, townhouses and apartments should be considered "single-family development", however the construction of these housing types without division is considered "attached/group residence." This is a policy choice whether they should be treated differently.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 16 16.82.020	Substantive	Establishes definitions for the purposes of K.C.C. Chapter 16.82 (clearing and grading), including: - the definition for "grading and clearing permit"	Changes "grading and clearing permit" to "clearing and grading permit"  Adds new definitions for "habitable space," "pruning," "tree crown," and "wildfire risk assessment certification"	Clarifying change to align with nomenclature in the rest of the Code  New definitions are proposed to be added to support clearing and grading code changes related to wildfire preparedness later in this proposed ordinance, consistent with new policy direction in the Comprehensive Plan	<ul style="list-style-type: none"> <li>• "Habitable space" excludes bathrooms, hallways, closets, and similar areas. This term is used in context of vegetation clearing to protect residences from wildfires. These non-habitable areas in a home are interconnected with habitable spaces like living and sleeping areas. Councilmembers may wish to consider whether vegetation clearing distances should be from the exterior edge of a house or whether it should be from certain living areas</li> <li>• The Hearing Examiner's annual report highlights an inconsistency between grading code and zoning code definitions (21A.06.565 K.C.C. versus 16.82.020.O) for "grading." A simple fix would be to update the zoning code definition to match the grading code.</li> <li>• Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix.</li> </ul>
Section 17 16.82.051	Substantive	Establishes development activities that are exempt from clearing and grading permits, including exempting: - Cumulative clearing of less than 7,000 square feet - "Construction or maintenance of utility corridors or facility within the right of way" subject a to franchise permit - Habitat restoration or enhancement project if sponsored/cosponsored by a public agency or federally recognized tribe	Adds new guidance on how to read and implement the exceptions table  Adds new permit exemption for "clearing" and "construction or maintenance of utility corridors or facility outside of the right of way" for tree and vegetation clearing and pruning for the purposes of wildfire preparedness when meeting certain standards.  Existing standards are proposed to change as follows: - Existing exemption for cumulative clearing of less than 7,000 square feet is limited to a single site since January 2005 - "Franchise permit" is changed to "right of way construction permit" - "public agency" or "federally recognized tribe" is changed to "government agency"	New guidance is proposed to be added for clarity and alignment with other tables in K.C.C. Title 21A  Additional exemptions are proposed to reduce barriers for vegetation management to improve wildfire preparedness, consistent with new policy direction in the Comprehensive Plan.  For existing standards: - Date is proposed to be added for cumulative clearing calculation for clarity and enforcement purposes; uses the effective date of the Critical Areas Ordinance, when this exemption went into place. - Change to "right of way construction permit" would reflect existing intent and current practice. - Change to "government agency" is proposed for clarity and to capture existing listed agencies and others as applicable	<ul style="list-style-type: none"> <li>• The Hearing Examiner's annual report highlights an issue with how "cumulative" clearing and grading are administered (16.82.051.C.1, .C.3. &amp; C.8). This issue will be further evaluated with the CAO.</li> <li>• Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix.</li> </ul>
Section 18 16.82.060	Technical	Establishes requirements for clearing and grading permit applications	Removes references to K.C.C. 16.82.150 and 16.82.152	Reflects proposed repeals later in this proposed ordinance	<ul style="list-style-type: none"> <li>• At B.3., the Executive proposed to change the citation, but this changes the meaning. The old citation was to a restoration plan, while the new citation is to a reclamation plan. This could be clarified, or removed, as the reclamation plan is already required for mineral extraction-related permits.</li> <li>• Executive staff note that this section will be updated as part of the Ordinance being drafted to respond to SB 5290 (regarding local permit review processes).</li> </ul>
Section 21 18.25.010	Substantive	Establishes required elements for the Strategic Climate Action Plan, including goals, strategies, measures, targets, and priority actions consistent with the following countywide greenhouse gas emissions reduction goal: - 25% by 2020 - 50% by 2030 - 80% by 2050	Changes emissions reduction goals to: - 50% by 2030 - 75% by 2040 - 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050	To align with Comprehensive Plan policy E-209 and the Countywide Planning Policies	<ul style="list-style-type: none"> <li>• Executive staff indicate Code changes may be sent along with the 2025 SCAP that alter the requirements for the SCAP. If the 2025 SCAP is developed in line with those proposed Code changes, rather than the current Code, the Council will not have an opportunity to weigh in on those changes prior to the 2025 SCAP being developed.</li> </ul>

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					<ul style="list-style-type: none"> <li>A.1.b.2. – Executive staff indicate that they may propose changes to this section as part of the potential future Code changes referenced above.</li> <li>A.1.b.2.f – This section is broader than just green jobs and could be made its own subsection.</li> <li>A.1.e. – This cost effectiveness assessment was not included in the 2020 SCAP, and it is unknown if it will be included in the 2025 SCAP. The Council could choose to remove this requirement or provide further direction.</li> <li>A.2. The reference to the strategic planning cycle is outdated and could be removed.</li> <li>A.4.; This language is more appropriate as a finding than as regulatory language. It could be reworked or removed. The terminology "best available science" could be changed to "science-based evidence" to avoid confusion with GMA terminology.</li> <li>A.6. – For the past two SCAP cycles, the SCAP progress report has not been transmitted biennially as required by this section. As the SCAP is transmitted every five years, having a biennial report creates an irregular interval between the two. The Executive has instead transmitted progress reports with the SCAP, and at the midpoint between five-year SCAP updates. The Council could choose to amend the code to match this practice.</li> <li>A.7. – This section requires creation of a SCAP labor advisory council or for the Executive to seek input from specific organizations. Such a council has not been created. Executive staff suggest removing this requirement. Whether to remove or provide further direction is a policy choice.</li> </ul>
Section 219 18.17.010	Substantive	Establishes definitions for the purposes of K.C.C. Chapter 18.17 (green building program)	Adds definition for "social cost of carbon"	The new definition is proposed to align with existing Comprehensive Plan requirements in policy E-207 (now E-205). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate. Provisions for social cost of carbon are proposed in K.C.C. 18.17.050, and this proposed definition is needed to support that change.	<ul style="list-style-type: none"> <li>No issues Identified.</li> </ul>
Section 220 18.17.050	Substantive	Establishes green building requirements for County capital projects	Adds consideration of the social cost of carbon in life-cycle assessments and decision making related to facility construction and resource efficiency projects	The new definition is proposed to align with existing Comprehensive Plan requirements in policy E-207 (now E-205). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.	<ul style="list-style-type: none"> <li>As noted in F-217 and F-217a, the regulations here only require "certification through an applicable alternative green building rating system," not <i>highest</i> certification level. As the policy would change to a "shall" policy, the Code or policy could be changed so they match. Executive staff note that the Code is more up-to-date than the policies.</li> </ul>
Section 22 19A.08.070	Substantive	Establishes standards for recognizing legal lots, lots created before June 9, 1937, if they were served by one of the following before January 1, 2000: <ul style="list-style-type: none"> <li>- an approved sewage disposal;</li> <li>- an approved water system; or</li> <li>- a road meeting certain standards</li> </ul>	Removes option to demonstrate legal lot status using service by a road	This subsection outlines how the County recognizes whether a property is considered a legal lot. One of the categories of lot recognition is subdivided lots that were created prior to June 9, 1937, when the state's first subdivision regulations went into effect. A pre-1937 lot can be recognized as a legal lot if a property owner can	<ul style="list-style-type: none"> <li>Executive staff were not able to provide information on the number of legal lot determination applications this would have impacted in the past. Making this change is a policy choice.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				demonstrate that prior to 2000 the lot was served by sewage disposal, a water system, or certain kinds of roads. Due to a lack of reliable records, recognition of pre-1937 lots based on road standards in effect at the time the lot was created is unworkable for permit applicants and the department. As such, the recommendation is to delete that allowance. Such lots could then be recognized based on the remaining Code provisions, which are demonstration of available water or sewer, which is straightforward to apply and has a tie to health, safety, and infrastructure considerations.	
Section 23 19A.12.020	Clarification	Establishes timelines preliminary approval of subdivisions, including for Urban Planned Developments and Fully Contained Communities	Removes references to, and standards for, Urban Planned Developments and Fully Contained Communities  Removes language that expired in 2014	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>D. and E. allow for longer preliminary plat approval timeframes than allowed by state law. They could both be deleted, and the provisions in A. (5-year approval) would still apply. Executive staff indicate that plats under E. are not known to occur.</li> <li>There are provisions in RCW 58.17.140 that allow for <i>extensions</i> of preliminary plat approvals past 5 years that the Council could consider adopting, in place of the outright allowance in D. and E.</li> </ul>
Section 24 19A.28.020	Clarification	Establishes standards for adjustments of boundary lines between adjacent lots, including: - ensuring that adjustments do not circumvent other standards or procedures in K.C.C. Title 19A - standards for adjustments for Urban Planned Developments	<ul style="list-style-type: none"> <li>Adds that adjustments also do not circumvent other standards or procedures in K.C.C. Title 21A</li> <li>Removes reference Urban Planned Developments</li> </ul>	K.C.C. Title 21A is proposed to be added in addition to Title 19A for clarity and consistent with existing intent.  Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>At D.1., a boundary line adjustment is not allowed to create more than one additional building site. A building site is a defined term in the Code, and would allow for a home to be built. This means that even if there are two or more <i>legal lots</i>, if they do not meet the requirements for <i>building sites</i>, they could not be reconfigured to allow for two new homes. The Council may want to consider whether this meets the Council's policy goals.</li> </ul> <p>K.C.C. 19A.04.060 defines "Building site" to mean: an area of land, consisting of one or more lots or portions of lots, that is: A. Capable of being developed under current federal, state, and local statutes, including zoning and use provisions, dimensional standards, minimum lot area, minimum lot area for construction, minimum lot width, shoreline master program provisions, critical area provisions and health and safety provisions; or B. Currently legally developed.</p>
Section 25 20.08.037	Clarification	Defines "area zoning and land use study" for the purposes of K.C.C. Title 20 (planning)	Updates definition to remove a comparison of area zoning and land use study to a subarea study	"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and the Code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are proposed to be replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition proposed to be removed, as it is no longer necessary.  In this case, reference to subarea studies is proposed to be removed, and clarity about the scope of the area	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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				zoning and use studies is added to reflect existing intent. This aligns with changes in the Comprehensive Plan Glossary.	
Section 26 20.08.060	Clarification	Defines "subarea plan" for the purposes of K.C.C. Title 20 (planning)	Removes references to: - community plans, neighborhood plans, basin plans, and other plans addressing multiple areas having common interests; and - K.C.C. 20.12.015	Proposed to update definition to align with current context and practice, and to align with changes in the Comprehensive Plan Glossary.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.F 20.08.175	Clarification	Adopts the definition of "subarea study"	Repealed	"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and the Code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are proposed to be replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition proposed to be removed, as it is no longer necessary. This reflects an associated change in the Comprehensive Plan Glossary	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 29 20.18.030	Substantive	Establishes procedures for amendment of the Comprehensive Plan, including for: - Emergencies; - Annual updates(non-substantive changes only, with some specific exceptions); - 8-year updates (statutorily-required updates, allowing substantive changes); and - Midpoint updates (optional update occurring halfway through the 8-year planning cycle, allowing for some substantive changes if approved by motion) - Timelines for the 2024 update - Requirements for consistency with Comprehensive Plan policy I-207	<ul style="list-style-type: none"> <li>Clarifies when and how emergency updates can occur</li> <li>Relocates exceptions for annual updates to the Comprehensive Plan</li> <li>Changes 8-year updates to 10-year updates</li> <li>Timelines for adopting the authorizing motion for midpoint updates are shifted up by 3 months</li> <li>Removes 2024 update requirements</li> <li>Requirements for consistency with policy I-207 are updated to only apply to policy changes, remove requirements for analysis of financial costs and public benefits, and remove allowance to address requirements via environmental review documents</li> </ul>	<p>Standards for emergency updates are proposed to be added to reflect existing intent per guidance from Washington State Commerce, consistent with King County Charter 230.30, and to reflect requirements in WAC 365-196-640.</p> <p>The list of the limited instances of substantive changes that can be considered during an annual update proposed to be moved to the Comprehensive Plan for clarity, consistency, and to remove redundancies.</p> <p>Global edits are proposed to be made throughout the Code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.</p> <p>Midpoint updates are proposed to be initiated 3 months earlier, so that the Executive has sufficient time (a full year, rather than 9 months) for plan development after the scope is adopted</p> <p>The 2024 update requirements are proposed for removal because they would be obsolete by the time this proposed ordinance would be adopted.</p> <p>Requirements for consistency with policy I-207 are proposed to be updated to align with changes in the policy in the 2024 Comprehensive Plan.</p>	<ul style="list-style-type: none"> <li>Moving the list of types of changes that would be allowed with an annual KCCP update to Chapter 12 of the KCCP is a policy choice; moving the language to the KCCP may limit when the list can be changed to only as part of a midpoint or 10-year update.</li> <li>At D.3., the Executive proposes to move up the timeframe for the midpoint scope of work by 3 months, which would give the Executive more time to develop the midpoint update. This is a policy choice.</li> <li>The sections that describe the Comprehensive Planning process and cycle were written a long time ago, and some of the provisions are not as clear as they could be (for example, the requirement to provide a public schedule is in the section on the docket process). The Council may want to consider reorganizing these sections so they are clearer.</li> </ul>
Section 30 20.18.040	Substantive	Establishes procedures for consideration of site-specific land use map or Shoreline Master Program map amendments, including for: - 8-year Comprehensive Plan updates - Four-to-One proposals	<ul style="list-style-type: none"> <li>Changes 8-year updates to 10-year</li> <li>Removes allowance for consideration of Four-to-One proposals through the site-specific land use map amendment process</li> </ul>	Global edits are proposed to be made throughout the Code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.	<ul style="list-style-type: none"> <li>This section is also being reviewed as part of the Four-to-One Program updates and can be found in that review matrix.</li> <li>In Sections 30 and 31, there are references to two types of shoreline map amendments (SMP map amendment and SMP shoreline environment</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				The proposed Four-to-One change is substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. Four-to-One proposals are discretionary; this is not consistent with the role of the Hearing Examiner. Four-to-One proposals are significant land use changes, processed as land use map amendments, and should be considered in the Comprehensive Plan update process, not a quasi-judicial process.	redesignation). Because they are amending the Shoreline Master Program, when these sections are changed, they require Department of Ecology approval, even though the changes usually do not impact the SMP language. The Council could move the references to the SMP into Section 31, maintain Section 30 to only cover site-specific land use map amendments, to streamline.
Section 31 20.18.056	Clarification	Establishes procedures for consideration of Shoreline Master Program redesignations, including limiting them to 8-year Comprehensive Plan updates	Changes 8-year updates to 10-year	Global edits are proposed to be made throughout the Code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.	<ul style="list-style-type: none"> <li>In Sections 30 and 31, there are references to two types of shoreline map amendments (SMP map amendment and SMP shoreline environment redesignation). Because they are amending the Shoreline Master Program, when these sections are changed, they require Department of Ecology approval, even though the changes usually do not impact the SMP language. The Council could move the references to the SMP into Section 31, maintain Section 30 to only cover site-specific land use map amendments, to streamline.</li> </ul>
Section 32 20.18.060	Clarification	Establishes procedures for 8-year Comprehensive Plan updates	<ul style="list-style-type: none"> <li>Changes 8-year updates to 10-year, and associated specific date changes</li> <li>Adds performance measures requirements</li> <li>Moving up the timelines for establishing the scope of work</li> <li>Remove 2024 update-specific requirements</li> <li>Update scope and timing of updates to the Transportation Needs Report</li> </ul>	<p>Global edits are proposed to be made throughout the Code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.</p> <p>Performance measurement requirements are proposed to be added to reflect the outcome of 2016 Comprehensive Plan Workplan Action 2 "Develop a Performance Measures Program for the Comprehensive Plan"</p> <p>The 2024 update requirements are proposed for removal because they would be obsolete by the time this proposed ordinance would be adopted.</p> <p>The proposed Transportation Needs Report changes would better align with the new 10-year Comprehensive Plan schedule and provide additional clarity on requirements for changes between 10-year updates.</p>	<ul style="list-style-type: none"> <li>The sections that describe the Comprehensive Planning process and cycle were written a long time ago, and some of the provisions are not as clear as they could be (for example, the requirement to provide a public schedule is in the section on the docket process). Council may want to consider reorganizing these sections so they are clearer.</li> <li>The change to move up the timeframe for the 10-year scope of work by 3 months, which would give the Executive more time to develop the midpoint update, is a policy choice.</li> <li>There are references to "biennial budget" that could be updated to reflect the newer option for annual budgets.</li> </ul>
Section 33 20.18.070	Clarification	<p>Establishes procedures for annual Comprehensive Plan updates, including:</p> <ul style="list-style-type: none"> <li>Requirements for Comprehensive Plan elements adopted outside of the standard Comprehensive Plan process as part of the County budget (Capital Improvement Program, Transportation Needs Report, and school capital facility plans)</li> <li>Requiring annual updates changes that would require an Environmental Impact Statement (EIS) to be included in a future plan update (such as an 8-year update) when an EIS can be completed</li> </ul>	<ul style="list-style-type: none"> <li>Removes detailed timelines and instead references codified timelines for the budget in K.C.C. 20.18.060.B</li> <li>Changes 8-year update to 10-year</li> </ul>	<p>Edits for clarity, consistency, and streamlining</p> <p>Global edits are proposed to be made throughout the Code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.</p>	<ul style="list-style-type: none"> <li>The sections that describe the Comprehensive Planning process and cycle were written a long time ago, and some of the provisions are not as clear as they could be (for example, the requirement to provide a public schedule is in the section on the docket process). The Council may want to consider reorganizing these sections so they are clearer.</li> </ul>
Section 34 20.18.110	Clarification	Establishes requirements for public hearings for changes to the Comprehensive Plan or development regulations	Changes "will" to "shall"	Clarifying edit to reflect existing intent. "Will" is predictive but "shall" is directive; regulations should be directive, not statements of what is anticipated to happen.	<ul style="list-style-type: none"> <li>K.C.C. 20.18.110 and .120 could be combined.</li> </ul>
Section 35 20.18.120	Technical	Establishes requirements for public hearings for changes to area zoning, including posting notices in the official county newspaper and a newspaper of general	<ul style="list-style-type: none"> <li>Changes "official county newspaper" to "newspaper of general circulation"</li> </ul>	To reflect current practice and the evolution of print news media. King County does not have an official county newspaper. Additionally, not all communities	<ul style="list-style-type: none"> <li>K.C.C. 20.18.110 and .120 could be combined.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
		circulation in the community that the zoning change would occur in	<ul style="list-style-type: none"> <li>- Replaces "newspaper" of general circulation in the community that the zoning change would occur in to "publication," and adds "if available"</li> </ul>	have either 1) actual print newspaper (some only have online editions or community blogs) and 2) not all communities have local publications.	<ul style="list-style-type: none"> <li>• At B., could require that notice be provided to those who have requested it of Regional Planning and Council, in addition to those who requested it of DLS.</li> </ul>
Section 36 20.18.140	Clarification	Establishes procedures for the Comprehensive Plan docket	<ul style="list-style-type: none"> <li>- Clarifying edits and restructuring throughout</li> <li>- Removes reference to "citizens"</li> <li>- Removes requirement for separate docket processes by individual departments and consolidates into one docket process for all departments</li> <li>- Encourages, rather than requires, publicizing the docket as part of all public engagement activities for the Comprehensive Plan</li> <li>- Clarifies process for docket request that only apply to development regulations</li> <li>- Redirects docket requests received during midpoint and 10-year updates to the standard process for all input received during the plan update</li> <li>- Removes requirement for the Executive to post docket reports online</li> <li>- Redirect requirements for providing opportunities for general public comment on the Comprehensive Plan (outside of the docket) to the existing code requirements for general public comment on the Comprehensive Plan</li> </ul>	Various revisions are proposed to provide clarity, align with current practice, and streamline redundant processes.	<ul style="list-style-type: none"> <li>• The sections that describe the Comprehensive Planning process and cycle were written a long time ago, and some of the provisions are not as clear as they could be (for example, the requirement to provide a public schedule is in the section on the docket process). The Council may want to consider reorganizing these sections so they are clearer.</li> <li>• The proposed change to how docket requests are processed during midpoint and 10-year updates, means that there would not be a docket report or specific letters to docket requestors. The result of this change means that these requestors wouldn't necessarily receive the Code required notification from the Council at B.8. that they can petition the Council regarding their change. Executive staff indicate that this is being done for equity reasons, as the docket process isn't as obvious to the general public as it is to those who have historically participated in the planning process. This is a policy choice.</li> </ul>
Section 37 20.18.160	Substantive	Establishes procedures for "early and continuous public participation"(as required by the GMA) in the development and amendment of the Comprehensive Plan and implementing development regulations	<ul style="list-style-type: none"> <li>- Removes one annual posting of public participation opportunities and replaces with posting upcoming opportunities as they are available</li> <li>- Removes requirement for a formal guide to the comprehensive planning process and replaces with providing various resources and information online</li> <li>- Removes references to "citizens"</li> <li>- Updates list of methods to provide information to the public</li> <li>- Encourages providing notices in nontechnical language</li> <li>- Ensures public meetings are appropriately noticed</li> <li>- Clarifies requirements for documenting meetings</li> <li>- Removes prioritization of input from technical persons and 3<sup>rd</sup> parties, consistent with state law</li> <li>- Ensures public notice and comment opportunity for emergency Comprehensive Plan amendments, consistent with state law</li> </ul>	This Code section has not been amended since 1998. It is updated throughout to align with current practice. Additional revisions to advance equity goals are proposed to be evaluated in the future as part of proposed 2024 Comprehensive Plan Work Plan Action 2.	<ul style="list-style-type: none"> <li>• The description of subarea plan in Title 2 has a required minimum level of community engagement. A level of engagement requirement could be added here. There is also a Work Plan action in Chapter 12 of the KCCP regarding public engagement.</li> </ul>



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Section 41 20.18.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 20.18, establishing that Comprehensive Plan amendments that add land to the Urban Growth Area, removes land from the Agricultural Production District or Forest Production District, or removes land from the mineral resources map would be effective either 60 days after publication of notice of adoption of the Comprehensive Plan or, if appealed, after issuance of the Growth Management Hearings Board's final order	Proposed changes would align with new requirements in 2022 Senate Bill 5042. The Bill requires certain impactful land use changes to not go into effect until after the 60-day Comprehensive Plan amendment appeal period window closes or, if an appeal is filed, after completion of the appeal proceedings (typically within 180 days). This ensures that no permanent, on-the-ground conversion of rural or resource lands to more intensive levels of development would occur until it is guaranteed that the land use designation change will not be undone due to a successful appeal.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 38 20.18.170					<ul style="list-style-type: none"> <li>This section is being reviewed as part of the Four-to-One Program updates and can be found in that review matrix.</li> </ul>
Section 39 20.18.180					<ul style="list-style-type: none"> <li>This section is being reviewed as part of the Four-to-One Program updates and can be found in that review matrix.</li> </ul>
Section 40 20.18.XXX					<ul style="list-style-type: none"> <li>This section is being reviewed as part of the Four-to-One Program updates and can be found in that review matrix.</li> </ul>
Section 43 20.20.035	Technical	Establishes community meeting requirements for certain types of development permits, including allowing citizens to propose alternative sites for the development proposal	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> <li>At A., the language assumes that community meetings are only required by K.C.C. Chapter 21A.08, which is not the case. This could be clarified.</li> <li>At B., the language includes two different types of requirements, and could be separated.</li> </ul>
Section 45 20.20.120	Clarification	Requires development of a citizen's guide to the permit process	<ul style="list-style-type: none"> <li>Removes reference to "citizen"</li> <li>Adds requirements for the guide to be available in both print and electronic format</li> </ul>	<p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Other changes align with similar recent changes in the Hearing Examiner code</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 46 20.22.150	Substantive	Establishes criteria for Hearing Examiner review of proposed rezones, including: <ul style="list-style-type: none"> <li>Requiring consistency with the Comprehensive Plan</li> <li>Allowing for realization of potential zoning</li> <li>Allowing for rezoning based on recommendations in a subarea plan, subarea study, or area zoning</li> <li>Allowing for rezoning based on changed conditions</li> </ul>	<ul style="list-style-type: none"> <li>Clarifies which elements of the Comprehensive Plan the rezone must be consistent with</li> <li>Clarifies what potential zoning means, consistent with existing code in K.C.C. 21A.04.170</li> <li>Removes subarea study and area zoning, and adds area zoning and land use study</li> <li>Clarifies what changed conditions entails, including changes in: the availability of public facilities or infrastructure, development patterns on surrounding parcels, or the quantity or quality of environmentally sensitive areas</li> <li>Requiring that the rezone will not negatively impact the surrounding area</li> </ul>	<p>The proposed changes intend to provide additional clarity for the various standards to ensure consistent and appropriate implementation.</p> <p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and the Code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are proposed to be replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition proposed to be removed, as it is no longer necessary. In this case, subarea plans and area zoning and land use studies can both do this. Additionally, "area zoning" is old terminology; updated to current "area zoning and land use study" defined term.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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Section 49 20.62.040	Technical	Establishes criteria for eligibility for historic designation	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 50 21A.02.070	Substantive	Establishes guidance on how to read and implement the land use tables	Adds a new subsection requiring essential public facilities uses not already listed in the use tables to be processed as a special use permit	To ensure consistency with Growth Management Act requirements to: 1) not preclude the siting of essential public facilities and 2) have a process for how such proposed facilities will be reviewed. Given the nature and scale of essential public facilities (large and typically difficult to site), the special use permit process is the most appropriate level of review.	<ul style="list-style-type: none"> <li>The new language regarding Essential Public Facilities would be better placed in the Regional land use table, rather than in the section about how to read the land use tables.</li> </ul>
Section 51 21A.04.060	Substantive	Establishes the purposes of the Rural Area (RA) zone, including criteria for applying the RA-5, RA-10, and RA-20 zones, such as consideration of: <ul style="list-style-type: none"> <li>Predominant lot size patterns in the area</li> <li>Environmental constraints and critical areas in the area</li> <li>Proximity to nearby resource lands for RA-10 lands</li> </ul>	<ul style="list-style-type: none"> <li>Predominant lot size is changed to consideration of impacts of the density on surrounding areas and infrastructure</li> <li>Clarifies what's considered in environmental constraints and critical areas</li> <li>Adds proximity to nearby resource lands to RA-5 lands</li> <li>Adds consideration of RA-20 zoning when rezoning a large Natural Resource Land parcel to Rural Area zoning</li> </ul>	Proposed changes would align with existing and proposed policy requirements in the Comprehensive Plan; see policies R-304 through R-308.	<ul style="list-style-type: none"> <li>B.2.b. and B.3.a.2.– this language may need to be updated if the corresponding language is changed in Ch 3 of the KCCP.</li> <li>A and F zones (outside of APDs and FPDs) are not included in the purpose of the RA section. Executive staff indicate this is intentional, to meet GMA requirements for lands of long-term commercial significance that are required to be designated and protected under the Growth Management Act.</li> </ul>
Section 52 21A.04.070	Clarification	Establishes the purposes of the Urban Reserve (UR) zone, including use of the zone in rural city expansion areas and areas designated for potential Urban Planned Developments or Fully Contained Communities	<ul style="list-style-type: none"> <li>Replaces "rural city expansion areas" the "Urban Growth Area for Cities in the Rural Area"</li> <li>Removes references to Urban Planned Developments and Fully Contained Communities</li> </ul>	<p>To align with current terminology in the Comprehensive Plan</p> <p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<ul style="list-style-type: none"> <li>This section identifies urban areas and rural towns as a location for UR zoning. This is not consistent with the Comprehensive Plan, which identifies this zone for only Cities in the Rural Area. This section could be revised to be consistent with the Comprehensive Plan.</li> </ul>
Section 53 21A.04.080	Substantive	Establishes the purposes of the urban Residential (R) zone, including: <ul style="list-style-type: none"> <li>Providing for a mix of predominantly single detached homes and other development types in the R-1 through R-8 zones</li> <li>Applying R-1 zoning on lands designated as wildlife habitat network</li> <li>Applying R-12 through R-48 zoning on lands next to Unincorporated Activity Centers (UACs)</li> </ul>	<ul style="list-style-type: none"> <li>Changes predominantly single detached homes to only apply to the R-1 zone; and the R-4 through R-8 zones would provide for a mix of single detached homes and duplexes, triplexes, and fourplexes</li> <li>Clarifies standards for designated wildlife habitat networks</li> <li>Allows R-12 through R-48 zoning on lands in UACs, in addition to lands next to a UAC</li> </ul>	<p>Proposed revisions to the R-1 through R-8 zones would align with other amendments in this proposed ordinance to incentivize development of middle housing.</p> <p>The proposed wildlife habitat network change would remove unclear language about clustering, and instead rely on the existing siting requirements addressed elsewhere in K.C.C. Title 21A, including clustering requirements K.C.C. 21A.08.030.</p> <p>The proposed changes for R-12 through R-48 zoning would align with existing allowances in the Comprehensive Plan and current zoning in UACs.</p>	<ul style="list-style-type: none"> <li>The R-4 through R-8 and R-12 through R-48 zone descriptions could be modified to use more precise terms instead of "urban density" such as "moderate" or "higher densities".</li> </ul>
Section 54 21A.04.090	Substantive	Establishes the purposes of the Neighborhood Business (NB) zone, including: <ul style="list-style-type: none"> <li>Allowing for mixed-use developments</li> </ul>	<ul style="list-style-type: none"> <li>Limits mixed use development to the urban area and rural towns</li> <li>Allows NB zoning in areas designated as UACs, community business</li> </ul>	The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial	<ul style="list-style-type: none"> <li>The Executive proposes to limit mixed-use development in the NB zone to urban areas and rural towns. Councilmembers may wish to allow limited mixed-use development in some instances in the rural</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
		<ul style="list-style-type: none"> <li>- Allowing NB zoning in areas designated as urban neighborhood business centers, rural towns, or rural neighborhood centers</li> </ul>	centers, neighborhood business centers commercial outside of centers, rural towns, and rural neighborhood commercial centers	<p>zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>The areas where NB zoning is allowed is updated to align with current terminology and existing allowances in the Comprehensive Plan.</p>	<p>area, such as in rural neighborhood commercial centers (examples are Preston or outside of Maple Valley).</p> <ul style="list-style-type: none"> <li>• At A.4. there is a reference to industrial uses, which is not defined by the County. The Council may wish to clarify what is intended.</li> </ul>
Section 55 21A.04.100	Substantive	Establishes the purposes of the Community Business (CB) zone, including: <ul style="list-style-type: none"> <li>- Allowing for mixed-use developments</li> <li>- Allowing CB zoning in areas designated as urban and community centers and rural towns</li> </ul>	<ul style="list-style-type: none"> <li>- Limits mixed use development to the urban area and rural towns</li> <li>- Allows CB zoning in areas designated as UACs, community business centers, commercial outside of centers, and rural towns</li> </ul>	<p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>The areas where CB zoning is allowed is updated to align with current terminology and existing allowances in the Comprehensive Plan.</p>	<ul style="list-style-type: none"> <li>• The Executive proposes to limit mixed-use development in the CB zone to urban areas and rural towns. Councilmembers may wish to allow limited mixed-use development in some instances in the rural area, such as in rural neighborhood commercial centers (examples are Preston or outside of Maple Valley).</li> </ul>
Section 56 21A.04.110	Substantive	Establishes the purposes of the Regional Business (RB) zone, including: <ul style="list-style-type: none"> <li>- Allowing for mixed-use developments</li> <li>- Allowing RB zoning in areas designated as urban and community centers and rural towns</li> </ul>	<ul style="list-style-type: none"> <li>- Limits mixed use development to the urban area and rural towns</li> <li>- Allows RB zoning in areas designated as commercial outside of centers</li> </ul>	<p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one</p>	<ul style="list-style-type: none"> <li>• The Executive proposes to limit mixed-use development in the RB zone to urban areas and rural towns. Councilmembers may wish to allow limited mixed-use development in some instances in the rural area, such as in rural neighborhood commercial centers (examples are Preston or outside of Maple Valley).</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				home per 5-20 acres (depending on the applicable rural zoning classification).  The areas where RB zoning is allowed is updated to align with current terminology and existing and proposed allowances in the Comprehensive Plan.	
Section 57 21A.04.120	Substantive	Establishes the purposes of the Office (O) zone, including: - Allowing for mixed-use developments - Allowing O zoning in areas designated as activity centers	- Limits mixed use development to the urban area and rural towns - Allows O zoning in areas designated as UACs, community business centers, neighborhood business centers, commercial outside of centers, and rural towns	The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).  The areas where O zoning is allowed is updated to align with current terminology and existing allowances in the Comprehensive Plan.	<ul style="list-style-type: none"> <li>The Executive proposes to limit mixed-use development in the O zone to urban areas and rural towns. Councilmembers may wish to allow limited mixed-use development in some instances in the rural area, such as in rural neighborhood commercial centers (examples are Preston or outside of Maple Valley).</li> </ul>
Section 72 21A.06.260	Technical	Defines "critical facility"	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 75 21A.06.333	Substantive	Defines "drainage subbasin"	Removes references to basin plans	To reflect the proposed repeal of basin plans in this proposed ordinance	<ul style="list-style-type: none"> <li>This definition uses the term within the definition 2 or 3 times. It could be clarified.</li> </ul>
Section 86 21A.06.540	Technical	Defines "general business service"	Replaces "churches and places of worship" with "places where religious services are conducted"	To align with other changes in this proposed ordinance to the definition of churches	<ul style="list-style-type: none"> <li>The terminology used in the KCCP and the Code is different when referring to religious facilities. Executive state that "religious facilities" is preferred. That could be updated here.</li> </ul>
Section 93 21A.06.XXX	Technical	n/a	Recodifies 21A.06.185 to follow K.C.C. 21A.06.980	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "church, synagogue or temple" with "religious facility"	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 94 21A.06.185	Technical	Defines "church, synagogue or temple"	Replaces "church, synagogue or temple" with "religious facility"	To update to more inclusive language	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 97 21A.06.1060	Technical	Defines "senior citizen"	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 98 21A.06.1062	Technical	Defines "senior citizen assisted housing"	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves	<ul style="list-style-type: none"> <li>No issues identified</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				all members of the public, regardless of citizenship status.	
Section 59 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 for a definition of " at imminent risk of becoming homeless"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 60 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 for a definition of " at risk of chronic homelessness"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 81 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "emergency housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 82 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "emergency shelter"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 83 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "emergency supportive housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 84 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "experiencing chronic homelessness"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 87 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "interim housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 88 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "microshelter"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 89 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "microshelter village "	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 91 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "permanent supportive housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 92 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "recuperative housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	
Section 96 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "safe parking"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 76 21A.06.355	Substantive	Defines "dwelling unit, apartment," including being a building consisting of 2 or more dwelling units	Increases to 5 or more dwelling units	To align with proposed Code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the "middle" form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.	<ul style="list-style-type: none"> <li>See the separate housing matrix for a discussion on all PO changes related to middle housing.</li> </ul>
Section 77 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "dwelling unit, duplex"	To align with proposed Code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the "middle" form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.	<ul style="list-style-type: none"> <li>See the separate housing matrix for a discussion on all PO changes related to middle housing</li> </ul>
Section 78 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "dwelling unit, fourplex"	To align with proposed Code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the "middle" form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.	<ul style="list-style-type: none"> <li>This term could be "fourplex", rather than "fourplex dwelling unit." See the separate housing matrix for a discussion on all PO changes related to middle housing</li> </ul>
Section 79 21A.06.370	Substantive	Defines "dwelling unit, townhouse," including being a building consisting of 1 or more dwelling units attached to 1 or more other townhouses	Increases to 5 or more dwelling units attached to 1 or more other townhouses	To align with proposed Code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the "middle" form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.	<ul style="list-style-type: none"> <li>See the separate housing matrix for a discussion on all PO changes related to middle housing</li> </ul>
Section 80 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "dwelling unit, triplex"	To align with proposed Code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the "middle" form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.	<ul style="list-style-type: none"> <li>See the separate housing matrix for a discussion on all PO changes related to middle housing</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 85 21A.06.450	Clarification	Defines "family" as various forms of people living together as a single housekeeping unit	Removes limitations on number of people living as a "family" except for short term rentals and as regulated by the building code	To align with state law under 2022 Senate Bill 5235	<ul style="list-style-type: none"> <li>Subs A. and B. are regulatory and prescribe limitations on occupant load/limits. They could be removed from the definition.</li> </ul>
Section 102 21A.08.030	Substantive	Establishes allowed residential land uses, including: <ul style="list-style-type: none"> <li>Townhouses and apartments</li> <li>Senior Citizen Assisted Housing</li> <li>Accessory Dwelling Units (ADUs)</li> <li>Accessory Living Quarters (ALQs)</li> </ul>	<ul style="list-style-type: none"> <li>Adds duplexes, triplexes, and fourplexes as allowed uses, subject to current and new conditions</li> <li>Removes conditional use permit requirements for townhouses and apartments in R-1 through R-8 zones</li> <li>Adds permanent supportive housing, emergency shelters, emergency supportive housing, interim housing, micro shelter villages, recuperative housing, and safe parking as allowed uses subject to new conditions</li> <li>Removes references to "citizens"</li> <li>Limits mixed-use developments in commercial zones to urban areas and rural towns and in the rural area on historically designated sites</li> <li>Removes certain limitations on and adds more allowances for ADUs in the urban area</li> <li>Removes certain allowances for ADUs and ALQs in the rural area and natural resource lands</li> </ul>	<p>Middle housing (duplexes, triplexes, and fourplexes) are currently allowed in all residential and commercial zones under the current definition of apartments and townhouses (two or more units). The proposed changes would regulate middle housing types as permitted uses separate from apartments and townhouses. This is because apartments and townhouses have higher standards, which can discourage development of middle housing. These middle density housing types offer alternatives to apartment living and options for housing that are less dense than mid-rise apartments and denser than single-detached homes, which can often be naturally more affordable than new single detached homes. More development of middle housing helps to increase housing options affordable at all income levels, as required by the GMA and the Countywide Planning Policies. Additional changes to remove Conditional Use Permit (CUP) requirements for apartments and townhomes in lower density zones also support these goals.</p> <p>Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall.</p> <p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth</p>	<ul style="list-style-type: none"> <li>The Executive proposes to limit mixed-use development in the urban area and Rural Towns. Councilmembers may wish to allow limited mixed-use development in some instances in the rural area, such as in rural neighborhood commercial centers (examples are Preston or outside of Maple Valley).</li> </ul> <p><u>Middle Housing</u></p> <ul style="list-style-type: none"> <li>Refer to separate housing matrix for a discussion on all Ordinance changes related to middle housing.</li> </ul> <p><u>ADUs and ALQs</u></p> <ul style="list-style-type: none"> <li>Refer to separate housing matrix for a discussion on all Ordinance changes related to ADUs.</li> </ul> <p><u>Emergency Housing</u></p> <ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul> <p><u>Other</u></p> <ul style="list-style-type: none"> <li>There are uses in this table that are not "residential uses" the way that the zoning code treats them. Council may want to break out the uses in this table (some emergency housing uses, temporary lodging) into a new table.</li> <li>The definition of "family" as proposed by the Executive, includes regulations regarding group homes that could be moved to the residential land use table.</li> <li>Flag for CAO update</li> </ul>



Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				<p>pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>ADU changes for urban areas reflects new requirements in state law as adopted in 2023 House Bill 1337. ADU and ALQ changes for rural areas and natural resource lands consistent with mandates for rural residential densities under the Growth Management Act and Comprehensive Plan and recent case law for substandard rural lots.</p>	
Section 73 21A.06.290	Substantive	Defines "destination resort"	Changes allowed accessory services that can be provided as part of a destination resort	To provide more clarity on the purpose of, and uses in, destination resorts, as well as to align with terms in the use tables in K.C.C. Chapter 21A.08.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 90 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "outdoor resource-based recreation activities"	To support new destination resort regulations proposed in K.C.C. 21A.08.040	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 103 21A.08.040	Substantive	<p>Establishes allowed recreational and cultural land uses, including:</p> <ul style="list-style-type: none"> <li>destination resorts</li> </ul>	<ul style="list-style-type: none"> <li>Adds new conditions for destination resorts</li> <li>Removes allowance for designation resorts in UR and RB zones</li> <li>Repeals language around basin plans</li> <li>Conditions include: <ul style="list-style-type: none"> <li>Requiring a pre-application community meeting</li> <li>Requiring structures to be 100 feet back from roadways, 300 feet from R, RA, or resource zones,</li> <li>Minimum site area of 10 acres, and minimum 5 miles from the UGA</li> <li>Limiting the number of lodging units to 2 per acre, maximum 100, at an appropriate size and scale and have availability to recreation opportunities</li> <li>Be within 10 miles of 3 outdoor resource-based recreation activities</li> <li>Provide 2 outdoor resource-based recreation activities on-site</li> <li>Allow some accessory uses</li> <li>Maintain the viability for forestry-based uses.</li> </ul> </li> </ul>	<p>New proposed conditions clarify where and how destination resorts would be allowed in the rural area and forest lands, consistent with County policies that support protection of the Rural Area and Natural Resource Lands, and in acknowledgment of the infrastructure limitations in such areas.</p> <p>Removes allowance of destination resorts in the UR zone, which is generally used in the Potential Annexation Areas for Cities in the Rural Area with the intent of providing low-density zoning that phases growth and demand for urban services and reserves large tracts of land for possible future growth once annexed. These areas are not the appropriate places for this type of large facilities.</p> <p>Removes allowance of destination resorts in the RB zone, as this zoning is only allowed in North Highline and East Renton Plateau on lands with the commercial outside of center (co) land use designation. This is not consistent with the definition for destination resort, which is for resource-based recreation.</p>	<ul style="list-style-type: none"> <li>The scope of work stated "Evaluate existing and establishing new regulations for resorts in the rural area." The Council may want to consider whether the changes meet the Council's policy goals.</li> </ul>
Section 104 21A.08.050	Technical	Establishes allowed general services land uses, including various uses as part of or near a church	Replaces "church" with "religious facility"	To update to more inclusive language and reflect proposed changes to the definition	<ul style="list-style-type: none"> <li>The Council is currently considering the Crisis Cares Center Levy implementation plan. Executive staff state that a crisis care center would be considered both a social service use and nursing and personal care facility. These uses are both in the General Services land use table. This means that a crisis care center would be permitted with a CUP in the R-12 through R-48 zones, and outright in the CB and RB zones. The Council may</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 105 21A.08.060	Substantive	Establishes allowed government/business land uses, including: - Self-service storage - Utility facilities	<ul style="list-style-type: none"> <li>- Removes self-service storage as permitted use in the R-12 through R-48 zones</li> <li>- A new condition is added to the utility facility use to require an equity impact review as part of an application for: 1) an addition, expansion, or upgrade of electric transmission and distribution lines or 2) the siting new gas or hazardous liquid transmission pipelines</li> </ul>	<p>The current self-service storage allowance was originally intended to allow on-site storage for apartment units. This is not needed to be listed as a separate accessory use in order to provide onsite storage for apartment residents; this would occur as part of the underlying apartment use. Further, the standalone self-service storage use is not appropriate in a residential zone; existing allowances for commercial and industrial zones would be maintained.</p> <p>The equity impact review requirement is proposed to align with existing Comprehensive Plan requirements in policies F-325a and F-332a (both now F-303a). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.</p>	<p>want to consider whether this meets the Council's policy goals.</p> <ul style="list-style-type: none"> <li>• Utility facilities are required, under the Executive's proposal, to complete an equity impact review as part of the permit review. It is unclear how the equity impact review would be used in the permitting process, and particularly when a utility facility is a Permitted use (and SEPA isn't required), how any conditions could be added to address any impacts identified. The Council may want to consider whether this requirement should be further clarified, or removed. If it is removed, policy updates may also be needed.</li> <li>• Further, a Permitted use only requires applicable construction permits, and if no construction is needed, no permit would be required. There would have to be a connection between the impacts of the <i>construction</i> of a utility facility (not location or other impacts) and the conditions applied to the permit. It seems unlikely that equity impacts would be connected only to the construction of the facility.</li> </ul>
Section 106 21A.08.070	Substantive	Establishes allowed retail land uses, including: - Various uses in the Industrial (I) zone - Retail nursery, garden center, and farm supply stores - Food stores - Drug stores - Marijuana retailers - Pet shops	<ul style="list-style-type: none"> <li>- Removes condition currently applying to all uses in the I zone</li> <li>- Adds a new condition for the following uses in the NB zone Retail nursery, garden center, and farm supply stores; food stores; drug stores; and pet shops</li> <li>- Adds a new condition for food stores in the RA zone</li> <li>- Replaces "marijuana" with "cannabis"</li> </ul>	<p>I zone change removes a condition inadvertently added in 2004 without legislative direction; there is no current condition 30 in subsection-B below, and the conditions in 2004 only went up to 25. This was likely an accidental carryover of a similar condition in the Government/Business Services table.</p> <p>The new condition proposed for certain uses in the NB zone is in response to current Comprehensive Plan policy requirements for Rural Neighborhood Commercial Centers in policy R-501, which requires these commercial uses to small-scaled businesses.</p> <p>The new condition for food stores in the RA zone is in response to a docket request, and to support creative reuse and associated preservation of otherwise unused grange halls in a manner that serves the local community.</p> <p>Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.</p>	<ul style="list-style-type: none"> <li>• The proposed square footage limit for some retail land uses, in the NB zone in RNCCs, of 10,000 square feet, would not apply to all retail uses. Executive staff indicate that the rationale is that the uses proposed to be subject to the limitation are the types of land uses that typically result in "big box" or larger-footprint structures that would be out of scale with rural character. The excluded uses are not typically developed with large footprints so they were not included.</li> </ul> <p>Council staff would note that this condition applies in the NB zone in the rural area, outside of Rural Towns. The Council may wish to uniformly apply the square footage limitation to retail uses.</p> <ul style="list-style-type: none"> <li>• The proposed change for food stores to allow former grange halls to be used as a food store is a policy choice. There do not appear to be any former grange halls that currently meet all the requirements.</li> </ul>
Section 107 21A.08.080	Substantive	Establishes allowed manufacturing land uses, including: - Wood products - Leather and leather goods as a permitted use - Motor vehicle and bicycle manufacturing - Materials processing - Marijuana processor I and Marijuana processor II	<ul style="list-style-type: none"> <li>- Removes condition use permit (CUP) requirements for wood products (to remove a limitation on wood product manufacturing in the F zone regarding limitations on board feet per year, distance from R and RA zones, hours of operation, and outside light and glare. The transmittal also removes the option for a CUP)</li> <li>- Adds new condition for leather and leather goods as a permitted use and adds a new conditional use (by prohibiting leather tanning and</li> </ul>	<p>Streamlines permitting process for wood products to align with existing Comprehensive Plan support in policy R-627 to "ensure that regulations applying to Rural Area and forest areas do not discourage the establishment of sawmills and other wood product businesses and services."</p> <p>The leather and leather goods use is proposed to be limited in response to direction in the 2024 update scope of work to review Code provisions for manufacturing and regional land use uses allowed in the Industrial zone. Resulting from this analysis, it was determined that a leather tannery is not something appropriate for the rural</p>	<ul style="list-style-type: none"> <li>• There proposed changes in this section are policy choices. Council staff would note that it may be difficult to enforce conditions on where materials are generated from, for materials processing.</li> <li>• The adopted scope of work asked the Executive to: "Review code provisions for manufacturing and regional land use uses allowed in the Industrial zone and evaluate whether the restriction on uses requiring a CUP/SUP is necessary or could be revised to remove the prohibition outside the UGA or revise the uses that require a CUP/SUP, consistent with existing or revised Comprehensive Plan policies." As noted by</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
			<p>finishing as a permitted use (and only allow it as a CUP).</p> <ul style="list-style-type: none"> <li>- Removes motor vehicle and bicycle manufacturing and adds the following uses subject to conditions: motor vehicles and motor vehicle equipment; and motorcycles, bicycles, and parts (prohibiting gasoline powered motorcycles as a permitted use (and only allow it as a CUP).)</li> <li>- Adds new conditions for materials processing use                             <ul style="list-style-type: none"> <li>o Prohibit on-site retail sale of processed materials in the F, M, and RA zones (as a permitted use);</li> <li>o Limit the distance where materials can originate in the M zone (as a permitted use);</li> <li>o Limit the amount of onsite storage of fill materials in the RA zone (as a permitted use); and</li> <li>o Limit the area where fill material can be generated from in the RA zone (as a permitted use).</li> </ul> </li> <li>- Replaces "marijuana" with "cannabis"</li> </ul>	<p>industrial zones, but there are concerns with making all leather uses in Standard Industrial Classification (SIC) code 31 a conditional use in the urban area. This is instead proposed to be split into a Conditional Use Permit for Leather Tanneries, and then permitted for all the other SIC 31 uses.</p> <p>The motor vehicle and bicycle manufacturing use is proposed to be limited response to direction in the 2024 update scope of work to Review code provisions for manufacturing and regional land use uses allowed in the Industrial zone. Resulting from this analysis, it was determined that it was unnecessary to have the "Motor vehicle and bicycle manufacturing" use as a County-specific defined use in K.C.C. Chapter 21A.06. So, the proposed changes in the use table would align with existing SIC codes 371 and 375 and separates the two uses into their own rows with unique conditions.</p> <p>Changes to the conditions for materials processing use are proposed in response to a docket request. Materials processing uses, which can include both organic and mineral processing, often source materials from resource and rural areas. Generally, it is, and can be, beneficial, both economically and environmentally for these types of facilities to be in the rural area when properly regulated and mitigated. By locating closer to the resources, these uses can avoid unneeded increased transportation costs and related emissions impacts by reducing the number of truck and vehicle trips and miles travelled. So, no changes are proposed to limit the locations of these sites. However, various changes are proposed to impose additional regulations for materials processing uses, such as disallowing retail sales of the materials on the site; as an accessory to a mineral use, only allow processing of onsite and/or nearby (within 3 miles of the site) materials; and additional requirements for sites in the rural area, including storage limitations (up to 3,000 cubic yards), ensuring Code compliance requirements (landscaping, nonresidential land use standards, and grading permits), and requiring materials to primarily be from rural and resource lands to ensure it is a rural-dependent use.</p> <p>Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.</p>	<p>the Executive, limited changes were made in the Ordinance, and the Council may wish to further review the list of uses allowed in the Industrial zone to create greater consistency in allowed uses with similar impacts.</p>
Section 222.Ee 21A.06.780	Substantive	Adopts definition of "motor vehicle and bicycle manufacturing"	Repealed	<p>Repeal is proposed in response to direction in the 2024 update scope of work to review Code provisions for manufacturing and regional land use uses allowed in the Industrial zone. Resulting from this analysis, it was determined that it was unnecessary to have the "Motor vehicle and bicycle manufacturing" use as a County-specific defined use in K.C.C. Chapter 21A.06. So, the proposed changes in the use table would align with existing Standard Industrial Classification (SIC) codes</p>	<ul style="list-style-type: none"> <li>• No issues identified. If changes are made to this use in the Manufacturing land use table by the Council, this repeal will need to be revisited.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				371 and 375. Given this this definition is no longer needed.	
Section 108 21A.08.090	Substantive	Establishes allowed resource land uses, including: - Growing and harvesting crops - Agricultural activities - Marijuana producer	<ul style="list-style-type: none"> <li>- Expands the zones growing and harvesting crops and agricultural activities are allowed in to include R-1 through R-48 zones and commercial zones (NB, CB, RB, and O), subject to conditions</li> <li>- As a primary or accessory use, with development conditions:               <ul style="list-style-type: none"> <li>o Accessory use is limited to 4,000 square feet;</li> <li>o In the R-1 zone, on cleared lots;</li> <li>o With a water supply, and to prevent runoff onto adjacent properties;</li> <li>o Compost must be 20' from interior lot lines and minimize odor and visual impacts;</li> <li>o With a farm management plan;</li> <li>o In the R zones, limited to:                   <ul style="list-style-type: none"> <li>▪ Household mechanical equipment;</li> <li>▪ Retail sales and public use only between 7am and 7pm</li> <li>▪ One commercial delivery a day;</li> <li>▪ Maximum two motor vehicles;</li> <li>▪ Maximum one sign;</li> <li>▪ Limitations on structures to those accessory to agricultural activities;</li> <li>▪ When there is no other principle structure, size is limited to 1,000 square feet, 12' in height, and any other requirements for accessory structures.</li> </ul> </li> </ul> </li> <li>• The Executive also proposes to allow agricultural activities as a conditional use in the R-1 zone only, with development conditions:               <ul style="list-style-type: none"> <li>o On cleared lots;</li> <li>o With a water supply, and to prevent runoff onto adjacent properties;</li> <li>o Compost must be 20' from interior lot lines and minimize odor and visual impacts;</li> <li>o With a farm management plan;</li> </ul> </li> <li>- Replaces "marijuana" with "cannabis"</li> </ul>	<p>Expansion of the areas that growing and harvesting crops and agricultural activities are allowed in is proposed to align with existing Comprehensive Plan requirements in policy U-132a (now U-111a), which requires allowance of community gardens and urban agricultural throughout urban residential and commercial areas. This policy was adopted in 2016, but necessary implementing Code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate. The proposed changes for both uses would apply to zones in both urban and rural areas. The policy mandate to allow this is for urban only, but it was determined that these uses would also be appropriate in rural areas. Most of the proposed conditions were modeled after urban agriculture regulations in the City of Seattle.</p> <p>Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.</p>	<ul style="list-style-type: none"> <li>• The changes in this section are a policy choice.</li> <li>• The related allowance for agricultural activities in the R-1 zone with a conditional use permit is not clear, and Permitting may not add conditions that are intended by the Executive. The Council may wish to add further clarity on the types of conditions intended to be added, such as size, access, setbacks, and/or critical area protection.</li> <li>• 29.g.7. has requirements for structures on a lot "with no principal structure." If a lot has a structure(s) on it, at least one of them must be considered the principal structure. The language could be clarified to apply the conditions of 29.g.7 when farming is not accessory to another use on site.</li> </ul>
Section 109 21A.08.100	Substantive	Establishes allowed regional land uses, including: - Hydroelectric generation facilities - Non-hydroelectric generation facilities - Fossil fuel facilities	- A new condition is added to the hydroelectric generation facility, non-hydroelectric generation facility, and fossil fuel facility uses to require an equity impact review as part of an application for: 1) an addition, expansion, or upgrade of	The equity impact review requirement is proposed to align with existing Comprehensive Plan requirements in policies F-325a and F-344g (both now F-303a). This was adopted in the policies in 2016, but necessary implementing Code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5	<ul style="list-style-type: none"> <li>• Hydroelectric generation facilities are required, under the Executive's proposal, to complete an equity impact review as part of the permit review, only for additions, expansions or upgrades to lines, and only when the project falls below the threshold requiring a special use permit (SUP). Equity impact review would not be</li> </ul>

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			<p>electric transmission and distribution lines; or 2) new, modified, or expanded fossil fuel facilities</p>	<p>directed additional work to resolve the issue. This change is proposed in response to that mandate.</p>	<p>required for larger additions, expansions or upgrades to transmissions lines requiring a special use permit, and it would not be required for location of new facilities or other types of other additions, upgrades, or expansions not related to transmission lines. This is a policy choice.</p> <ul style="list-style-type: none"> <li>All non-hydroelectric generation facilities and fossil fuel facilities that require a SUP are required to complete an equity impact review. Because non-hydroelectric generation facilities relating to waste management processes do not require a special use permit, they would not be required to complete an equity impact analysis. This is a policy choice.</li> <li>It is unclear how the equity impact review would be used in the permitting process. Council may want to consider whether this requirement should be further clarified or removed.</li> <li>The adopted scope of work asked the Executive to: "Review code provisions for manufacturing and regional land use uses allowed in the Industrial zone and evaluate whether the restriction on uses requiring a CUP/SUP is necessary or could be revised to remove the prohibition outside the UGA or revise the uses that require a CUP/SUP, consistent with existing or revised Comprehensive Plan policies." No changes to regional land uses were made in the Ordinance, and the Council may wish to further review the list of uses allowed in the Industrial zone to create greater consistency in allowed uses with similar impacts.</li> </ul>
<p>Section 110 21A.12.030</p>	<p>Substantive</p>	<p>Establishes density and dimensional standards for residential and rural zones, including for:</p> <ul style="list-style-type: none"> <li>Maximum densities</li> <li>Minimum interior setbacks</li> <li>Maximum heights</li> </ul>	<ul style="list-style-type: none"> <li>Replaces allowance for achieving maximum densities through the Residential Density Incentive (RDI) program in K.C.C. Chapter 21A.34 with the inclusionary housing program in K.C.C. Chapter 21A.48.</li> <li>Relocates the existing mobile home density bonus in the RDI program to in this Code section. Expands regulations that currently only apply to Skyway and North Highline to all properties developed under the Inclusionary Housing program in K.C.C. Chapter 21A.48.</li> <li>Limits heights in Vashon Rural Town.</li> <li>Adds ability to develop a duplex on a substandard lot where a single detached home and an ADU could otherwise be built, if appropriate TDRs are purchased</li> <li>Adds density bonus for duplex, triplex, fourplex, or townhouse developments with 9 or fewer units and when located within a ½ mile of high-capacity or frequent transit</li> <li>Adds setbacks for safe parking sites</li> </ul>	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. Specific changes are adopted for Vashon Rural Town to ensure compatibility with existing development.</p> <p>Middle housing (duplexes, triplexes, fourplexes, and townhouses) offer alternatives to apartment living and options for housing that are less dense than mid-rise apartments and denser than single-detached homes, which can often be naturally more affordable than new single detached homes. More development of middle housing helps to increase housing options affordable at all income levels, as required by the GMA and the Countywide Planning Policies. Given this, changes are proposed to create more flexibly for developing duplexes</p>	<p>Emergency Housing</p> <ul style="list-style-type: none"> <li>Safe Parking: safe parking sites would require a 10-foot setback from adjacent residential uses. Parking spaces often seem to abut a property line, so this could minimize the number of spaces available.</li> </ul> <p>Middle Housing:</p> <ul style="list-style-type: none"> <li>See the separate housing matrix for a discussion on all Ordinance changes related to middle housing</li> </ul> <p>Other:</p> <ul style="list-style-type: none"> <li>Mobile home parks may exceed the base density, up to the maximum density, if a mobile home unit is provided for each unit that is relocated from a closed mobile home park. This was an allowance when residential density incentive program was utilized. Councilmembers may wish to allow more density for mobile home parks by establishing a maximum density without a relocation requirement.</li> <li>The change Vashon Rural Town (R-1 through R-12 zones) to limit height to 35' and require a step back of 10' after the second story, is a policy choice. The Council may want to consider whether this provision is appropriate for all buildings, including those that don't front a street.</li> </ul>

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			<ul style="list-style-type: none"> <li>- Removes references to community plans</li> </ul>	<p>on substandard lots and to allow for a new density bonus for middle housing near transit.</p> <p>Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This proposed setback standard for safe parking supports those changes.</p> <p>References to community plans are proposed to be removed throughout the Code to reflect that all community plans have since been repealed and that this is no longer current County practice.</p>	
Section 111 21A.12.040	Substantive	<p>Establishes density and dimensional standards for commercial and industrial zones, including for:</p> <ul style="list-style-type: none"> <li>- Base densities</li> <li>- Maximum densities</li> <li>- Base heights</li> <li>- Maximum heights</li> </ul>	<ul style="list-style-type: none"> <li>- Adds base density for NB zoned properties</li> <li>- Removes references to the r properties in Potential Annexation Areas of rural cities in the RB zone</li> <li>- Replaces allowance for achieving maximum densities through the Residential Density Incentive (RDI) program in K.C.C. Chapter 21A.34 with the inclusionary housing program in K.C.C. Chapter 21A.48. Expands regulations that currently only apply to Skyway and North Highline to all properties developed under the Inclusionary Housing program in K.C.C. Chapter 21A.48.</li> <li>- Limits heights in Vashon Rural Town.</li> <li>- Limits mixed use development to the urban area and rural towns</li> <li>- Adds setbacks for safe parking sites</li> </ul>	<p>Change for NB zone is proposed to reflect existing intent of the residential land use table in K.C.C. 21A.08.030, which allows the construction of a single detached home in the NB zone, subject to conditions.</p> <p>Change for RB zone is proposed to reflect that all RB zoned properties for PAAs for rural cities have been annexed, making the reference obsolete.</p> <p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. Specific changes are adopted for Vashon Rural Town to ensure compatibility with existing development.</p> <p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the</p>	<ul style="list-style-type: none"> <li>• The Executive proposes to limit mixed-use development in the urban area and Rural Towns. Councilmembers may wish to allow limited mixed-use development in some instances in the rural area, such as in rural neighborhood commercial centers (examples are Preston or outside of Maple Valley).</li> <li>• Safe Parking: safe parking sites would require a 10 foot setback from adjacent residential uses. Parking spaces often seem to abut a property line, so this could minimize the number of spaces available.</li> <li>• In the RB zone, the base density is changed so that it is 36 du/ac for mixed-use development in urban areas and rural towns is or 48 du/ac for all development. Executive staff indicate the intent was to remove the 36 du/ac standard and applying the 48 du/ac instead.</li> <li>• In the NB zone on property in the urban area designated commercial outside of center, standalone townhouses would be allowed with a maximum density of 12 du/acre. Executive staff indicate that this maximum density should only be allowed with inclusionary housing or purchase of TDRs. This is a policy choice.</li> <li>• The change Vashon Rural Town (NB, CB, RB, O and I) to limit height to 35' and require a step back of 10' after the second story, is a policy choice. The Council may want to consider whether this provision is appropriate for all buildings, including those that don't front a street.</li> </ul>

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				<p>Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This proposed setback standard for safe parking supports those changes.</p>	
Section 113 21A.12.180	Technical	Exempts certain structures from the height limits in K.C.C. Chapter 21A.12, including churches	Replaces "church" with "religious facility"	To update to more inclusive language and reflect proposed changes to the definition	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 114 21A.12.200	Substantive	Establishes standards properties that have split zoning (two or more zoning classifications on the same property), including for apartment and townhouse developments requiring a conditional use permit for exceeding base density	Removes reference to apartment and townhouse developments requiring a conditional use permit for exceeding base density	This standard is no longer needed because the conditional use permit (CUP) requirement is proposed to be removed in this proposed ordinance.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 115 21A.12.220	Technical	Establishes standards for nonresidential uses in the RA, UR, and R zones	Replaces "church" with "religious facility"	To update to more inclusive language and reflect proposed changes to the definition	
Section 71 21A.06.196	Clarification	Defines "clustering"	<ul style="list-style-type: none"> <li>Replaces using clustering for preservation of "parks and permanent open space" with "resource land for forestry or agriculture"</li> <li>Removes using clustering for "a reserve for future development"</li> </ul>	Updates to align with current regulations in K.C.C. Chapter 21A.14	<ul style="list-style-type: none"> <li>This definition could be modified to better reflect how the term is used in the zoning code. The current definition does not address the concept of placing residences closer together, through the use of smaller lots, in order to protect open spaces. It also incorrectly limits clustering to subdivisions, rather than all land divisions. Executive staff note that the code provisions do address these things.</li> <li>Clustering is used for other purposes, not just for preservation of critical areas or resource land. The definition could be modified to reflect this.</li> </ul>
Section 116 21A.14.040	Technical	Establishes standards for lot clustering, including for resource tracts created under K.C.C. 16.82.152	Removes reference to K.C.C. 16.82.152	To reflect proposed repeal of K.C.C. 16.82.152 in this proposed ordinance.	<ul style="list-style-type: none"> <li>The Code provides dimensional standards how lot clustering would occur but does not limit when lot clustering is allowed. Councilmembers may wish to add in criteria for when clustering is permitted, such as to preserve open space or critical areas. Councilmembers may also wish to add limitations on if open space tracts can also be used as stormwater or large on-site septic system (LOSS) uses.</li> <li>Sub B.6. could be clarified. The addition of serial commas makes it unclear what types of recreation are allowed and not allowed.</li> </ul>
Section 117 21A.14.070	Substantive	Establishes standards for of new residential development with 5 or more dwelling units and expansions of existing development with 4 or more dwelling units	<ul style="list-style-type: none"> <li>Removes reference to apartments and townhouses</li> <li>Changes expansions of existing development to 5 or more dwelling units</li> </ul>	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance. As part of those changes, the definitions of apartments and townhouses are proposed to now only apply to developments of 5 or more dwelling units. Therefore, the existing reference to 5 or more dwelling units in this section automatically includes apartments and	<ul style="list-style-type: none"> <li>As proposed, this section would apply to all developments with 5 or more dwelling units, including single detached residences. This section could be clarified that this applies to attached housing, or this section could be repealed and language on expansions could be added to K.C.C. 21A.14.080 and 090. K.C.C. 21A.14.080 and 090 already identify the housing types</li> </ul>

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				townhouses, which now no longer need to be called out separately. Relatedly, expansions for existing developments are proposed to be increased from 5 or more units for consistency with the existing standard for new developments and the new definitions for apartments and townhouses.	<p>that these provisions are subject to, and the language in this section is duplicative.</p> <ul style="list-style-type: none"> <li>The group residences category now includes additional uses (e.g., emergency supportive houses, interim housing, microshelters, etc.). Executive staff note that it is intended that K.C.C. 21A.14.080 and 090 apply to these new uses as well. This could be updated.</li> <li>K.C.C. 21A.14.070, .080. and .090 could be combined into one section.</li> </ul>
Section 118 21A.14.080	Substantive	Establishes standards for alleys, including for apartments and townhouses	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.	<ul style="list-style-type: none"> <li>This section would apply to emergency housing created in K.C.C. 21A.08.030. This is a policy choice.</li> <li>K.C.C. 21A.14.070, .080. and .090 could be combined into one section.</li> </ul>
Section 119 21A.14.090	Substantive	Establishes standards for building facades, including for apartments and townhouses	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.	<ul style="list-style-type: none"> <li>This section would apply to emergency housing created in K.C.C. 21A.08.030. This is a policy choice.</li> <li>The Council may wish to establish building façade standards in all zones, rather than when these housing types about R-1 through R-4 zones.</li> <li>Community Residential Facilities-I (CRF-I) are excluded from the provisions in K.C.C. 21A.14.080, but not in this section. This same exclusion could be added to this section.</li> <li>K.C.C. 21A.14.070, .080. and .090 could be combined into one section.</li> </ul>
Section 120 21A.14.160	Substantive	Establishes standards for new mobile home parks, including a density bonus for accommodating displaced mobile homes under the RDI program in K.C.C. Chapter 21A.34	Replaces refence to RDI program in K.C.C. Chapter 21A.34 with K.C.C. 21A.12.030	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. In this specific instance, the existing density bonus for accommodating displaced mobile homes under the RDI program is proposed to be retained and relocated to the densities and dimensions table in K.C.C. 21A.12.030.	<ul style="list-style-type: none"> <li>Mobile home parks may exceed the base density, up to the maximum density, if a mobile home unit is provided for each unit that is relocated from a closed mobile home park. Councilmembers may wish to allow more density for mobile home parks by establishing a maximum density without a relocation requirement.</li> </ul>
Section 123 21A.14.225	Substantive	Establishes requirements for hazardous liquid and gas transmission pipelines	Requires an equity impact review as part of an application for the siting new gas or hazardous liquid transmission pipelines	The equity impact review requirement is proposed to align with existing Comprehensive Plan requirements in policy F-332a (now F-303a). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.	<ul style="list-style-type: none"> <li>Council staff would note that the County is usually preempted from regulating transmission pipelines, and no permit would be required from the County. It's unclear how the equity impact review would be required, or any conditions added to the transmission pipeline construction to address equity impacts.</li> <li>Policy F-337 strictly prohibits any structures designed for human occupancy within hazardous liquid and gas transmission right-of-way. However, 21A.12.140 allows human-occupied structures that are not "normally" occupied within pipeline setbacks within regional utility corridors, and also allows any human-occupied structures to potentially locate there if meeting certain conditions. That Code section is</li> </ul>



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					<p>further contradicted by this section, which states first that utility structures not "normally" occupied are allowed, and then states that structures designed for human occupancy are never allowed.</p> <p>This policy could be changed to "should," or the Code could be amended to eliminate the allowances therein, or the policy could be removed if the policy intent is covered in the Code.</p>
Section 124 21A.14.280	Clarification	Establishes standards for rural industry development	Limits uses locating in the I zone in the rural area to those that would not require substantial investments in infrastructure, such as water, sewers, or transportation, or facilities that generate substantial volumes of heavy gross weight truck trips	To implement existing requirements in subsection-f of Comprehensive Plan policy R-514	<ul style="list-style-type: none"> <li>The KCCP language requires that industrial uses "be sized" to not require substantial investments in infrastructure. "Be sized" is not included in the Code language. "Be sized" potentially excludes other methods of reducing needs for infrastructure, such as energy efficiency or other types of efficiencies. Councilmembers could consider whether to add "be sized" here or remove it from the corresponding KCCP policy.</li> <li>The new language also may not be needed, given the other conditions that already exist, such as the limitations on floor area/lot ratio, impervious surface, landscaping, etc.</li> </ul>
Section 125 21A.14.330	Clarification	Requires subdivisions and short subdivisions in the RA zone to be recorded with a condition prohibiting any covenant the keeping of horses or other livestock	Replaces " keeping of horses or other livestock" with "agricultural and forestry activities"	To align with existing direction in subsection-a of Comprehensive Plan policy R-204	<ul style="list-style-type: none"> <li>The corresponding policy language says "farming and forestry," while this language is "agricultural activities and forestry activities." The Code allows for more uses as part of agricultural activities than the policy calls for.</li> </ul>
Section 128 21A.16.100	Substantive	Establishes alternative landscaping standards	Adds allowance for crops to replace required Type II or Type III landscaping in commercial, residential, or institutional developments	New allowance is proposed to align with existing Comprehensive Plan requirements in policy U-132a (now U-111a), which requires allowance of community gardens and urban agricultural throughout urban residential and commercial areas. This policy was adopted in 2016, but necessary implementing Code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.	<ul style="list-style-type: none"> <li>Emergency housing uses would be considered group residences as the Executive proposes them. They will be required to meet the requirements for "Attached/Group residences," which includes 10" of Type III landscaping along street frontages, 5-10' of Type II on interior lot lines, and 20 square feet of landscaping per parking stall. This is a policy choice.</li> <li>Any changes to where uses are located in the land use tables will result in changes in this section as well.</li> <li>Councilmembers may wish to expand the allowance for growing crops in landscaping areas, for instance by allowing crop growing in Type I landscaping or expanding the limit to more than 25%.</li> </ul>
Section 129 21A.18.030	Substantive	Establishes requirements for off-street parking	<ul style="list-style-type: none"> <li>Adds standards for duplexes, triplexes, and fourplexes</li> <li>Removes reference to "citizens"</li> <li>Adds standards for permanent supportive housing, recuperative housing, emergency supportive housing, interim housing, and micro shelter villages</li> </ul>	<p>Duplexes, triplexes, and fourplexes are proposed to be added to reflect new middle housing uses proposed to be created elsewhere in the ordinance.</p> <p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Permanent supportive housing, recuperative housing, emergency supportive housing, interim housing, and micro shelter villages are proposed to be added to reflect new middle housing uses proposed to be created elsewhere in the ordinance.</p>	<ul style="list-style-type: none"> <li>Duplexes, triplexes, and fourplexes require 1 parking stall per unit; whereas, apartments are required to provide between 1.2 and 2 parking stalls per unit, depending on bedroom number, and single detached/townhouses are required to provide 2 stalls. It is a policy choice whether to change the number of stalls to be consistent between these housing types.</li> <li>Councilmembers may wish to consider whether the proposed parking standards for emergency housing is appropriate.</li> <li>At E.6. there is a substantive change, where indoor bicycle storage would only be required to be provided if there were more than 5 dwelling units, rather than 2 dwelling units at it applies today. This is a policy choice.</li> </ul>

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Section 130 21A.18.050	Technical	Establishes exceptions for parking standards for certain types of development	Removes references to "citizens"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> <li>This section covers Community Residential Facilities and senior assisted housing. Sub A.1. could be revised to cover residents in both facilities, rather than only CRF residents.</li> </ul>
Section 131 21A.18.100	Substantive	Establishes requirements for pedestrian and bicycle circulation and access	<ul style="list-style-type: none"> <li>Requires bicycle facilities in all permitted nonresidential uses</li> <li>Requires sidewalks, walkways, and bicycle facilities to be accessible for all ages and abilities</li> <li>Replaces "non-motorized" with "pedestrian and bicycle"</li> <li>Clarifies that the standards can be waived for sites in the rural area or natural resource lands</li> </ul>	<p>Bicycle, sidewalk, and walkway standards are proposed to align with existing Comprehensive Plan requirements in policy U-171. This was adopted in the policies in 2016, but necessary implementing Code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. These changes are proposed in response to that mandate.</p> <p>Other changes are proposed to align with current terminology, consistent with existing intent.</p>	<ul style="list-style-type: none"> <li>At A.3, there is a new requirement for bicycle facilities to be provided at a level to "support anticipated bicyclist volumes..." (in part). The Executive indicates that volume this is determined by planning documents and the road standards, although it is not clear whether any of the documents and standards require an applicant to submit information on "anticipated bicycle volumes." This could be clarified.</li> </ul>
Section 132 21A.18.110	Substantive	Establishes standards for off-street parking design	Adds duplexes, triplexes, and fourplexes to the standards for single detached homes, except for tandem or end-to-end parking where they are added to the standards for apartments and townhouses	To reflect new middle housing uses proposed to be created elsewhere in the ordinance. In this case, the off-street parking requirements are proposed to align with that of single detached homes, rather than for apartments or townhouses (which is what they're currently regulated as), except for tandem or end-to-end parking. This is intended to be a reduced standard to provide an incentive to develop these middle housing times.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 133 21A.18.130	Substantive	Establishes requirements for compact car parking	Adds duplexes, triplexes, and fourplexes to the standards for apartments and townhouses	To reflect new middle housing uses proposed to be created elsewhere in the ordinance.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 135 21A.22.060	Substantive	Establishes site design standards for mining	Limits uses, buildings, structures, storage of equipment, and stockpile of materials to only those directly related to an approved mineral extraction use, reclamation plan, or materials processing use	In response to a 2022 Docket request and to help reduce impacts of mining operations	<ul style="list-style-type: none"> <li>This chapter also applies to fossil fuel facilities. Because the new conditions would prohibit any uses, buildings, etc. not directly related to a mineral extraction use, reclamation plan, or materials processing use, this would de facto prohibit all fossil fuel facilities. If the intent is to continue to allow fossil fuel facilities, they could be added to this list.</li> </ul>
Section 136 21A.24.045	Substantive	Establishes allowed alterations in critical areas, including removal of vegetation for fire safety in critical area buffers if in accordance with best management practices (BMPs) approved by the County	Replaces BMPs with standards in K.C.C. Chapter 16.82	To align with related to proposed clearing and grading code changes elsewhere in the ordinance	<ul style="list-style-type: none"> <li>Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix</li> </ul>
Section 137 21A.24.133	Substantive	Establishes standards for off-site mitigation for adverse impacts to critical areas	Removes reference to basin plans	To reflect the proposed repeal of basin plans in the ordinance	<ul style="list-style-type: none"> <li>Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix</li> </ul>
Section 138 21A.24.220	Clarification	Establishes standards for development in erosion hazard areas	Removes reference to Urban Planned Developments	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<ul style="list-style-type: none"> <li>Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix</li> </ul>
Section 139 21A.24.230	Substantive	Establishes areas regulated as flood hazard areas	Removes reference to basin plans	To reflect the proposed repeal of basin plans in the ordinance	<ul style="list-style-type: none"> <li>Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 140 21A.24.240	Clarification	Establishes standards for development in the zero-rise flood fringe	<ul style="list-style-type: none"> <li>- Removes references to Urban Planned Developments</li> <li>- Replaces "manufactured homes" with "mobile homes"</li> </ul>	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul> <p>Other changes to reflect current terminology</p>	<ul style="list-style-type: none"> <li>• Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix</li> </ul>
Section 141 21A.24.300	Substantive	Establishes standards for development in volcanic hazard areas, including limitations on apartments and townhouses	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in the ordinance.	<ul style="list-style-type: none"> <li>• Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix</li> </ul>
Section 142 21A.24.385	Clarification	Establishes applicability of the wildlife habitat network	Removes references to Urban Planned Developments and Fully Contained Communities	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<ul style="list-style-type: none"> <li>• Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix</li> </ul>
Section 143 21A.24.386	Clarification	Establishes standards for development in the wildlife habitat network	<ul style="list-style-type: none"> <li>- Removes references to Urban Planned Developments and Fully Contained Communities</li> <li>- Removes reference to K.C.C. 16.82.150</li> </ul>	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul> <p>Other changes to reflect the proposed repeal of K.C.C. 16.82.150 in the ordinance</p>	<ul style="list-style-type: none"> <li>• Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix</li> </ul>
Section 99 21A.06.1082C	Substantive	Defines "shoreline stabilization"	Distinguishes between structural and nonstructural stabilizations	The existing definition does not acknowledge nor define hard and soft shorelines. This distinction is important to clarify, because these two types of stabilization measures are regulated differently under State and County laws	<ul style="list-style-type: none"> <li>• The definition could be broken out into bullets to better identify the distinguish between "nonstructural" and "structural" shoreline stabilization.</li> </ul>
Section 144 21A.25.080	Substantive	Establishes sequencing of shoreline mitigation measures	Adds standards for a critical area report, when required by K.C.C. Chapter 21A.25	To align with similar requirements in K.C.C. 21A.24.100, which does not currently apply to shoreline regulations.	<ul style="list-style-type: none"> <li>• This new language concerns critical area reports, whereas this section concerns the prioritization of actions in the shoreline. This proposed language could be moved to a new section for critical areas reporting in the shoreline.</li> <li>• The critical area report requirements in this section do not match the requirements in K.C.C. 21A.24.100. These requirements only require the documentation of wetlands and aquatic areas, rather than all critical areas. Councilmembers may wish to make these</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
					reporting requirements account for the presence of all critical areas.
Section 145 21A.25.100	Substantive	Establishes allowed uses in the shoreline areas, including townhouses and apartments	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in the ordinance.	<ul style="list-style-type: none"> <li>• Duplexes, triplexes, and fourplexes would be treated the same as townhouses, apartments, mobile home parks, and cottage housing under the shoreline environment use table. This is a policy choice.</li> <li>• Condition 23 is about a water-dependent shoreline mixed-use development in the high intensity shoreline environment. It seems unlikely that plexes would be part of such a development. The Council may want to consider whether this condition should apply to all middle housing types.</li> <li>• Emergency housing created under K.C.C. 21A.08.030 would be allowed in the high intensity and residential shorelines. This is a policy choice.</li> </ul>
Section 146 21A.25.160	Substantive	Establishes standards for shoreline modifications, including for new shoreline stabilizations	Adds replacement shoreline stabilizations to the standards for new shoreline stabilizations	To add clarity of existing intent, consistent with state guidance and current practice	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
Section 147 21A.25.170	Substantive	Establishes standards for shoreline stabilizations	<ul style="list-style-type: none"> <li>- Clarifies that non-water dependent uses alone do not merit shoreline protection by shoreline stabilization</li> <li>- Adds relocation of structures and utilities as an action preferable to protection by shoreline stabilization</li> <li>- Removes lists of examples of structural and non-structural shoreline stabilization</li> <li>- Clarifies which types of development shoreline stabilization can be used (namely primary structures, new or existing water-dependent development or projects restoring ecological functions or remediating hazardous substance discharges)</li> <li>- Clarifies what kind of documentation needs to be provided to the County in order to show that shoreline stabilization is needed.</li> <li>- Clarifies that less impactful stabilization measures (like revegetation) are required to be used before more impactful stabilization measures (like bulkheads) can be used.</li> <li>- Clarifies that if a site already has a stabilization (like a bulkhead) and it is being replaced, the old stabilization structure has to be removed.</li> <li>- Clarifies standards for replacement shoreline stabilization</li> <li>- Clarifies that shoreline stabilizations should only be used to provide slope stabilization, not to create new lands.</li> <li>- Prohibits additional other common materials use in shoreline stabilization</li> </ul>	To improve clarity and better align with state guidance and reflect current practice.	<ul style="list-style-type: none"> <li>• This section could be clearer on the policy intent, which is to avoid and then minimize the amount of shoreline stabilization used to the extent possible.</li> <li>• The transmittal includes a list of when shoreline stabilization can be used, which covers nearly every type of development possible, making it appear that shoreline stabilization is almost always permitted. This section could be clarified to more easily identify that each item in this list has its own set of standards spelled out. State law (WAC 173-26-231) separates out the different instances when shoreline stabilization is permitted: 1) for existing primary structures, 2) for new water-dependent structures, 3) for nonwater-dependent structures, 4) restoration projects for ecological function/hazardous substance remediation projects, and 5) replacement shoreline stabilization.</li> <li>• This section could include language on how new development should avoid the use of shoreline stabilization where possible, consistent with state law and the Comprehensive Plan.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
			- Corrects the list of documents used to set standards for shoreline stabilization		
Section 148 21A.27.010	Technical	Establishes requirements for preapplication community meetings for new transmission support structures	Removes references to "citizens"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> <li>Executive staff indicate that there are not currently resources to update K.C.C. 21A.26 and 21A.27, and staff follow the federal guidance. If the Council wished to require an update to this section of Code, that could be done through a Work Plan action.</li> <li>The Council could also remove the changes to this section, so as not to make piecemeal changes.</li> </ul>
Section 149 21A.27.110	Clarification	Establishes standards for placement of antenna on existing or replacement structures within street, utility, or railroad rights-of-way, including standards for the rural area	<ul style="list-style-type: none"> <li>Clarifies the meaning of rural area</li> <li>Adds Natural Resource Lands</li> </ul>	To align with current terminology and changes made in the 2016 Comprehensive Plan, consistent with existing intent	<ul style="list-style-type: none"> <li>See comment at Section 148.</li> </ul>
Section 155 21A.28.140	Substantive	Establishes applicability of school concurrency standards	<ul style="list-style-type: none"> <li>Removes reference to Urban Planned Developments</li> <li>Removes application of concurrency standards to requests for multifamily zoning</li> <li>Removes reference to timing of vesting</li> <li>Removes references to "citizens"</li> <li>Removes outdated provisions</li> </ul>	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul> <p>Multifamily zoning is proposed to be removed because, according to WAC 365-196-840, "Concurrency describes the situation in which adequate facilities are available when the impacts of development occur, or within a specified time thereafter." An application for a rezone is too soon to meet this definition, and multifamily development projects are addressed later in section.</p> <p>Vesting timing is proposed to be removed because it is inconsistent with the vesting standards clarified in Potala Village Kirkland, LLC, v. City of Kirkland (2014).</p> <p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Other non-substantive changes made for clarity, consistency, and current context.</p>	<ul style="list-style-type: none"> <li>The Executive has proposed to add Binding Site Plans (BSPs) as an equivalent to preliminary plats. Under state law, they are not the same. BSPs do not provide any entitlement rights, unlike a preliminary plat. The Council may want to consider whether it is appropriate to include this.</li> <li>Executive staff note that emergency housing should be added to the list of exemptions from school concurrency, at C.1. and 3.</li> </ul>
Section 156 21A.28.XXX	Technical	n/a	Recodifies K.C.C. 21A.28.160 to follow K.C.C. 21A.28.140	To improve clarity by grouping related Code sections together	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 157 21A.28.160	Clarification	Establishes school concurrency standards	Non-substantive changes throughout	For clarity and consistency.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 158 21A.28.XXX	Technical	n/a	Recodifies K.C.C. 21A.28.150 to follow K.C.C. 21A.28.160 as recodified by this ordinance	To improve clarity by grouping related Code sections together	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 159 21A.28.150	Substantive	Establishes standards for findings., recommendations, and decisions for school concurrency	<ul style="list-style-type: none"> <li>- Removes reference to Urban Planned Developments</li> <li>- Removes "multifamily zoning"</li> <li>- Adds "binding site plans"</li> </ul>	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul> <p>Multifamily zoning is proposed to be removed because, according to WAC 365-196-840, "Concurrency describes the situation in which adequate facilities are available when the impacts of development occur, or within a specified time thereafter." An application for a rezone is too soon to meet this definition, and multifamily development projects is addressed later in the section.</p> <p>Binding site plans would also be applicable in this case.</p> <p>Vesting timing is proposed to be removed because it is inconsistent with the vesting standards clarified in Potala Village Kirkland, Llc, v. City of Kirkland (2014).</p> <p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Other non-substantive changes made for clarity, consistency, and current context.</p>	<ul style="list-style-type: none"> <li>• The Executive has proposed to add Binding Site Plans (BSPs) as an equivalent to preliminary plats. Under state law, they are not the same. BSPs do not provide any entitlement rights, unlike a preliminary plat. The Council may want to consider whether it is appropriate to include this.</li> </ul>
Section 160 21A.28.152	Substantive	Establishes requirements for submittal of school district capital facility plans	<ul style="list-style-type: none"> <li>- Clarifies elements of a school district's standards of service</li> <li>- Adds requirements for accounting reports on impact fees</li> <li>- Non-substantive changes throughout</li> </ul>	Edits throughout for clarity and to reflect current practice and/or existing intent	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
Section 161 21A.28.154	Substantive	Establishes requirements for review of school district capital facility plans by the School Technical Review Committee (STRC)	<ul style="list-style-type: none"> <li>- Requires that the chair of the STRC is the representative from the Department of Local Services</li> <li>- Establishes requirements for public noticing of STRC meetings</li> <li>- Establishes requirements for reporting on: 1) the outcomes of STRC meetings; and 2) analysis of school district capital facility plans, as required by this Code section</li> <li>- Removes reference to Urban Planned Developments</li> <li>- Non-substantive changes throughout</li> </ul>	<p>Edits throughout for clarity and to reflect current practice and/or existing intent.</p> <p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<ul style="list-style-type: none"> <li>• The STRC includes a position for Council staff. As this committee makes recommendations to the Executive, it may be more appropriate for the position to be shifted to a position in the Executive branch. The Executive has suggested that the Council position become an ex-officio position that isn't part of making any recommendations.</li> <li>• Sub-I would have a new report requirement added that would be transmitted as part of the school impact fee ordinance.</li> </ul>
Section 162 21A.28.156	Clarification	Establishes requirements for Council adoption of school district capital facility plans	<ul style="list-style-type: none"> <li>- Removes reference to Urban Planned Developments</li> <li>- Non-substantive changes throughout</li> </ul>	Edits throughout for clarity and to reflect current practice and/or existing intent.	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	
21A.30.020	Policy staff flag				<ul style="list-style-type: none"> <li>• Note: The Hearing Examiner annual report highlights an issue with the number of chickens allowed on a property, and whether roosters should be allowed.</li> </ul>
Section 163 21A.30.075	Clarification	Requires an interdisciplinary team to support review of livestock standards and management plans	Removes reference to basin plans	To reflect the proposed repeal of basin plans in the ordinance	<ul style="list-style-type: none"> <li>• Additional changes may be proposed under the CAO. If so, this section will be reviewed as part of the CAO matrix.</li> </ul>
Section 164 21A.30.080	Technical	Establishes requirements for home occupations in R, UR, NB, CB, and RB zones	Replaces "marijuana" with cannabis	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
Section 165 21A.30.085	Substantive	Establishes requirements for home occupations in Agricultural (A), Forest (F), and RA zones	<ul style="list-style-type: none"> <li>- Removes allowance for nonresident employees who report to the site but primarily provide services off-site</li> <li>- Updates references to North American Industrial Classification System (NAICS) codes to SIC codes</li> <li>- Replaces "marijuana" with cannabis</li> </ul>	<p>Change to employee standards is proposed as the current provision is not enforceable.</p> <p>NAICS codes are proposed to be removed to be consistent with the use tables in K.C.C. 21A.08 (which uses SIC codes).</p> <p>Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.</p>	<ul style="list-style-type: none"> <li>• The proposal to remove a limitation on home occupations that limited the number of employees who work off-site is a policy choice.</li> <li>• The conversion of NAICS to SIC codes are not a direct match. The Executive has suggested that: <ul style="list-style-type: none"> <li>○ At 5.a. SIC 55 be used instead of references to 551, 552, and 553. This would still exclude SIC 573 and 501.</li> <li>○ At 5.b. SIC 504, 506, 5734, and 5946 be added; This would exclude: SIC 762, 506, 609, 5735, 594, 5999, 737, 762.</li> <li>○ At 5.c., 50, 76, 51 would still be excluded.</li> </ul> </li> </ul>
Section 166 21A.30.090	Technical	Establishes requirements for home industries	- Replaces "marijuana" with cannabis	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
Section 100 21A.06.1275	Substantive	Defines "temporary use permit" (TUP)	Prohibits use of a TUP to construct or establish any permanent use, alteration, or structure	Clarifying edit to reflect existing intent; aligns with current requirement in K.C.C. 21A.44.020 that the TUPs are only for uses that are not otherwise allowed in the zone in which the use is proposed	<ul style="list-style-type: none"> <li>• It's a policy choice whether to prohibit site improvements and could be further clarified in the regulations.</li> </ul>
Section 167 21A.32.100	Substantive	Establishes when a TUP is required, including for uses not otherwise permitted in the zone and that can be made compatible for a period of up to 60 days per year	Replaces 60 days with 24 days	<p>The proposed reduction 24 days is intended to:</p> <ul style="list-style-type: none"> <li>- Align with existing parking requirements (K.C.C. 21A.18.120) for hard surfacing for any parking area used 30 or more days. More than 30 days, and drainage, impervious surface, parking lot standards for lighting, landscaping would get triggered, which would turn it into permanent improvements, inconsistent with the intended temporary nature of these uses.</li> <li>- Reflect that TUPs are already limited to 30-days or less due to other requirements, rural compatibility, and mitigating impacts.</li> <li>- Be consistent with the current 24day limit for winery, brewery, distillery uses under K.C.C. 21A.32.120.B.3.</li> </ul>	<ul style="list-style-type: none"> <li>• The proposed change to lower the number of days a temporary use may be permitted for, from 60 to 24 days per year, is a policy choice.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 168 21A.32.110	Substantive	Establishes exemptions from TUP requirements, including uses that do not exceed 2 days per calendar year	Limits exempt uses that occur 2 days out of the year to also not exceed 500 attendees and employees per day	To help manage the scale of and reduce impacts from uses exempt from TUPs	<ul style="list-style-type: none"> <li>The Executive proposes to limit temporary uses that don't exceed 2 days per year (and therefore don't require a TUP), to a maximum of 500 guests and employees. This exceeds the number of guests proposed to be allowed for a permitted temporary use, which would be limited to 250 guests. This is a policy choice. Council staff would also note that without a permit, it could be difficult to enforce this provision.</li> <li>The Council may want to consider whether a temporary use could be allowed for up to 3 days without a permit, so that it could operate Friday, Saturday, and Sunday.</li> </ul>
Section 169 21A.32.120	Substantive	Establishes standards for temporary uses, including: <ul style="list-style-type: none"> <li>- Limiting events to no more than 60 days per 365-day period</li> <li>- Allowing for annual renewals of TUPs for 5 consecutive years</li> </ul>	<ul style="list-style-type: none"> <li>- Changes 60 days to 24 days</li> <li>- Limits uses to no more than 4 days per month and no more than 3 days per week</li> <li>- Limits uses to only occur six months out of the year.</li> <li>- Annual TUP renewals are reduced to up to 4 years, and requires the use to demonstrate compliance with current development regulations with each renewal</li> </ul>	The proposed reduction to 24 days is intended to recognize that: <ul style="list-style-type: none"> <li>- Align with existing parking requirements (K.C.C. 21A.18.120) for hard surfacing for any parking area used 30 or more days. More than 30 days, and drainage, impervious surface, parking lot standards for lighting, landscaping would get triggered, which would turn it into permanent improvements, inconsistent with the intended temporary nature of these uses.</li> <li>- Reflect that TUPs are already limited to 30-days or less due to other requirements, rural compatibility, and mitigating impacts.</li> <li>- Be consistent with the current 24-day limit for winery, brewery, distillery uses under K.C.C. 21A.32.120.B.3.</li> </ul> <p>Changes for the number uses allowed per month and per week are intended to limit grouping of multiple events in short amount of time, such as having a use that occurs non-stop over the course of 24 consecutive days. This change would help limit intensity of events and associated impacts.</p> <p>Changes on number months per year that uses are allowed in is to limit, for example, an event that happens at the same time each month, every month of the year, for 5 years (as allowed for annual TUP renewals elsewhere in the chapter), which is more akin to a permanent use than a temporary one.</p> <p>Changes to renewal requirements are intended to increase oversight, to ensure impacts are appropriately accounted for, and ensure any applicable new regulatory requirements adopted after initial TUP approval are met.</p>	<ul style="list-style-type: none"> <li>The changes in this section are a policy choice.</li> <li>The new requirement that a renewal of a TUP meet current development regulations ignores the requirements of vested rights to an approved TUP. This language could be softened to recognize the requirements of D.3., which determines whether conditions have changed – if they have, then new conditions may be able to be applied.</li> </ul>
Section 170 21A.32.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.32 requiring temporary uses to: <ul style="list-style-type: none"> <li>- Be scaled based upon building occupancies, site area, access, and environmental considerations</li> <li>- Be limited to no more than 250 guests</li> <li>- Comply with building setback requirements</li> </ul>	To further condition temporary uses to ensure impacts are appropriately considered and limited, and to consolidate K.C.C. 21A.32.130 (parking) and K.C.C. 21A.32.140 (traffic control)	<ul style="list-style-type: none"> <li>The Executive proposes to limit temporary uses that don't exceed 2 days per year (and therefore don't require a TUP), to a maximum of 500 guests and employees. This exceeds the number of guests proposed to be allowed for a permitted temporary use, which would be limited to 250 guests. This is a policy choice. Executive staff indicate that the intent was that there is no limit currently on size of the two exempt events or uses.</li> </ul>



Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
			- Adequately provide for temporary sanitary facilities; potable water; vehicle parking, access, and traffic control; accessibility for persons with disabilities, and noise compliance		<ul style="list-style-type: none"> <li>Executive staff also note that "non-resident employees" should be added to the 250-person limitation in this section.</li> </ul>
Section 171 21A.32.180	Substantive	Allows for temporary real estate offices in new residential developments, including apartments	<ul style="list-style-type: none"> <li>Adds duplexes, triplexes, and fourplexes</li> <li>Adds townhouses</li> </ul>	<p>To reflect new middle housing uses proposed to be created elsewhere in the ordinance.</p> <p>Townhouses are added for consistency as fee simple townhouse development can also be permitted through a formal subdivision or binding site plan process.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.Gg 21A.32.130	Substantive	Adopts parking standards for TUPs	Repealed	Standards are consolidated in new proposed section in K.C.C. Chapter 21A.32.	<ul style="list-style-type: none"> <li>No issues with this repeal, provisions are covered in Section 170.</li> </ul>
Section 222.Hh 21A.32.140	Substantive	Adopts traffic control standards for TUPs	Repealed	Standards are consolidated in new proposed section in K.C.C. Chapter 21A.32.	<ul style="list-style-type: none"> <li>No issues identified with this repeal, provisions are covered in Section 170.</li> </ul>
Section 172 21A.32.220	Substantive	Establishes standards for conversion of historic buildings, including for apartments	<ul style="list-style-type: none"> <li>Adds duplexes, triplexes, and fourplexes</li> <li>Adds townhouses</li> </ul>	<p>To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.</p> <p>Townhouses are added to align with an existing allowance in K.C.C. 21A.08.030 for townhouses to occur in historic buildings in certain circumstances</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 173 21A.32.250	Technical	Requires an odor management plan for recreational marijuana production and processing facilities	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 174 21A.37.010	Substantive	Establishes the purpose of the TDR program, including to incentivize preservation of rural, resource, and urban separator lands	<ul style="list-style-type: none"> <li>Adds other eligible urban lands to lands incentivized for preservation</li> <li>Clarifies that when "conservation easement" is used throughout the chapter, it also includes other similar encumbrances</li> </ul>	<p>Proposed changes would reflect that urban sites, other than just urban separators, are also currently eligible in certain conditions.</p> <p>Clarification of conservation easement is intending to capture existing intent, where the current code inconsistently includes "other similar encumbrances" along with "conservation easements." This statement would both streamline the repetitive references and correctly apply it in all instances.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 175 21A.37.030	Substantive	Establishes standards for TDR receiving sites, including: <ul style="list-style-type: none"> <li>Allowing density increases up to maximum densities for short subdivisions</li> <li>Requiring a subarea study to evaluate impacts for formal subdivisions using TDRs to go above base density</li> </ul>	<ul style="list-style-type: none"> <li>Clarifies that both short subdivisions and formal subdivisions can increase density up to maximum densities</li> <li>Replaces subarea study requirement with review and determination by the Hearing Examiner</li> </ul>	<p>Applying maximum densities to both short and formal subdivisions reflects existing intent.</p> <p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and the Code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary. In this case, of TDRs, the study requirement is redundant to existing reviews that occur as part of departmental review of subdivision applications. So, the additional study requirement is proposed for removal. However, the Code is also proposed be updated to ensure that review of the subdivision application by the Hearing Examiner would</p>	<ul style="list-style-type: none"> <li>Snoqualmie Pass should be added here as an eligible receiving site to match the Executive's intent.</li> <li>Rural towns meeting the requirements of inclusionary housing chapter should be added as a receiving site to match the Executive's intent.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 176 21A.37.040	Substantive	<p>Establishes standards for calculating TDRs, including:</p> <ul style="list-style-type: none"> <li>- Deducting areas associated with existing development</li> <li>- Not including fractional development rights in final development rights available for transfer</li> <li>- Allowing determinations of square footage or acreage by the Assessor's Office or by a survey paid for by the applicant and prepared by a licensed surveyor</li> <li>- Requiring the Department of Local Services to calculate the square footage or acreage</li> <li>- Allowing sites designated as urban separator and with R-1 zoning to have a base density of 4 dwelling units per acre for TDR sending site purposes</li> <li>- Setting calculations for F zoned sites</li> <li>- Allowing certain RA, A, and F zoned lands to send 1 TDR for every legal lot larger than 5,000 square feet</li> </ul>	<ul style="list-style-type: none"> <li>- Requires that, when deducting areas for existing development, this is only when the development is allowed to remain as established in the TDR conservation easement for the site</li> <li>- Removes reference to "other similar encumbrances"</li> <li>- Allows for fractional development rights next largest whole number if the calculation results in a fraction of 0.5 or greater or shall be rounded down to the next smallest whole number if the calculation results in a fraction less than 0.5</li> <li>- Adds using geographic information system (GIS) mapping for determinations of square footage or acreage</li> <li>- Clarifies that TDR program staff calculate, and the Department of Local Services confirms, the square footage or acreage</li> <li>- Allows for either sites designated as urban separator or sites with R-1 zoning to have a base density of 4 dwelling units per acre for TDR sending site purposes</li> <li>- Allows a bonus TDR for F zoned sites if participating in the County's carbon credit program</li> <li>- Allows for a bonus TDR for vacant marine shoreline sites without armoring or bulkheads</li> <li>- Clarifies that a RA, A, and F zoned sending site with existing or proposed dwelling unit would not get the allowed 1 TDR</li> </ul>	<p>need to include a finding that the use of TDRs doesn't create additional, unmitigated impacts.</p> <p>Standards for existing development that can remain are proposed to improve clarity and align with existing practice.</p> <p>"Other similar encumbrances" is proposed to be removed to align with standard language proposed in K.C.C. 21A.37.010.</p> <p>Fractional changes are proposed to more closely align TDR allocation with density allocations. Under current TDR calculations, a RA-5 zoned 19.9 acre site would get 3 TDRs. But, if developed under the base densities established in K.C.C. Chapter 21A.12, the site could get 4 dwelling units. The proposed new calculation would allow for as many TDRs as there are possible developable dwelling units; in this example, the site would now be eligible for 4 TDRs.</p> <p>GIS proposed to be added as another applicable tool to determine site size, consistent other existing allowances elsewhere in this section.</p> <p>Proposed clarifications for departmental roles would align with current practice.</p> <p>The proposed R-1 base density allowance would align with existing allowance in Comprehensive Plan policy U-120.</p> <p>The bonus TDR proposed for F zoned lands intends to encourage enrollment in the County's carbon credit program, which has co-beneficial outcomes consistent with the goals of the TDR program and further advances climate change and greenhouse gas reduction goals.</p> <p>The bonus TDR proposed for marine lands is intended to incentivize the protection of shoreline that is in a more natural state, which have benefits for salmonids and in turn endangered orcas.</p> <p>TDRs calculations for RA, A, and F zoned sites are proposed to be clarified to align with existing intent</p>	<ul style="list-style-type: none"> <li>• The proposal includes allowing an additional TDR per legal lot for vacant marine shoreline sending sites without armoring or bulkheads. "Armoring or bulkheads" could be revised to use a defined term, "hard shoreline stabilization".</li> <li>• Currently, KCCP policy R-316, a "shall" policy, only allows R-1 properties to be sending sites if they are designated Urban Separator. KCCP policy U-120, a "should" policy, states that R-1 properties designated "urban residential low" should allow for a certain TDR density, although this is not currently allowed under R-316 or this Code section. The change to allow R-1 properties designated "urban residential, low" to be TDR sending sites is a policy choice.</li> <li>• There is a proposed new bonus TDR for F zoned sites if participating in the County's carbon credit program. While not explicitly stated in the program's regulations (K.C.C 18.35), the program is tailored to, and currently only is used on, King County-owned properties, though Executive staff indicate that the program may be expanded to private properties in the future. Generally, publicly owned properties are prohibited from being sending sites. Executive staff have requested the Code be changed to allow public properties participating in the carbon credit program to be allowed sending sites.</li> </ul>
Section 177 21A.37.050	Substantive	<p>Establishes development limitations for TDR sending sites, including requiring areas reserved for residential development be equal to minimum lot size requirements</p>	<p>Limits the reserved residential area to no more than the minimum lot size</p>	<p>To allow the reserved residential areas to be sized for maximizing conservation benefit</p>	<ul style="list-style-type: none"> <li>• The proposed change could be interpreted to allow rural properties to be below the minimum lot size in exchange for a larger conservation easement as part of the TDR program. Executive staff indicate this is not the intent.</li> <li>• The density and dimensions table could be updated to clarify that minimum lot size does not apply when this provision is applicable.</li> </ul>
Section 178 21A.37.060	Substantive	<p>Establishes documentation requirements for TDR sending sites</p>	<ul style="list-style-type: none"> <li>- Removes requirement for a notice on title</li> <li>- Removes prohibition on imposing standards that exceed Title 222 WAC</li> </ul>	<p>Proposed notice change reflects current practice and that conservation easements is not used in all instances.</p> <p>Title 222 WAC is the Forest Practices Act. This is proposed to be removed from the TDR standards to</p>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				retain the ability to purchase conservation easements that from F zone properties that increase carbon sequestration benefit and habitat values by implementing restrictions such as extended rotations, bigger buffers, etc.	
Section 179 21A.37.070	Substantive	Establishes the Interagency Review Committee for qualification of TDR sending sites	Removes reference to "other similar encumbrances"	"Other similar encumbrances" is proposed to be removed to align with standard language proposed in K.C.C. 21A.37.010.	<ul style="list-style-type: none"> <li>Subsections A and B are about very different aspects of the TDR program and as such potentially could be separate sections.</li> </ul>
Section 180 21A.37.080	Clarification	Establishes the transfer process for TDRs	Non-substantive changes throughout	Changes are proposed to improve clarity and consistency	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 181 21A.37.100	Substantive	Establishes the purpose of the TDR bank, including: <ul style="list-style-type: none"> <li>- Listing eligible sending sites</li> <li>- Limiting use of TDR bank purchases to receiving sites in cities and the urban unincorporated area</li> </ul>	<ul style="list-style-type: none"> <li>- Replaces listing of rural, agricultural, forest, and some urban areas as sending sites with a reference K.C.C. 21A.37.020</li> <li>- Clarifies that limitations on receiving sites using TDR bank purchases do not apply to TDRs used for affordable housing developments in K.C.C. 21A.37.130</li> <li>- Adds Snoqualmie Pass Rural Town to the areas eligible as receiving sites for TDR bank purchases</li> </ul>	<p>The proposed cross reference to K.C.C. 21A.37.020 would remove redundant language and improve consistency with existing allowances.</p> <p>Applicability to use of TDRS in affordable housing developments reflects existing intent.</p> <p>The proposed Snoqualmie Pass Rural Town addition would reflect a related proposed change in K.C.C. 21A.08.030.B.19 to allow use of Transfer of Development Rights to develop a duplex on a substandard lot that could otherwise build a single-detached home and a detached ADU.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 182 21A.37.110	Technical	Addresses TDR bank purchases and expenditures	Technical correction	Technical clean-up	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 183 21A.37.120	Clarification	Addresses administration of the TDR bank	Removes reference to "fee simple acquisitions"	"Fee simple acquisitions" is proposed to be removed to align with standard language proposed in K.C.C. 21A.37.010.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 184 21A.37.130	Substantive	Addresses TDR bank sales	<ul style="list-style-type: none"> <li>- Removes requirement that the bank only sell TDRs in whole increments</li> <li>- Removes requirement for a 10% down payment</li> <li>- Non-substantive changes throughout</li> </ul>	<p>The whole increment requirement is proposed to be removed to address situations where the bank would need to sell a half of a rural TDR to add an increment of one unit to a project. The removal would have no detrimental effect, aside from the bank being stuck with a 0.5 rural TDR, which can only be used in this way.</p> <p>The down payment requirement is proposed to be removed to reflect current practice.</p> <p>Changes are proposed throughout to improve clarity and consistency.</p>	<ul style="list-style-type: none"> <li>With the proposed inclusionary housing changes, inclusionary housing would cover all urban R-4 through R-48 sites, as well as R-4 through R-48 sites in Snoqualmie Pass Rural Town, thus superseding the TDR for affordable housing program in those areas. A.2.c.(2) of this section should be deleted accordingly as there would no longer any sites meeting that description.</li> </ul>
Section 185 21A.37.140	Clarification	Establishes requirements for use of TDRs sold from the bank for incorporated receiving sites	Non-substantive changes throughout	Changes are proposed to improve clarity and consistency	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 186 21A.37.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.37 allowing the TDR bank to collect a fee-in-lieu of selling TDRs from the TDR bank when TDR inventory is unavailable	Proposes to allow for payment to the TDRs bank in-lieu of TDR purchase when sufficient TDR inventory is not available. Fee-in-lieu TDRs would allow the TDR bank to bridge gaps when inventory is low and eliminate the risk of turning away developers with desires to build more homes, particularly as the inclusionary housing program (with associated TDR elements) is proposed to be expanded to other geographies as part of this proposed ordinance.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 187 21A.37.XXX	Clarification	n/a	Adds a new section to K.C.C. Chapter 21A.37 requiring biennial reporting on the TDR program	As part of the 2024 Comprehensive Plan, all of the 2016 Comprehensive Plan Work Plan action items are proposed to be removed and replaced with the 2024 Work Plan. One of the 2016 Work Plan actions required review of the TDR program and associated annual reporting. With the proposed removal of the annual reporting requirement as part of just the 2016 Work Plan, this code change would make regular reporting on the TDR program permanent. The due dates and frequency of reporting is proposed to be updated to better align with current resources.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.Qq 21A.37.055	Substantive	Allows urban TDR receiving site projects to count the "reduction" of greenhouse gas emissions resulting from the purchase of the rural TDRs to be deducted from the calculation of the sending site's greenhouse gas emissions	Repealed	New scientific analysis suggests this is very variable and isn't necessarily a carbon positive scenario in all cases.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 47 20.22.180	Substantive	Establishes requirements for Hearing Examiner review of proposed preliminary plats	Adds a new condition for subdivisions using Transfer of Development Rights (TDRs) to exceed base density, requiring confirmation that the additional density would not create unmitigated impacts beyond those created by development at base density	Aligns with proposed change in K.C.C. 21A.37.030, which currently requires a subarea study to analyse impacts of subdivisions using Transfer of Development Rights to exceed base density. "Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and the Code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are proposed to be replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition proposed to be removed, as it is no longer necessary. In this case of TDRs in subdivisions, the study requirement is redundant to existing reviews that occur as part of departmental review of subdivision applications. So, the additional study requirement is proposed for removal. However, the TDR regulations in K.C.C. 21A.37.030 are also proposed to be updated to ensure that review of the subdivision application by the Hearing Examiner would need to include a finding that the use of TDRs doesn't create additional, unmitigated impacts. This proposed change in K.C.C. 20.22.180 would reflect that requirement in the Hearing Examiner Code as well.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 188 21A.38.030	Clarification	Establishes general provisions for property-specific development standards	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 189 21A.38.050	Clarification	Establishes the pedestrian-oriented Special District Overlay (SDO)	Non-substantive changes throughout	Changes are proposed to improve clarity and consistency and to align with other non-substantive changes elsewhere in the ordinance	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 190 21A.38.120	Substantive	Establishes the wetland management area SDO (SO-180)	Removes references to basin plans	To reflect the proposed repeal of basin plans in the ordinance	<ul style="list-style-type: none"> <li>Additional changes may be proposed under the CAO. If so, this section will be reviewed as part of the CAO matrix.</li> </ul>
Section 191 21A.38.150	Substantive	Establishes the groundwater protection SDO, including: <ul style="list-style-type: none"> <li>- Setting standards for commercial and industrial development within the SDO, and listing which uses are considered commercial and industrial development</li> <li>- Prohibiting certain uses from being permitted in the SDO</li> </ul>	<ul style="list-style-type: none"> <li>- Updates uses that are considered commercial and industrial development</li> <li>- Removes many of the uses listed as commercial and industrial development</li> </ul>	<p>Updates uses that are considered commercial and industrial development to align with current terminology in the use tables and other related proposed changes in the ordinance.</p> <p>Other amendments are proposed to align with the recommendations in the Vashon-Maury Island P-Suffix Conditions Report transmitted as part of the supporting materials to the ordinance.</p> <ul style="list-style-type: none"> <li>- Vashon-Maury Island does not have any RB zoned parcels. Therefore, any prohibited uses in the SDO that are only permitted in the RB zone can be removed.</li> <li>- According to K.C.C. 21A.08.080.B.11 and 21A.08.100.B.15, I zoned sites located outside the Urban Growth Area, uses shown as a conditional or special use are prohibited. Vashon-Maury Island is located outside of the Urban Growth Area. Due to these uses already being prohibited on the Island, the regulations are redundant and can be removed from the SDO.</li> <li>- Other changes are made to align with current allowed terminology in the use tables.</li> <li>- None of these changes have any substantive effect on what uses are allowed within the SDO. They improve clarity and consistency with the rest of the Code.</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 192 21A.43.030	Substantive	Establishes standards for calculating impact fees, including for apartments and townhouses	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in the ordinance.	<ul style="list-style-type: none"> <li>Councilmembers may wish to add "cottage housing" along with duplexes, triplexes, and fourplexes as a multifamily housing type.</li> <li>Additional changes may be made to this section with changes needed as a result of SB 5258.</li> </ul>
Section 193 21A.43.050	Clarification	Establishes standards for assessment of impact fees	Removes references to Urban Planned Developments and "PUDs"	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul> <p>PUDs is outdated language.</p>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 194 21A.43.070	Clarification	Establishes standards for adjustments, exceptions, and appeals of impact fees	<ul style="list-style-type: none"> <li>- Removes references to "citizens"</li> <li>- Removes references to Urban Planned Developments and "PUDS"</li> </ul>	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> <li>Executive staff note that "emergency housing" should be added to A.3.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul> <p>PUDs is outdated language.</p>	
21A.43.080	Policy staff flag	Establishes exemption or reduction of school impact fees for affordable housing			<ul style="list-style-type: none"> <li>• Executive staff note that permanent supportive housing should be added to A.</li> <li>• The language in this section is not consistent with the RCW requirements. It could be updated to be consistent.</li> <li>• This section may be updated as part of changes in SB 5258. The Executive is planning to transmit those changes separately.</li> </ul>
Section 195 21A.44.020	Substantive	Establishes decision criteria for TUPs	<ul style="list-style-type: none"> <li>- Requires temporary uses in resource zones to be consistent with Comprehensive Plan policies addressing rural character, natural resource lands, and compatibility</li> <li>- Requires temporary uses in the rural area to be consistent with Comprehensive Plan policies addressing rural character, natural resource lands, and compatibility</li> <li>- Requires temporary uses to be with open space taxation or Farm and Agricultural Current Use taxation requirements for applicable sites</li> </ul>	New conditions are proposed to ensure consistency with: 1) Comprehensive Plan mandates to protect the rural area and natural resource lands; and 2) requirements for site enrolled in the open space taxation or Farm and Agricultural Current Use taxation programs	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
Section 196 21A.44.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.44 regulating developments using a community on-site sewage system (OSS) or large on-site sewage system (LOSS) in the Rural Area and Natural Resource Lands	These proposed provisions are needed to implement existing and proposed requirements in Comprehensive Plan policy F-262 and ensure protection of rural character and natural resource lands	<ul style="list-style-type: none"> <li>• This section would limit the construction of new large/community on-site septic systems to areas where individual septic systems are failing and would require they serve existing structures and lots. Large/community on-site septic systems would also be required to be managed by a public agency, could not be used as a basis to exceed base density, and commercial and residential systems would have to serve their respective uses, meaning a residential system could not serve new commercial uses and commercial systems could not serve a non-commercial zone. Under this proposal, new construction would not have the option of building a shared system and would have to rely on individual systems. This is a policy choice.</li> </ul>
Section 197 21A.XX.XXX	Substantive	n/a	Adds a new chapter in K.C.C. 21A governing emergency housing uses	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	
Section 198 21A.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 21A.XX establishing the purpose of this new emergency housing chapter	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> <li>• See Emergency and Supported Housing Write-Up.</li> </ul>
Section 199 21A.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 21A.XX establishing permit application requirements for emergency housing uses	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> <li>• See Emergency and Supported Housing Write-Up.</li> </ul>
Section 200 21A.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 21A.XX establishing requirements for safe parking sites	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> <li>• See Emergency and Supported Housing Write-Up.</li> </ul>
Section 201 24.08.010	Substantive	Establishes general standards for the definitions adopted in K.C.C. Chapter 24 (Housing and Community Development)	Incorporates definitions from K.C.C. 21A.06	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				options and to address the potential impacts to neighborhoods This proposed addition supports those changes by allowing for applicable new emergency housing definitions proposed in K.C.C. 21A.06 to apply in K.C.C. Title 24.	
Section 202 24.08.XXX	Substantive	n/a	Adds a new section in K.C.C. 24.08 adopting a definition for "rotating shelter"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This proposed definition supports those changes	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 203 24.XX.XXX	Substantive	n/a	Adds a new chapter in K.C.C. 24 governing emergency housing uses	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 204 24.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 24.XX establishing the purpose of this new emergency housing chapter	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 205 24.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 24.XX establishing standards for recuperative housing	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 206	Substantive	n/a	Adds a new section in K.C.C. 24.XX	Under the GMA, King County must complete a Housing	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>



Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
24.XX.XXX			establishing standards for emergency shelters	Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	
Section 207 24.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 24.XX establishing standards for emergency supportive housing and interim housing	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 208 24.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 24.XX establishing standards for microshelters	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 209 24.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 24.XX establishing standards for safe parking sites	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> <li>See Emergency and Supported Housing Write-Up.</li> </ul>
Section 210 21A.48.010	Substantive	Establishes the purpose and applicability of inclusionary housing regulations, including to provide requirements and voluntary incentives for affordable housing development in Skyway-West Hill and North Highline	Expands the voluntary provisions of the inclusionary housing regulations to sites in unincorporated areas served by sewers and with R-4 through R-48, NB, CB, RB, and O zoning	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives	<ul style="list-style-type: none"> <li>B.3. could be updated to reflect that 21A.48.070 will only apply in Skyway-West Hill and North Highline, and 21A.48.080.A.2. only applies to mandatory inclusionary housing areas.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				<p>in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. The geographies and proposed zones that this is proposed to apply to are the same as in the current RDI program; this would include all urban unincorporated areas and the Rural Towns of Vashon and Snoqualmie Pass. Fall City Rural Town would not be included because it is not served by sewers.</p> <p>The current Inclusionary Housing program in K.C.C. 21A.48.010 and 21A.48.020 includes mandatory inclusionary housing elements for the UAC portions of Skyway-West Hill and North Highline. These proposals would not expand the mandatory elements of the program to elsewhere in Skyway-West Hill, North Highline, or the other new proposed eligible communities; this is intended to reflect the higher displacement risk in UAC areas of Skyway-West Hill and North Highline as documented in the Skyway-West Hill and North Highline Anti-Displacement Strategies Report. The 2024 Comprehensive Plan proposes a new Work Plan action item that would evaluate whether to expand the mandatory inclusionary housing elements to any of these other areas. These Code sections may be amended further in the future, pending on the outcome of that evaluation.</p>	
Section 211 21A.48.030	Substantive	Establishes the affordable housing requirements for the voluntary portion of the Inclusionary Housing program, including applying to the areas of Skyway-West Hill and North Highline outside of their respective UACs	<ul style="list-style-type: none"> <li>- Expands the voluntary provisions of the inclusionary housing regulations to sites served by sewers and with R-4 through R-48, NB, CB, RB, and O zoning</li> <li>- Limits the density bonuses in Vashon Rural Town to developments that provide 100% affordable developments and prohibits the use of the additional density bonus if TDRs are purchased</li> </ul>	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. The geographies and proposed zones that this is proposed to apply to are the same as in the current RDI program; this would include all urban unincorporated areas and the Rural Towns of Vashon and Snoqualmie Pass. Fall City Rural Town would not be included because it is not served by sewers. The limitations on density bonuses for Vashon Rural Town are proposed to: 1) align with the current 100% affordable project requirements to receive density bonuses under in SDO SO-270 that is also proposed for repeal as part of this transition; 2) ensure better compatibility with existing development; and 3) support</p>	<ul style="list-style-type: none"> <li>• Council may want to consider whether the Vashon Rural Town provisions, which only allows for bonus density if the project is 100% affordable, meets the Council's policy goals. The existing SDO (being repealed by this ordinance) had this same requirement and did not result in any affordable units being constructed.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				the most critical housing needs, in response to with public input.	
Section 212 21A.48.040	Substantive	Establishes standards for calculating affordable units for the purposes of the Inclusionary Housing program	<ul style="list-style-type: none"> <li>- Clarifies that base density may also be set in p-suffixes and/or SDOs</li> <li>- Clarifies that maximum density may also be set in p-suffixes and/or SDOs</li> </ul>	Clarifying edits to reflect existing intent	<ul style="list-style-type: none"> <li>• The Council may want to consider whether the changes here meet the Council's policy goals. There are a few P-suffix conditions that have limitations on density that could be impacted by this new language. A lower density requirement in a property-specific development condition could lead to less affordable housing being constructed than would be allowed under the inclusionary housing provisions.</li> </ul>
Section 213 21A.48.050	Substantive	Establishes standards for affordable dwelling units and dimensional standards for the purposes of the Inclusionary Housing program, including height limits for properties in North Highline subject to p-suffix NH-P04	Adds height limitations for Snoqualmie Pass (65 feet) and Vashon (30 feet) Rural Towns.	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition.</p> <p>As part of the expanded Inclusionary Housing program to other areas of the County, this includes the Rural Towns of Snoqualmie Pass and Vashon, in addition to urban unincorporated communities. The current Inclusionary Housing program offers height bonuses, in addition to density bonuses, when affordable housing is provided. The proposed height limitations for the Rural Towns reflect that it is not appropriate to have the same height bonuses as urban areas. Vashon also has property-specific development conditions for CB zones that already limit heights in the Rural Town, which this change is intended to be align with and apply more broadly for consistency throughout the Rural Town.</p>	<ul style="list-style-type: none"> <li>• There are other P-suffix and SDO conditions that may differ from the height allowances in this section and have unintended consequences when trying to apply the inclusionary housing requirements. The Council may want to consider whether to address those differing height allowances as part of this update.</li> </ul>
Section 214 21A.48.060	Substantive	Establishes requirements for permit issuance for projects under the Inclusionary Housing program, including requirements for community preference and affirmative marketing reports	Limits community preference and affirmative marketing reports only to developments as applicable in K.C.C. 21A.48.070	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition.</p> <p>As part of the expanded Inclusionary Housing program to other areas of the County, this includes the Rural Towns of Snoqualmie Pass and Vashon, in addition to urban unincorporated communities. The current</p>	<ul style="list-style-type: none"> <li>• Although the inclusionary housing program is proposed to expand to the R-4 through R-48 zones, NB, CB, RB, and O zones in the urban area and rural town, community preference and affirmative marketing reports would not be required in these new areas. They would only be required for only developments within Skyway-West Hill and North Highline. This is a policy choice.</li> <li>• There is a Work Plan action to look at mandatory inclusionary housing and community preference requirements countywide.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				<p>Inclusionary Housing program in K.C.C. 21A.48.070 requires community preference and affirmative marketing plans. This ordinance proposes to limit that requirement to only Skyway-West Hill and North Highline and to not expand the requirement to the other communities eligible for the program as proposed by this ordinance, to reflect the higher displacement risk in Skyway-West Hill and North Highline as documented in the Skyway-West Hill and North Highline Anti-Displacement Strategies Report. The 2024 Comprehensive Plan proposes a new Work Plan action item that would evaluate whether to expand the community preference and affirmative marketing elements to the other communities. This Code section may be amended further in the future, pending on the outcome of that evaluation.</p>	
<p>Section 215 21A.48.070</p>	<p>Substantive</p>	<p>Establishes requirements community preference and affirmative marketing plans</p>	<p>Limits community preference and affirmative marketing plans to developments only in Skyway-West Hill and North Highline</p>	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition.</p> <p>As part of the expanded Inclusionary Housing program to other areas of the County, this includes the Rural Towns of Snoqualmie Pass and Vashon, in addition to urban unincorporated communities. The current Inclusionary Housing program in K.C.C. 21A.48.070 requires community preference and affirmative marketing plans. This ordinance proposed to limit that requirement to only Skyway-West Hill and North Highline and to not expand the requirement to the other communities eligible for the program as proposed by this proposed ordinance, to reflect the higher displacement risk in Skyway-West Hill and North Highline as documented in the Skyway-West Hill and North Highline Anti-Displacement Strategies Report. The 2024 Comprehensive Plan proposes a new Work Plan action item that would evaluate whether to expand the community preference and affirmative marketing elements to the other communities. This Code section may be amended further in the future, pending on the outcome of that evaluation.</p>	<ul style="list-style-type: none"> <li>Although the inclusionary housing program is proposed to expand to the R-4 through R-48 zones, NB, CB, RB, and O zones in the urban area and rural town, community preference and affirmative marketing reports would not be required in these new areas. They would only be required for only developments within Skyway-West Hill and North Highline. This is a policy choice.</li> </ul>
<p>Section 216 21A.48.080</p>	<p>Substantive</p>	<p>Allows for alternative compliance to Inclusionary Housing regulations, including allowing for payment to the County in lieu of constructing affordable housing units, which would then be used to create affordable housing units within the same community service area subarea geography that the development occurs in</p>	<p>Limits the fee-in-lieu allowance to developments subject to the mandatory inclusionary housing provisions of this chapter</p>	<p>The proposed change would allow for alternative compliance for development proposals that would not otherwise be able to be developed unless affordable housing is provided as required by the Inclusionary Housing program. This is not appropriate for developments subject to the voluntary provisions of the</p>	<ul style="list-style-type: none"> <li>The proposed changes would limit the ability to use in-lieu fees for affordable housing to only those properties in the mandatory inclusionary housing areas (the unincorporated activity centers in North Highline and Skyway-West Hill). Those in the voluntary areas would not be able to pay in-lieu fees. This is a policy choice.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				chapter, which would still be able to develop under base densities and would only be subject to the requirements of the Inclusionary Housing program if they <i>choose</i> to go above base density.	<ul style="list-style-type: none"> <li>The proposed changes to the four-to-one program in section 40 would allow for off-site alternative compliance by reference to this section.</li> <li>The public rule called for under D. of this section has not been completed. Executive staff indicate is under development.</li> </ul>
Section 221 21A.55.101	Substantive	Adopts the Sustainable Communities and Housing demonstration project, including adoption of the following eligible sites: <ul style="list-style-type: none"> <li>White Center Workshop in North Highline</li> <li>Brooks Village in Skyway-West Hill</li> <li>Kit's Corner in East Federal Way</li> </ul>	Removes Kit's Corner as an eligible site	Consistent with recommendations of a related Area Zoning and Land Use Study, Kit's Corner is not appropriate for affordable housing development and thus should not be part of the demonstration project.	<ul style="list-style-type: none"> <li>This Code section was first adopted in 2009 and has language that could be difficult to administer. Executive staff indicate that there is interest in this demonstration project, at a project called Brooks Village. The Council may want to consider whether the language is clear enough to easily administer.</li> </ul>
Section 222.Qqq n/a	Substantive	Adopts Kit's Corner as an eligible site for the Sustainable Communities and Housing demonstration project	Repealed	Consistent with recommendations of a related Area Zoning and Land Use Study, Kit's Corner is not appropriate for affordable housing development and thus should not be part of the demonstration project.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.A 14.70.300	Clarification	Exempts determinations of concurrency from SEPA review	Repealed	This is inconsistent with state law	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.B 16.82.150	Technical	Establishes clearing standards for individual lots in the rural zone	Repealed	Reflects court rulings and current case law, as directed by 2016 Comprehensive Plan Work Plan Action 5	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.C 16.82.151	Technical	Addressing relocation of undeveloped area in adjacent lots	Repealed	Reflects court rulings and current case law, as directed by 2016 Comprehensive Plan Work Plan Action 5	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.D 16.82.152	Technical	Establishes clearing standards for subdivisions and short subdivisions in the rural residential zone	Repealed	Reflects court rulings and current case law, as directed by 2016 Comprehensive Plan Work Plan Action 5	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.E 16.82.154	Technical	Addresses modification of clearing limits through farm management and rural stewardship plans	Repealed	Reflects court rulings and current case law, as directed by 2016 Comprehensive Plan Work Plan Action 5	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.G 20.12.090	Technical	Adopts park development policies	Repealed	This is not a current, active plan; it was last updated in 1985. The Comprehensive Plan provides the official policy guidance, along with the Open Space Plan that is adopted as a functional plan of the Comp Plan.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.H 20.12.150	Technical	Adopts the Affordable housing capital facilities plan as a functional plan of the Comprehensive Plan	Repealed	This is not a current, active plan; it was last updated in 1992. A replacement functional plan is no longer needed. The Comprehensive Plan provides the official policy guidance, and implementation occurs via a variety of agency plans. Housing needs are addressed in Appendix B Housing, and any applicable County six-year financing occurs as part of the biennial budget.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.I 20.12.433	Technical	Adopts the King County Nonmotorized Transportation Plan as a functional plan of the Comprehensive Plan	Repealed	This is not a current, active plan; it was adopted in 1994 and has not been updated since. A replacement functional plan is no longer needed. The Comprehensive Plan provides the official policy guidance, and implementation occurs via a variety of agency plans. Transportation needs planning are addressed in Appendices C, C1, and C2.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.J 20.12.435	Technical	Adopts the King County Arterial HOV Transportation Plan as a functional plan of the Comprehensive Plan	Repealed	This is not a current, active plan; it was adopted in 1994 and has not been updated since. A replacement functional plan is no longer needed. The Comprehensive Plan provides the official policy guidance, and implementation occurs via a variety of agency plans. Transportation needs planning are addressed in Appendix C and C1.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222 K Through Cc 20.14.010 20.14.020 20.14.025	Substantive	Adopts various basin plans as an amplification and augmentation of the Comprehensive Plan for King County and official County policy for the area	Repealed	These are not a current, active plans; none of them have been substantive updated since the 1990s, except for one new plan that was adopted in 2001 with no updates since. Replacement plans are not needed. The basin plans predominantly focus on prescribing customized	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

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20.14.030 20.14.040 20.14.050 20.14.060 20.14.070 20.14.080				<p>land use regulations for individual basin areas. Since adoption of the original basin plans, there have been a variety of subsequent updates to regulations driven by the GMA, adoption of the Critical Areas Ordinance (CAO), National Pollutant Discharge Elimination System (NPDES) permit requirements, etc.</p> <p>The best available science review and 2004 adoption of the CAO in K.C.C. Chapter 21A.24 established regulations to ensure protection of environmental resources; many of these regulatory protections function to protect the resources in ways envisioned by the basin plans. While the Basin Plans had value in establishing context and identifying important features and attributes of various geographies, the current regulations in Code provide protection in and of themselves, and the basin plans are not adding necessary protection. The protection of natural resources in specific geographies occurs through existing Code and may be updated further based on proposals for policy and code changes in the 2024 Comprehensive Plan based on review of best available science.</p> <p>Additionally:</p> <ul style="list-style-type: none"> <li>- Many of the p-suffixes originally adopted as a result of the basin plans remain in place;</li> <li>- Codes related to Regionally and Local Significant Resource Areas originally cited in basin plans remain in place;</li> <li>- Implementation of Water Resource Inventory Area plans results in capital projects to restore salmon habitat along rivers and streams;</li> <li>- NPDES permits have required updates to the surface water design manual and associated regulations for managing stormwater, addressing many of the same issues in the basin plans;</li> <li>- The King County Flood Hazard Management plan, adopted as a functional plan of the Comprehensive Plan, guides flood risk reduction efforts, often through floodplain restoration projects with co-benefits of habitat protection and restoration; and</li> <li>- The Clean Water Healthy Habitat Strategic Plan and the Land Conservation initiative drive landscape-scale conservation and wholistic, coordinated management of environmental resources covering all geographies of King County.</li> </ul>	
Section 222 li Through Pp 21A.34.010 21A.34.020 21A.34.030 21A.34.040 21A.34.050 21A.34.060 21A.34.070 21A.34.080	Substantive	Adopts the RDI Program	Repealed	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced</p>	<ul style="list-style-type: none"> <li>• Repealing the Residential Density Incentive Program is a policy choice. The program has not been well utilized, but it does allow for density and other dimensional standard modifications for improvements <i>other</i> than provision of affordable housing (unlike the inclusionary housing program).</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				by an expanded version of the Inclusionary Housing program. These proposed repeals effectuate that transition.	
Section 112 21A.12.070	Substantive	Establishes criteria for calculating permitted number of units, lots, or floor areas	Removes reference to the RDI program in K.C.C. Chapter 21A.34	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.Ss 21A.38.270	Substantive	Adopts the Vashon Rural Town affordable housing Special District Overlay (SDO)	Repealed	The proposed repeal SDO is proposed in order to rely on proposed expanded voluntary Inclusionary Housing program in K.C.C. Chapter 21A.48 instead. The SDO was not successful in producing any affordable units, and the new Inclusionary Housing program is anticipated to more effectively support the improved affordable housing access intended by the SDO.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.Dd 21A.06.533	Clarification	Adopts definition of "fully Contained Communities"	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.Ff 21A.06.1340	Clarification	Adopts definition of "Urban Planned Developments"	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222 Tt Through Ggg 21A.39.010 21A.39.020 21A.39.030 21A.39.040 21A.39.050 21A.39.060 21A.39.070 21A.39.080 21A.39.090	Clarification	Adopts general provisions for Urban Planned Developments and Fully Contained Communities	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> <li>there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
21A.39.100 21A.39.110 21A.39.120 21A.39.130 21A.39.200					
Section 222 Hhh And Iii 21A.44.070 21A.44.080	Clarification	Adopts decision criteria for Urban Planned Developments and Fully Contained Communities	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.Rr 21A.38.080	Clarification	Adopts the Urban Planned Development implementation SDO	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 10 9.04.020	Clarification	Establishes definitions for the purposes of K.C.C. Chapter 9.04 (stormwater runoff and surface water and erosion control)	Definitions for "development" and "large project drainage review" are updated to remove references to urban plan developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>There are additional changes that could be made to the definitions throughout this section to reflect current terminology. Executive staff indicate that changes would also need to be made in the County's surface water design manual, which was not contemplated as part of this update. The Council could choose to remove this section and deal with the updates included here when Title 9 is next updated. The Council could also direct that Title 9 be updated on a certain timeframe.</li> </ul>
Section 19 17.04.200	Clarification	Establishes types of interpretations the fire marshal is authorized to make, including procedures for reviewing Urban Planned Developments	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 20 17.04.280	Clarification	Establishes permit requirements under the fire code, including those for Urban Planned Developments	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>



Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				<ul style="list-style-type: none"> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	
Section 42 20.20.020	Clarification	Classifies land use permit decision types, including classifying Urban Planned Developments as Type 4 decisions	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
Section 44 20.20.100	Clarification	Establishes timelines for review of land use permits, including for Fully Contained Communities and Urban Planned Developments	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<ul style="list-style-type: none"> <li>• This section will likely need to be updated as part of the SB 5290 update.</li> </ul>
Section 74 21A.06.305	Clarification	Defines "development agreement"	Removes references to Urban Planned Development's	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
Section 126 21A.16.020	Clarification	Requires certain development to comply with landscaping standards in K.C.C. Chapter 21A.16, including Urban Planned Developments	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>
Section 134 21A.20.190	Clarification	Establishes standards for community identification signs, including for Urban Planned Developments		Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> <li>- there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and</li> <li>- the previous Urban Planned Development/Fully Contained Community agreements and permits</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				have expired and are now under King County zoning.	
Section 150 21A.28.020	Clarification	Requires new development to be adequately served by facilities and services	Removes reference to Urban Planned Developments and Fully Contained Communities	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 151 21A.28.030	Clarification	Establishes standards for facilities and services for new development - sewer	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>The structure of the sections on provisions for sewer and the section on the provisions for water is different. When different words are used, this is seen to be purposeful, when in practice it may not be intentional. These could be cleaned up.</li> </ul>
Section 152 21A.28.040	Clarification	Establishes requirements for water service for new development - water	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>The structure of the sections on provisions for sewer and the section on the provisions for water is different. When different words are used, this is seen to be purposeful, when in practice it may not be intentional. These could be cleaned up.</li> </ul>
Section 153 21A.28.050	Clarification	Establishes requirements for surface water management systems for new development	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 154 21A.28.130	Clarification	Establishes requirements for fire protection for new development	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 217 27.10.190	Clarification	Establishes permit fees for preliminary subdivisions, short subdivisions, Urban Planned Developments, and binding site plans for planning, fire flow and access, site engineering, critical area, survey, and state Environmental Policy Act (SEPA) review	Removes references to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>Flag at H., there is a plat extension, which doesn't exist. See also comments at Section 23.</li> </ul>
Section 218 27.10.200	Clarification	Establishes permit fees for final subdivisions, short subdivisions, Urban Planned Developments, binding site plans, subdivisional legal descriptions, and title reviews, approvals, and resubmittals.	Removes references to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222.Jjj 21A.55.060	Technical	Adopts the Low-Impact Development and Built Green Demonstration Project	Repealed	The provisions have expired	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 222 Kkk Through Ppp n/a	Technical	Adopts the Alluvial Fan Demonstration Project	Repealed	The provisions have expired	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 223 n/a	Technical	n/a	Directs the Executive to send Sections 30, 31, 136, 137, 138, 141, 143, 144, 145, 146, and 147 of this ordinance and amendments to King County Comprehensive Plan Chapter 6 in Attachment A to this ordinance to the State Department of Ecology for its review and approval	These elements of this proposed ordinance amend elements of the Shoreline Master Program as adopted in K.C.C. 20.12.200. As such, these amendments are required to be reviewed and approved by the Department of Ecology.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 224 n/a	Technical	n/a	Directs that Sections 30, 31, 136, 137, 138, 141, 143, 144, 145, 146, and 147 of this ordinance and amendments to King County Comprehensive Plan Chapter 6 in Attachment A to this ordinance do not go into effect until 14 days after Ecology's approval.	These elements of this proposed ordinance amend elements of the Shoreline Master Program as adopted in K.C.C. 20.12.200. As such, these amendments are required to be reviewed and approved by the Department of Ecology.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>
Section 225 n/a	Substantive	n/a	Authorizes the Executive to submit an application to the Growth Management Planning Council to designate the Skyway and White Center UACs as countywide centers	The Countywide Planning Policies currently identify the Skyway and White Center Unincorporated Activity Centers as candidate centers. This action would allow the County to start the process to formalize their designation as approved countywide centers. Such a designation would allow them to be prioritized for additional infrastructure investments.	<ul style="list-style-type: none"> <li>This section would authorize the Executive to apply to the Growth Management Planning Council to designate the Skyway and White Center Unincorporated Activity Centers as countywide centers. These areas were both designated as candidate countywide centers in 2021. This would strengthen the eligibility of these areas for PSRC's countywide, preservation, and bike/pedestrian funding programs.</li> <li>It is a policy choice to move forward with the countywide center application.</li> </ul>
Section 226 n/a	n/a	n/a	Severability	Standard King County severability language.	<ul style="list-style-type: none"> <li>No issues identified.</li> </ul>

## MIDDLE HOUSING, INCLUSIONARY HOUSING, ACCESSORY DWELLING UNITS, VASHON HOUSING REVIEW MATRIX 3/14/24

**Table 1. Definitions and Concepts**

Topic	Concept	Zoning
<b>What is missing middle?</b>	<u>Comprehensive Plan Definition:</u> "Middle housing includes moderately scaled multi-unit or clustered housing types. Middle housing developments include more housing units than single-detached homes, but less than large apartment buildings. These housing types typically include, but are not limited to, duplexes, triplexes, quadplexes, multiplexes, townhouses, courtyard buildings, cottage houses, and live-work buildings"	Depends on the type of housing unit. See below.
<b>What types of housing are considered missing middle?</b>	<b>"Dwelling unit, cottage housing.</b> Dwelling unit, cottage housing: a detached single-family dwelling unit located on a commonly owned parcel with common open space."	R-1: Not allowed R-4 through R-8: Allowed R-12 through R-48: Not allowed NB: Not allowed RB: Not allowed O: Allowed
	<b>"Dwelling unit, duplex:</b> a dwelling unit contained in a building that is located on one legal lot or parcel, containing two dwelling units designed exclusively for occupancy by two individuals or families living independently of each other. The two units share a common roof, wall, or floor, although floorplans may vary. Individual units may be side-by-side or stacked one on top of the other. The two dwelling units and the lot are under a single ownership or may be owned through a condominium. A single-family dwelling containing an approved accessory dwelling unit is not considered a duplex."	R-1: Allowed when 50% site has critical areas R-4 through R-8: Allowed, max 18 du/acre net buildable area R-12 through R-48: Allowed NB: Allowed when mixed use RB: Allowed when mixed use O: Allowed when mixed use
	<b>"Dwelling unit, triplex:</b> a dwelling unit contained in a building that is located on one legal lot or parcel, containing three dwelling units designed exclusively for occupancy by three individuals or families living independently of each other. The three units share a common roof, wall, or floor, although floorplans may vary. Individual units may be side-by-side or stacked one on top of the other. The three dwelling units and the lot are under a single ownership or may be owned through a condominium."	R-1: Allowed when 50% site has critical areas R-4 through R-8: Allowed, max 18 du/acre net buildable area R-12 through R-48: Allowed NB: Allowed when mixed use RB: Allowed when mixed use O: Allowed when mixed use
	<b>"Dwelling unit, fourplex:</b> a dwelling unit contained in a building that is	R-1: Allowed when 50% site has critical

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

Table 1. Definitions and Concepts

Topic	Concept	Zoning
	located on one legal lot or parcel, containing four dwelling units designed exclusively for occupancy by four individuals or families living independently of each other. The four units share a common roof, wall, or floor, although floorplans may vary. Individual units may be side-by-side or stacked one on top of the other. The two dwelling units and the lot are under a single ownership or may be owned through a condominium."	areas R-4 through R-8: Allowed, max 18 du/acre net buildable area R-12 through R-48: Allowed NB: Allowed when mixed use RB: Allowed when mixed use O: Allowed when mixed use
	<b>"Dwelling unit, townhouse:</b> a dwelling unit contained in a building containing <del>((one))</del> five or more dwelling units that <del>((occupies))</del> occupy space from the ground to the roof <del>((, and))</del> that is attached to one or more other townhouse dwellings by common walls."	R-1: Allowed R-4 through R-8: Allowed R-12 through R-48: Allowed NB: Allowed when mixed-use or if in the urban area in commercial outside of center standalone townhouses allowed RB: Allowed when mixed use O: Allowed when mixed use
	<b>"Dwelling unit, apartment:</b> a dwelling unit contained in a building consisting of <del>((two))</del> five or more dwelling units which may be stacked, or one or more dwellings with nonresidential uses."	R-1: Allowed when 50% site has critical areas R-4 through R-8: Allowed, max 18 du/acre net buildable area R-12 through R-48: Allowed NB: Allowed when mixed use RB: Allowed when mixed use O: Allowed when mixed use
<b>Related Housing Types</b>	<b>"Dwelling unit, single detached:</b> a detached building containing one dwelling unit."	R-1: Allowed R-4 through R-8: Allowed R-12 through R-48: Allowed NB: allowed in limited instances in the rural area
	<b>"Dwelling unit, accessory:</b> Dwelling unit, accessory: a separate, complete dwelling unit attached to or contained within the structure of the primary dwelling; or contained within a separate structure that is accessory to the primary dwelling unit on the premises."	Allowed in all zones when accessory to a primary residential use.

**Table 1. Definitions and Concepts**

Topic	Concept	Zoning
	<p><b>“Accessory living quarters:</b> living quarters in an accessory building for the use of the occupant or persons employed on the premises, or for temporary use by guests of the occupant. Such quarters do not include an area for the preparation or storage of food and are not used as a separate dwelling unit.”</p>	Allowed in all zones when accessory to a primary residential use.
	<p><b>“Manufactured or mobile home:</b> a structure, transportable in one or more sections, that in the traveling mode is eight body feet or more in width or thirty-two body feet or more in length; or when erected on site, is three-hundred square feet or more in area; which is built on a permanent chassis and is designated for use with or without a permanent foundation when attached to the required utilities; which contains plumbing, heating, air-conditioning and electrical systems; and shall include any structure that meets all the requirements of this section, or of Chapter 296-150M WAC, except the size requirements for which the manufacturer voluntarily complies with the standards and files the certification required by the federal Department of Housing and Urban Development. The term "manufactured home" or "mobile home" does not include a "recreational vehicle."”</p> <p><b>“Mobile home.</b> See manufactured home.”</p>	
	<p><b>“Mobile home park:</b> a development with two or more improved pads or spaces designed to accommodate mobile homes.”</p>	Conditional use in R-4 through R-8, permitted in R-12 through R-48.
<b>Special Housing</b>	<p>The Zoning Code includes uses for senior assisted housing, community residential facilities, dormitories and more.</p> <p>The Executive is proposing emergency housing options in the zoning code such as permanent supportive housing, emergency shelter, interim housing, and microshelter villages.</p> <p>These forms of housing have conditions or features that are unique from middle housing types. They are not covered in this document.</p>	
<b>Inclusionary Housing</b>	<p>The purpose of the inclusionary housing regulations is to provide for the creation of new affordable dwelling units, particularly in areas where there is a high risk for displacement.</p> <p>Developments that include affordable housing at the rates provided in the inclusionary housing regulations are given density incentives, such as 150% density bonus, additional height, or additional floor area ratio (FAR).</p>	<p>Inclusionary housing is required in the Skyway-West Hill and North Highline unincorporated activity centers (Skyway Business District and White Center).</p> <p>Inclusionary housing is optional in all other urban areas and rural towns served</p>

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 1. Definitions and Concepts**

Topic	Concept	Zoning
	Developments can earn up to 200% density if the units are 100% affordable or if TDRs are purchased.	by sewer.  Developments with fewer than 10 units do not have to meet inclusionary housing standards.

**Table 2. Middle Housing Zoning, Density and Height Table**

Zone	Housing Types and Base Density	Maximum Density	Height
<b>R-1</b>	<p>Single detached and townhouses: - 1 du/acre</p> <p>Duplexes, triplexes, fourplexes and apartments: - Only permitted when more than half of the site has critical areas. 18 du/acre net buildable area</p>	<p><u>Single detached:</u> - 1 du/acre</p> <p><u>Duplexes, triplexes, fourplexes:</u> - 150% of base density: o &lt;10 units and within ½ mile of high-capacity transit - Only permitted when 50%+ of the site has critical areas. 18 du/acre net buildable area</p> <p><u>Townhouses:</u> - 150% of base density: o &lt;10 units and within ½ mile of high-capacity transit</p> <p><u>Apartments:</u> - Only permitted when 50%+ of the site has critical areas. 18 du/acre net buildable area</p>	<p>- All housing types: o Base height: 35 feet o Max height for Vashon: 35 feet o Max height everywhere else: up to 75 feet (1 ft height for 1 ft setback)</p>
<b>R-4 to R-8</b>	<p>Single detached, townhouses, and cottage housing: - R-4: 4 du/acre</p>	<p><u>Single detached and cottage housing:</u> - 150% of base density: o &lt;10 units with TDRs outside Skyway-West Hill and North Highline (SWH/NH)</p>	<p>- <u>R-4, single detached, duplexes, triplexes, fourplexes, townhouses, and apartments:</u> o Base height: 35 feet</p>

**Table 2. Middle Housing Zoning, Density and Height Table**

Zone	Housing Types and Base Density	Maximum Density	Height
	<ul style="list-style-type: none"> <li>- R-6: 6 du/acre</li> <li>- R-8: 8 du/acre</li> </ul> <p>Duplexes, triplexes, fourplexes, and apartments: 18 du/acre net buildable area</p>	<ul style="list-style-type: none"> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o 10+ units with inclusionary housing<sup>1</sup></li> <li>- 200% of base density:               <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> <li><u>Duplexes on small lots:</u></li> <li>- On lots over 4,500 sf, a duplex is allowed regardless of base density if a TDR credit is purchased and the site does not have an ADU</li> <li><u>Duplexes, triplexes, fourplexes:</u></li> <li>- 150% of base density:               <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o &lt;10 units and within ½ mile of high-capacity transit</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> <li>- 200% of base density:               <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> <li>- 18 du/acre net buildable area</li> <li><u>Townhouses:</u></li> <li>- 150% of base density:               <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o &lt;10 units and within ½ mile of high-capacity transit</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>o Max height for Vashon: 35 feet</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> <li>o Max height if using IH: 45 feet if on a 15% slope, otherwise 35 feet</li> </ul> <p>- <u>R-6 to R-8, single detached, duplexes, triplexes, fourplexes, townhouses, and apartments:</u></p> <ul style="list-style-type: none"> <li>o Base height: 35 feet</li> <li>o Max height for Vashon: 35 feet</li> <li>o Max height everywhere else: 45 feet if site is 15% sloped</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> <li>o Max height if using IH: 45 feet if on a 15% slope, otherwise 35 feet</li> </ul> <p>- <u>R-4 to R-8, cottage housing:</u></p> <ul style="list-style-type: none"> <li>o Base height: 25 feet</li> <li>o Max height: 30 feet with pitched roof</li> </ul>

<sup>1</sup> Use of Inclusionary housing requires that the development be either: 1) in Skyway-West Hill or North Highline, or 2) in an urban area or rural town with sewer service. This applies to all IH proposals, regardless of zone.



**Table 2. Middle Housing Zoning, Density and Height Table**

Zone	Housing Types and Base Density	Maximum Density	Height
		<ul style="list-style-type: none"> <li>- 200% of base density:               <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> <li><u>Apartments:</u></li> <li>- 150% of base density:               <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> <li>- 200% of base density:               <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> <li>- 18 du/acre net buildable area</li> </ul>	
<b>R-12 to R-48</b>	Single detached, townhouses, duplexes, triplexes, fourplexes, and apartments - R-12: 12 du/acre - R-18: 18 du/acre - R-24: 24 du/acre - R-48: 48 du/acre	<u>Single detached:</u> <ul style="list-style-type: none"> <li>- Up to 150% of base density:               <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> <li>- 200% of base density:               <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> <li><u>Duplexes, triplexes, fourplexes:</u></li> <li>- 150% of base density:               <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o &lt;10 units and within ½ mile of high-capacity transit</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> <li>- 200% of base density:               <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> <li>- Duplexes only: allowed in R-4 through R-8 zones for 4,500 sf lots or greater without an ADU or ALQ when:</li> </ul>	<ul style="list-style-type: none"> <li>- <u>R-12:</u> <ul style="list-style-type: none"> <li>o Base height: 60 feet</li> <li>o Max height for Vashon: 35 feet</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> <li>o Max height if using IH: 60 feet.</li> </ul> </li> <li>- <u>R-18 to R-48:</u> <ul style="list-style-type: none"> <li>o Base height: 60 feet</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> <li>o Max height if using IH: 80 feet</li> <li>o Max height if using TDR and not in SWH/NH: 80 feet</li> </ul> </li> </ul>

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 2. Middle Housing Zoning, Density and Height Table**

Zone	Housing Types and Base Density	Maximum Density	Height
		<p>1) in Snoqualmie Pass and a TDR is purchased, or 2) when in the urban area and ½ TDR is purchased.</p> <p><u>Townhouses:</u></p> <ul style="list-style-type: none"> <li>- 150% of base density: <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o &lt;10 units and within ½ mile of high-capacity transit</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> <li>- 200% of base density: <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> </ul> <p><u>Apartments:</u></p> <ul style="list-style-type: none"> <li>- 150% of base density: <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> <li>- 200% of base density: <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> </ul>	
<b>NB</b>	<p>8 du/acre</p> <p>Duplex, triplex, fourplex, townhouses, and apartments must be mixed use development</p> <p><u>Urban area in commercial outside of center:</u></p>	<p><u>In Skyway-West Hill and North Highline:</u></p> <ul style="list-style-type: none"> <li>- 12 du/ac with inclusionary housing</li> <li>- 16 du/ac with inclusionary housing + TDR</li> </ul> <p><u>In all other urban areas or rural towns:</u></p> <ul style="list-style-type: none"> <li>- 12 du/acre with inclusionary housing</li> <li>- 12 du/acre with TDR</li> <li>- 16 du/acre with inclusionary housing + TDR</li> </ul> <p><u>In the urban area in commercial outside of center:</u></p> <ul style="list-style-type: none"> <li>- 12 du/ac - standalone townhouses only</li> </ul>	<ul style="list-style-type: none"> <li>- <u>NB:</u> <ul style="list-style-type: none"> <li>o Base height: 35 feet</li> <li>o Max height for Vashon: 35 feet</li> <li>o Max height if mixed use: 45 feet</li> <li>o Max height if using IH: 65 feet</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> </ul> </li> <li>- <u>In the urban area in commercial outside of center:</u> <ul style="list-style-type: none"> <li>o Base height: 35 feet</li> </ul> </li> </ul>

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 2. Middle Housing Zoning, Density and Height Table**

Zone	Housing Types and Base Density	Maximum Density	Height
	standalone townhouses are permitted		<ul style="list-style-type: none"> <li>○ Max height: 45 feet -townhouses only</li> </ul>
<b>CB</b>	48 du/acre  Duplex, triplex, fourplex, townhouses, and apartments must be mixed use development	<u>In Skyway-West Hill and North Highline:</u> - 72 du/acre with inclusionary housing - 96 du/acre with inclusionary housing + TDR  <u>In all other urban areas or rural towns:</u> - 72 du/acre with inclusionary housing - 72 du/acre with TDR - 96 du/ac with inclusionary housing + TDR - 96 du/ac for TDR affordable housing pilot project  <u>In Snoqualmie Pass:</u> - 96 du/ac - using IH regs	<ul style="list-style-type: none"> <li>- <u>CB:</u> <ul style="list-style-type: none"> <li>○ Base height: 35 feet</li> <li>○ Max height for Vashon: 35 feet</li> <li>○ Max height if mixed use: 60 feet</li> <li>○ Max height if using IH: 80 feet</li> <li>○ Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> </ul> </li> <li>- <u>Snoqualmie Pass:</u> <ul style="list-style-type: none"> <li>○ 65 feet</li> </ul> </li> <li>- <u>White Center (on 16<sup>th</sup> Ave SW between Roxbury and SW 100<sup>th</sup> St):</u> <ul style="list-style-type: none"> <li>○ 55 feet</li> </ul> </li> </ul>
<b>RB</b>	36 du/acre - (Executive staff note this should be deleted)  48 du/acre Duplex, triplex, fourplex, townhouses, and apartments must be mixed use development	<u>In Skyway-West Hill and North Highline:</u> - 72 du/acre with inclusionary housing - 96 du/acre with inclusionary housing + TDR  <u>In all other urban areas or rural towns:</u> - 72 du/acre with inclusionary housing - 72 du/acre with TDR - 96 du/acre with inclusionary housing + TDR - 96 du/acre for mixed use using TDR  <u>In Snoqualmie Pass (zone doesn't exist here):</u> - 96 du/acre with inclusionary housing	<ul style="list-style-type: none"> <li>- <u>RB:</u> <ul style="list-style-type: none"> <li>○ Base height: 35 feet</li> <li>○ Max height for Vashon: 35 feet</li> <li>○ Max height if mixed use: 65 feet</li> <li>○ Max height if using IH: 85 feet</li> <li>○ Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> </ul> </li> </ul>
<b>O</b>	48 du/acre  Duplex, triplex,	<u>In Skyway-West Hill and North Highline:</u> - 72 du/acre with inclusionary housing - 96 du/acre with inclusionary housing + TDR	<ul style="list-style-type: none"> <li>- <u>O:</u> <ul style="list-style-type: none"> <li>○ Base height: 35 feet</li> <li>○ Max height for Vashon: 35 feet</li> </ul> </li> </ul>

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 2. Middle Housing Zoning, Density and Height Table**

Zone	Housing Types and Base Density	Maximum Density	Height
	fourplex, townhouses, and apartments must be mixed use development	<p><u>In all other urban areas or rural towns:</u></p> <ul style="list-style-type: none"> <li>- 72 du/acre with inclusionary housing</li> <li>- 72 du/acre with TDR</li> <li>- 96 du/acre with inclusionary housing + TDR</li> <li>- 96 du/acre for mixed use using TDR</li> </ul> <p><u>In Snoqualmie Pass (zone doesn't exist here):</u></p> <ul style="list-style-type: none"> <li>- 96 du/acre with inclusionary housing</li> </ul>	<ul style="list-style-type: none"> <li>o Max height if mixed use: 65 feet</li> <li>o Max height if using IH: 85 feet</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> </ul>

**Table 3. Other Zoning Requirements**

Other	Standards				
<b>Recreational open space</b>	<p><b>"21A.14.180 On-site recreation - space required.</b></p> <p>A. Residential developments, other than cottage housing developments, of more than four units in the UR and R-4 through R-48 zones, stand-alone townhouse developments in the NB zone on property designated commercial outside of center in the urban area of more than four units, and mixed-use developments of more than four units, shall provide recreation space for leisure, play and sport activities as follows:</p> <ol style="list-style-type: none"> <li>1. Residential subdivision, townhouses and apartments developed at a density of eight units or less per acre: three hundred ninety square feet per unit;</li> <li>2. Mobile home park: two hundred sixty square feet per unit;</li> <li>3. Residential subdivisions developed at a density of greater than eight units per acre: one hundred seventy square feet per unit; and</li> <li>4. Apartments and townhouses developed at a density of greater than eight units per acre and mixed use:               <ol style="list-style-type: none"> <li>a. Studio and one bedroom: ninety square feet per unit;</li> <li>b. Two bedrooms: one hundred seventy square feet per unit; and</li> <li>c. Three or more bedrooms: one hundred seventy square feet per unit.</li> </ol> </li> </ol> <p>B. Recreation space shall be placed in a designated recreation space tract if part of a subdivision. The tract shall be dedicated to a homeowner's association or other workable organization acceptable to the director, to provide continued maintenance of the recreation space tract consistent with K.C.C. 21A.14.200."</p>				
<b>Parking</b>	<table border="1" style="width: 100%;"> <thead> <tr> <th data-bbox="348 1398 1064 1468">LAND USE</th> <th data-bbox="1064 1398 1589 1468">MINIMUM PARKING SPACES REQUIRED</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"> </td> <td> </td> </tr> </tbody> </table>	LAND USE	MINIMUM PARKING SPACES REQUIRED		
LAND USE	MINIMUM PARKING SPACES REQUIRED				

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 3. Other Zoning Requirements**

Other	Standards	
	<b>RESIDENTIAL (K.C.C. 21A.08.030.A.):</b>	
	Single detached/Townhouse	2.0 per dwelling unit
	Duplex, triplex, fourplex	1.0 per dwelling unit
	Apartment:	
	Studio units	1.2 per dwelling unit
	One bedroom units	1.5 per dwelling unit
	Two bedroom units	1.7 per dwelling unit
	Three bedroom units or larger	2.0 per dwelling unit
	Mobile home park	2.0 per dwelling unit
	Senior (( <del>citizen</del> )) assisted housing	1 per 2 dwelling or sleeping units
	Community residential facilities	1 per (( <del>two</del> )) 2 bedrooms
	Dormitory, including religious	1 per (( <del>two</del> )) 2 bedrooms
	Hotel/Motel including organizational hotel/lodging	1 per bedroom
	Bed and breakfast guesthouse	1 per guest room, plus 2 per facility
	Cottage housing	1 per dwelling unit
Apartments and Townhouses build under Inclusionary Housing K.C.C. 21A.48	1 per dwelling unit	

**Table 4. Inclusionary Housing**

	Standards	Policy Staff Comments
<b>Mandatory Areas</b>	Mandatory inclusionary housing applies to areas with an unincorporated activity center land use designation. This includes the Skyway Business District and White Center.	In Skyway-West Hill and North Highline, areas outside of the unincorporated activity center is voluntary.

Table 4. Inclusionary Housing

	Standards			Policy Staff Comments	
<b>Mandatory Requirements</b>	<b>Mandatory Affordability Requirements</b>		<b>TDR Allowance</b>	<p>Inclusionary housing is required any time more than 1 unit is developed or substantially improved in the mandatory area. In the voluntary area, this threshold is up to 9 units.</p> <p>The occupancy type and AMI levels were recommended by DCHS and DLS in 2022, who stated “At the time of ordinance development, market rents in SWH and NH were affordable to households at 80 percent AMI. Therefore, the inclusionary housing options scale from 50% AMI rent levels to 70% AMI rent levels.” The provisions do not include an option for Rental at 80% AMI.</p>	
	<b>Occupancy Type and AMI</b>	<b>Minimum % of Units Required to be Affordable</b>	<b>Maximum Density (as % of base density)</b>		<b>Additional Maximum Density Allowed with purchase of TDRs</b>
	<b>Owner Occupied at 80% AMI</b>	100%	200%		None
		30%	150%		Additional 50%, up to 200% of base density
		15%	125%		Additional 50%, up to 175% of base density
	<b>Any combination of 80% AMI (Owner) and 60% AMI (Rental)</b>	100%	200%		None
		25%	150%		Additional 50%, up to 200% of base density
		12%	125%		Additional 50%, up to 175% of base density
	<b>Rental at 60% AMI</b>	100%	200%		None
		20%	150%		Additional 50%, up to 200% of base density
		10%	125%		Additional 50%, up to 175% of base density
	<b>Rental at 50% AMI</b>	100%	200%		None
		15%	150%		Additional 50%, up to 200% of base density
7%		125%	Additional 50%, up to 175% of base density		
<b>Voluntary Areas</b>	<p>“2. The voluntary incentives in K.C.C. 21A.48.030 shall apply to:</p> <p>a. <u>areas in the Skyway-West Hill and North Highline community service area subarea geographies</u> that do not have an unincorporated activity center land use designation; and</p> <p>b. <u>except as provided for in subsection B.1. and B.2. of this section, sites that are served by public sewers and that are in the following zones in the urban area or rural towns:</u></p> <p>(1) <u>the R-4 through R-48 zones; and</u></p>			<p>The voluntary provisions apply outside of White Center and the Skyway Business District. Skyway-West Hill and North Highline do not need to be served by public sewer to use inclusionary housing.</p>	

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

Table 4. Inclusionary Housing

	Standards	Policy Staff Comments																																																				
	(2) the NB, CB, RB, and O zones when part of a mixed-use development"	In the R-4 through R-48, NB, CB, RB, and O zones inside the urban area or rural town, they must be sewered.																																																				
<b>Voluntary Area Standards</b>	<table border="1"> <thead> <tr> <th data-bbox="369 464 653 500"><b>Affordability Requirements</b></th> <th colspan="3" data-bbox="1129 464 1457 500"><b>TDR Allowance</b></th> </tr> <tr> <th data-bbox="369 500 653 597"><b>Occupancy Type and AMI</b></th> <th data-bbox="653 500 892 597"><b>Minimum % of Units Required to be Affordable</b></th> <th data-bbox="892 500 1129 597"><b>Maximum Density (as % of base density)</b></th> <th data-bbox="1129 500 1457 597"><b>Additional Maximum Density Allowed with purchase of TDRs</b></th> </tr> </thead> <tbody> <tr> <td data-bbox="369 597 653 670"><b>Developments with 9 or fewer units</b></td> <td data-bbox="653 597 892 670">0%</td> <td data-bbox="892 597 1129 670">100%</td> <td data-bbox="1129 597 1457 670">Up to 150% base density</td> </tr> <tr> <td data-bbox="369 670 653 850" rowspan="3"><b>Rental at 60% AMI</b></td> <td data-bbox="653 670 892 711">100%</td> <td data-bbox="892 670 1129 711">200%</td> <td data-bbox="1129 670 1457 711">None</td> </tr> <tr> <td data-bbox="653 711 892 784">20%</td> <td data-bbox="892 711 1129 784">150%</td> <td data-bbox="1129 711 1457 784">Additional 50%, up to 200% of base density</td> </tr> <tr> <td data-bbox="653 784 892 850">10%</td> <td data-bbox="892 784 1129 850">125%</td> <td data-bbox="1129 784 1457 850">Additional 50%, up to 175% of base density</td> </tr> <tr> <td data-bbox="369 850 653 1031" rowspan="3"><b>Rental at 50% AMI</b></td> <td data-bbox="653 850 892 891">100%</td> <td data-bbox="892 850 1129 891">200%</td> <td data-bbox="1129 850 1457 891">None</td> </tr> <tr> <td data-bbox="653 891 892 964">15%</td> <td data-bbox="892 891 1129 964">150%</td> <td data-bbox="1129 891 1457 964">Additional 50%, up to 200% of base density</td> </tr> <tr> <td data-bbox="653 964 892 1031">7%</td> <td data-bbox="892 964 1129 1031">125%</td> <td data-bbox="1129 964 1457 1031">Additional 50%, up to 175% of base density</td> </tr> <tr> <td data-bbox="369 1031 653 1211" rowspan="3"><b>Owner Occupied at 80% AMI</b></td> <td data-bbox="653 1031 892 1071">100%</td> <td data-bbox="892 1031 1129 1071">200%</td> <td data-bbox="1129 1031 1457 1071">None</td> </tr> <tr> <td data-bbox="653 1071 892 1144">30%</td> <td data-bbox="892 1071 1129 1144">150%</td> <td data-bbox="1129 1071 1457 1144">Additional 50%, up to 200% of base density</td> </tr> <tr> <td data-bbox="653 1144 892 1211">15%</td> <td data-bbox="892 1144 1129 1211">125%</td> <td data-bbox="1129 1144 1457 1211">Additional 50%, up to 175% of base density</td> </tr> <tr> <td data-bbox="369 1211 653 1393" rowspan="3"><b>Any combination of 80% AMI (Owner) and 60% AMI (Rental)</b></td> <td data-bbox="653 1211 892 1252">100%</td> <td data-bbox="892 1211 1129 1252">200%</td> <td data-bbox="1129 1211 1457 1252">None</td> </tr> <tr> <td data-bbox="653 1252 892 1325">25%</td> <td data-bbox="892 1252 1129 1325">150%</td> <td data-bbox="1129 1252 1457 1325">Additional 50%, up to 200% of base density</td> </tr> <tr> <td data-bbox="653 1325 892 1393">12%</td> <td data-bbox="892 1325 1129 1393">125%</td> <td data-bbox="1129 1325 1457 1393">Additional 50%, up to 175% of base density</td> </tr> </tbody> </table>	<b>Affordability Requirements</b>	<b>TDR Allowance</b>			<b>Occupancy Type and AMI</b>	<b>Minimum % of Units Required to be Affordable</b>	<b>Maximum Density (as % of base density)</b>	<b>Additional Maximum Density Allowed with purchase of TDRs</b>	<b>Developments with 9 or fewer units</b>	0%	100%	Up to 150% base density	<b>Rental at 60% AMI</b>	100%	200%	None	20%	150%	Additional 50%, up to 200% of base density	10%	125%	Additional 50%, up to 175% of base density	<b>Rental at 50% AMI</b>	100%	200%	None	15%	150%	Additional 50%, up to 200% of base density	7%	125%	Additional 50%, up to 175% of base density	<b>Owner Occupied at 80% AMI</b>	100%	200%	None	30%	150%	Additional 50%, up to 200% of base density	15%	125%	Additional 50%, up to 175% of base density	<b>Any combination of 80% AMI (Owner) and 60% AMI (Rental)</b>	100%	200%	None	25%	150%	Additional 50%, up to 200% of base density	12%	125%	Additional 50%, up to 175% of base density	<p>In the NB, CB, RB, and O zones in all other areas of the county, properties can purchase the same amount of density shown here using TDRs only. In Skyway-West Hill and North Highline, properties must provide inclusionary housing consistent with the table to earn additional density.</p> <p>According to the Housing Appendix, 18 units of housing have been constructed under the IH regulations and 40 units are projected over the next 20 years. The Executive indicates that inclusionary housing program will produce some income-restricted units but is unlikely to produce a significant amount of affordable housing on its own.</p>
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Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 4. Inclusionary Housing**

	<b>Standards</b>	<b>Policy Staff Comments</b>
	<p><u>1. Only developments that provide one hundred percent affordable housing are eligible; and</u></p> <p><u>2. Use of the TDR allowance is prohibited.</u></p>	
<b>Calculation of affordable dwelling units</b>	<p>"2. Affordable dwelling units in the development shall be calculated as follows:</p> <p>a. Studio dwelling units shall be counted as one-half of one affordable dwelling unit;</p> <p>b. One-bedroom and two-bedroom dwelling units shall be counted as one affordable dwelling unit;</p> <p>c. Three-bedroom dwelling units shall be counted as one and one-half affordable dwelling units; and</p> <p>d. Dwelling units with four or more bedrooms shall be counted as two affordable dwelling units.</p> <p>B. <u>Base density is as established in K.C.C. chapter 21A.12 or in in property-specific development conditions or special district overlays, where applicable. In cases of conflict, the base density in the property-specific development condition or special district overlay shall apply.</u></p> <p>C. <u>The total number of market-rate dwelling units and affordable dwelling units shall not exceed the total allowed density as established in this chapter and K.C.C. chapter 21A.12 or as established in property-specific development conditions or special district overlays, where applicable. In cases of conflict, the maximum density in the property-specific development condition or special district overlay shall apply."</u></p>	<p>This section describes how the number of affordable dwelling units are calculated. The system provides additional weight to units with more bedrooms. No issues identified.</p>
<b>Inclusionary Housing Construction Standards</b>	<p>"For developments subject to this chapter:</p> <p>A. The affordable dwelling units shall:</p> <p>1. Have a similar or larger unit size and bedroom composition as the market-rate dwelling units in the development;</p> <p>2. Be integrated throughout the development;</p> <p>3. Be constructed with materials and finishes of comparable quality to the market-rate dwelling units in the development;</p> <p>4. Meet accessibility standards at the same ratio as required by the development; and</p> <p>5. Have access equal to that of the market-rate dwelling units to on-site amenities including, but not limited to, parks, outdoor play areas, pools, exercise facilities and equipment, gathering spaces, bicycle repair facilities, shared work spaces, and similar on-site amenities."</p>	<p>These standards are intended to ensure that affordable units within a development are not isolated to certain areas or floors of a building. No issues identified.</p>



**Table 4. Inclusionary Housing**

	Standards	Policy Staff Comments
<b>Inclusionary Housing Dimensional Standards</b>	<p>“B. All the dimensional standards of K.C.C. chapter 21A.12 and any applicable property-specific development standards and special district overlays apply, except as specifically prescribed by this chapter. The following modifications shall only be utilized for developments that provide housing in conformance with K.C.C. 21A.48.020 or K.C.C. 21A.48.030:</p> <ol style="list-style-type: none"> <li>1. The maximum height limits are as follows: <ol style="list-style-type: none"> <li>a. In the R-18, R-24<sub>2</sub>, and R-48 zones, eighty feet;</li> <li>b. In the NB zone, sixty-five feet;</li> <li>c. In the CB zone, eighty feet;</li> <li>d. In the RB and O zones, eighty-five feet; <del>((and))</del></li> <li>e. For properties subject to P-Suffix <del>((NH-PXX (the p-suffix established in Map Amendment 17 of Attachment D to Ordinance 19555)))</del> <u>NH-P04</u>: the height limits set in the P-Suffix; <ol style="list-style-type: none"> <li>f. <u>In the CB zone in Snoqualmie Pass Rural Town, sixty-five feet; and</u></li> <li>g. <u>In Vashon Rural Town, thirty-five feet;</u></li> </ol> </li> </ol> </li> <li>2. In the R-18, R-24<sub>2</sub>, and R-48 zones, any portion of a building that exceeds the base height for the zone <del>((set forth))</del> in K.C.C. chapter 21A.12 shall be set back an additional ten feet from the street property line and interior property line;</li> <li>3. In the NB, CB, RB<sub>2</sub>, and O zones, any portion of a building that exceeds the maximum height allowed for the zone by K.C.C. 21A.12.040.B.6. shall be set back an additional ten feet from the street property line and interior property line;</li> <li>4. The percentages of residential uses in mixed use developments in K.C.C. 21A.14.110 do not apply. The percentages are as follows: <ol style="list-style-type: none"> <li>a. a maximum of seventy-five percent of the total built floor area when located in NB zones; and</li> <li>b. a maximum of eighty-five percent of the total built floor area when located in CB, RB<sub>2</sub>, and O zones;</li> </ol> </li> <li>5. The building floor area ratios in K.C.C. 21A.14.130 do not apply. Developments subject to this chapter shall not have a floor area ratio maximum; and</li> <li>6. The parking and circulation standards of K.C.C. chapter 21A.18 apply, except: <ol style="list-style-type: none"> <li>a. The minimum required parking spaces for apartments and townhouses shall be one space per dwelling unit;</li> <li>b. The minimum required parking spaces for nonresidential uses of the project shall be the minimum required in K.C.C. 21A.18.020, or the minimum required in any</li> </ol> </li> </ol>	<p>This section identifies some additional development benefits for inclusionary housing developments.</p>

**Table 4. Inclusionary Housing**

	Standards	Policy Staff Comments
	<p>applicable property-specific development standard or special district overlay, whichever is less; and</p> <p>c. The director may authorize a reduction of up to fifty percent of the minimum required number of spaces for inclusionary housing projects without a required a parking study. The director shall consider proximity to transit, bedroom composition, availability of on-street parking, and proposed nonresidential uses when determining the size of the reduction.”</p>	

**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
<p>“(3) The accessory dwelling unit shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area except:</p> <p>(a) when the accessory dwelling unit is wholly contained within a basement or attic, this limitation does not apply;</p> <p>(b) for detached accessory dwelling units, the floor area contained in a basement does not count toward the floor area maximum; or</p> <p>(c) on a site zoned RA if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, the accessory dwelling unit is permitted a maximum heated floor area of one thousand five hundred square feet and one thousand five-hundred square feet of unheated floor area;”</p>	<p>“(1) The accessory dwelling unit shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area except:</p> <p>(a) when the accessory dwelling unit is wholly contained within a basement or attic, this limitation does not apply; or</p> <p>(b) for detached accessory dwelling units, the floor area contained in a basement does not count toward the floor area maximum;”</p>	<p>(b) There is the possibility of having 2 ADUs in a single structure detached from the primary unit. This could mean there could be a building detached from the primary structure with an ADU at ground level with 1,000 sf of heated and 1,000 sf of unheated, and a second ADU in the basement with 2,000 sf of heated.</p> <p>(c) The proposal removes allowances to use TDRs to build bigger ADUs in the rural area, or to build them on smaller lots. Removal of these allowances is a policy choice.</p>
<p>“(4) Accessory dwelling units that are not wholly contained within an existing dwelling unit shall not exceed the base height</p>	<p><i>No equivalent standard</i></p>	<p>(4) Under the current code, ADUs cannot exceed the base height for the zone. The proposal would remove this, allowing</p>

**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
established in 21A.12.030;"		<p>ADUs to potentially reach 75 feet (which is theoretically possible since 8 or more ADUs could be allowed per lot).</p> <p>If K.C.C. 21A.08.030 is silent on height, then just the standards in K.C.C. 21A.12.030 apply. Executive staff indicate that the standards in K.C.C. 21A.12.030 aligns with new RCW 36.70A.681(1)(g): "The... county may not establish roof height limits on an accessory dwelling unit of less than 24 feet..."</p>
	<p>"(2) Attached accessory dwelling units shall have at least one common wall with the primary dwelling unit and appear to be contained within one structure. Connection through a breezeway or covered pathway shall not constitute an attached accessory dwelling unit unless the breeze way or covered pathway is:</p> <ul style="list-style-type: none"> <li>(a) is less than ten feet in length;</li> <li>(b) shares a common wall with both the accessory dwelling unit and primary residence;</li> <li>(c) has a continuous roofline that appears to be one single building;</li> <li>(d) is completely enclosed; and</li> <li>(e) is heated space;"</li> </ul>	<p>(c) Requires attached ADUs using a covered pathway or breezeway to have "a continuous roofline that appears to be one single building." Executive staff indicate that the intent is that the rooflines appear to be connected when viewed from the air (plan view). They do not necessarily have to be the same height, but should share one or more unifying features, such as: ridges, valleys, eaves, or termination on a common wall with the ADU and primary residence. This could be clarified.</p>
"(6) No additional off-street parking spaces are required for accessory dwelling units;"	"(3) No additional off-street parking spaces are required for accessory dwelling units;"	No issues identified.
"(7) The primary dwelling unit or the accessory dwelling unit shall be occupied either by the owner of the primary dwelling	<i>No equivalent standard</i>	RCW 36.70A.681(1)(b) prohibits, in the urban area, restrictions on owner occupancy. There are no restrictions in

**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
unit or by an immediate family member of the owner. Immediate family members are limited to spouses, siblings, parents, grandparents, children and grandchildren, either by blood, adoption or marriage, of the owner. The accessory dwelling unit shall be converted to another permitted use or shall be removed if neither dwelling unit is occupied by the owner or an immediate family member;"		the rural area.
"(8) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department approves any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules;"	"(4) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department approves any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be established in administrative rules;"	No issues identified.
"(9) Accessory dwelling units are not allowed in the F zone;"	"(5) Accessory dwelling units are not allowed in the F zone;"	No issues identified.
	"(6) For lots in the UR, R-1 through R-48, and NB zones in the urban growth area and that meet the minimum lot area for construction in K.C.C. 21A.12.100:"	(6) Previously, ADUs were allowed with townhouses in the CB, RB, and O zone. This allowance appears to be removed (or at least, the code is silent on them).  Previously, 1 attached ADU was allowed on any urban lot with a SFR or townhouse. This proposal would prohibit ADUs on urban lots less than 2,500 sf.
"(1) Only one accessory dwelling per primary single detached dwelling or townhouse	<u>"(a) Two accessory dwelling units are allowed per primary single detached</u>	The new state law only requires 2 ADUs per lot. This proposal goes beyond that

**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
<p>unit;</p> <p>(2) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met:</p> <p>(a) the lot must be three thousand two hundred square feet or greater if located in the urban area or a rural town;</p> <p>...."</p>	<p><u>dwelling unit, duplex, triplex, fourplex, or townhouse unit in the following configurations:</u></p> <p>(i) <u>one attached accessory dwelling unit and one detached accessory dwelling unit;</u></p> <p>(ii) <u>two attached accessory dwelling units; or</u></p> <p>(iii) <u>two detached accessory dwelling units, which may be either one or two detached structures;"</u></p>	<p>by allowing 2 ADUs per primary unit, including for middle housing. A property with a fourplex could in theory have 8 ADUs in addition to the fourplex. This is a policy choice.</p> <p>Executive staff indicated to policy staff that they intended to allow 2 ADUs per lot.</p>
<p><i>No equivalent standard</i></p>	<p><u>"(b) Accessory dwelling units may be converted from existing structures, including but limited to garages, even if the existing structure violates requirements for setbacks or maximum impervious surface percentage; and"</u></p>	<p>(b) This language reflects the RCW requirements for ADUs, but the language could potentially be interpreted to require the County to allow conversion of illegally built structures to ADUs. As this likely was not the legislature's intent, this could be clarified to "even if the existing structure is legally nonconforming with respect to setbacks or maximum impervious surface percentage."</p>
<p><i>No equivalent standard</i></p>	<p><u>"(c) No public street improvements are required for accessory dwelling units;"</u></p>	<p>No issues identified.</p>
<p>"(5) When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may front a street;"</p>	<p><i>No equivalent standard</i></p>	<p>RCW 36.70A.681(1)(h) prohibits, in the urban area, restrictions on ADU entry door locations that are more restrictive than the primary unit. No issues identified.</p>
<p>"(10) Accessory dwelling units should be designed to be compatible with the primary dwelling unit and the surrounding properties, including material, colors, and building forms; and"</p>	<p><i>No equivalent standard</i></p>	<p>RCW 36.70A.681(1)(h) prohibits, in the urban area, ADU aesthetic requirements that are more restrictive than the primary unit. No issues identified.</p>
<p>"(11) The applicant should consider</p>	<p><i>No equivalent standard</i></p>	<p>RCW 36.70A.681(1)(h) prohibits, in the</p>

**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
a siting alternatives study that analyzes placement options of the accessory dwelling unit on the property to minimize impacts to privacy and views for surrounding property owners((-);”		urban area, design review that are more restrictive than the primary unit. No issues identified.
	<u>“(7) For lots in the rural area or on natural resource lands:”</u>	
<u>“(1) Only one accessory dwelling per primary single detached dwelling or townhouse unit;”</u>	<u>“(a) only one accessory dwelling unit per primary single detached dwelling unit;”</u>	(a) Under the current code, townhouses in the rural area are allowed to have ADUs. This allowance is removed in the proposal. Whether to remove this allowance is a policy choice.
<p><u>“(2) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met:</u></p> <p style="padding-left: 20px;">(a) the lot must be three thousand two hundred square feet or greater if located in the urban area or a rural town; or</p> <p style="padding-left: 20px;">(b) the lot must meet the minimum lot area for the applicable zone if located in the rural area but not in a rural town, except that if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on a RA-5 zoned lot that is two and one-half acres or greater;”</p>	<p><u>“(b) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met:</u></p> <p style="padding-left: 20px;"><u>(i) the lot must be three thousand two hundred square feet or greater if located in a rural town; or</u></p> <p style="padding-left: 20px;"><u>(ii) the lot must meet the minimum lot area for the applicable zone if located in the rural area but not in a rural town or on natural resource lands;”</u></p>	<p>(b) The proposal removes allowances to use TDRs to build bigger ADUs in the rural area, or to build them on smaller lots.</p> <p>When asked on the rationale for removing the TDR allowance, Executive staff indicated that:</p> <p>For <b>rural substandard lots</b>, the change is intended to comply with recent state guidance for rural ADUs based on recent case law. ADU's would still be allowed on substandard lots, but would be required to be attached.</p> <p>For <b>size limitations</b>, the current code allows RA-zoned properties to increase both the heated and unheated floor areas to up to 1,500 sq ft each if a TDR is purchased. This is proposed to be removed due to the same guidance/case</p>

**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
		law mentioned above, which states that standards for rural ADUs should not be the same as for urban ADUs, i.e. that rural ADU regulations should include additional standards that further limit the size/scale/impact/etc. of the ADU than what is allowed for urban ADUs.
“(5) When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may front a street;”	“(c) When the primary and accessory dwelling unit are located in the same building, or in multiple buildings connected by a breezeway or covered pathway, only one entrance may front a street;”	(c) RCW 36.70A.680(2) does not prohibit the County from regulating ADU entry door locations in the rural area. No issues identified.
“(10) Accessory dwelling units should be designed to be compatible with the primary dwelling unit and the surrounding properties, including material, colors, and building forms; and”	“(d) Accessory dwelling units should be designed to be compatible with the primary dwelling unit and the surrounding properties, including material, colors, and building forms; ”	(d) RCW 36.70A.680(2) does not prohibit the County from regulating aesthetic requirements in the rural area. No issues identified.
“(11) The applicant should consider a siting alternatives study that analyzes placement options of the accessory dwelling unit on the property to minimize impacts to privacy and views for surrounding property owners.”	“(e) The applicant should consider a siting alternatives study that analyzes placement options of the accessory dwelling unit on the property to minimize impacts to privacy and views for surrounding property owners; and”	(e) RCW 36.70A.680(2) does not prohibit the County from encouraging ADU site analysis in the rural area. No issues identified.
<i>No equivalent standard</i>	“(f) Accessory dwelling units in structures detached from the primary dwelling unit shall be counted as a separate dwelling unit for the purpose of lot calculations in place at the time of a proposed subdivision. If an accessory dwelling unit in a detached building in the rural zone is subsequently converted to a primary unit on a separate lot, neither the original lot nor the new lot may have an	(f) This standard was deleted by the Council in 2020 and is proposed to be added back in by the Executive. As written, the code would treat properties differently based on whether an ADU existed on a property prior to subdivision. For example, if someone has a ten-acre property in the RA-5 zone, and they have a detached ADU, the ADU would become the primary unit on the




**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
	additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required by the zone in K.C.C. 21A.12.030 or 21A.12.040."	second property when they subdivide, and neither property can ever have an ADU again. On the other hand, if someone has the same property without an ADU, and subdivides and builds a new home on the second property, both properties can then build ADUs.
"b. Accessory living quarters: (1) are limited to one per lot;"	"b. Accessory living quarters: (1) are limited to one per primary single detached dwelling unit;"	(b)(1) The County currently allows one accessory living quarters per lot, regardless of the type of primary unit. The proposal would change this to one per primary single detached dwelling unit only. This would both 1) would prohibit townhouses, apartments, middle housing, and other residential uses from having ALQs and 2) allow more than 1 ALQ per lot if there were more than one primary detached unit (which is allowed with a CUP) (the Executive states this was not the intent). Whether to make each of these changes or retain the existing language is a policy choice.
(2) are allowed only on lots of three thousand two hundred square feet or greater when located in the urban area or a rural town;	(2) are allowed only on lots of three thousand two hundred square feet or greater when located in the urban area or a rural town;	No issues identified.
"(3) shall not exceed the base height as established in K.C.C. 21A.12.030;"	"(3) shall not exceed the base height as established in K.C.C. 21A.12.030;"	No issues identified.
"(4) shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area; and"	"(4) shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area; and"	No issues identified.
"(5) are not allowed in the F zone."	"(5) are not allowed in the F zone."	No issues identified.

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.



**Table 6. Vashon Rural Town**

Topic	Alternative Housing Demo Project	Vashon Special District Overlay SO-270	Inclusionary Housing
<p><b>Location</b></p>	<p>The alternative housing demonstration project applies to two parcels zoned R-8:                      - 3123039138                      - 3123039108</p> <p>The demonstration project expires on July 19, 2024.</p> 	<p>The development is located on an eligible parcel as shown in the map below.</p> 	<p>R-4 through R-48, NB, CB, RB, and O in the rural town when served by sewer.</p> 
<p><b>Affordability Requirement</b></p>	<p>No affordability requirement.</p>	<p>At least 50 percent of the units must be affordable at or below 60% AMI.</p> <p>Remainder of the units must be affordable to 80% AMI maximum</p>	<ul style="list-style-type: none"> <li>- 100% of units must be owner occupied at 80% AMI;</li> <li>- 100% of units must be either owner occupied at 80% AMI or rental at 60% AMI;</li> <li>- 100% of units must be rental at 60% AMI; or</li> </ul>

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 6. Vashon Rural Town**

Topic	Alternative Housing Demo Project	Vashon Special District Overlay SO-270	Inclusionary Housing
<b>Maximum Density</b>	No more than 5 buildings with each building containing 8 dwelling and sleeping units. Units are limited to 350-385 sf each.	R-1: 4 du/acre or 400% R-4: 8 du/acre or 200% R-8: 18 du/acre or 225% R-12: 18 du/acre or 150% CB: 18 du/acre or 37.5%	- 100% of units must be rental at 50% AMI  Under a 100% affordable development (which is required in the Vashon Rural Town under the Executive's proposal) the following maximum densities apply: R-1: not allowed. R-4: 8 du/acre or 200% R-8: 16 du/acre or 200% R-12: 24 du/acre or 200% CB: 96 du/acre or 200%  If the Council chooses to not require 100% affordable housing, the maximum density would range from 125 to 150% depending on the number of units provided and the AMI.
<b>Height</b>	No height limit specified.  Projects would be subject to the Executive-proposed height limit of 35 feet in the Vashon Rural Town. Waivers may be requested.	No height limit specified.  Projects would be subject to the Executive-proposed height limit of 35 feet in the Vashon Rural Town.	Maximum 35 feet
<b>Affordability Duration</b>	No affordability requirement.	Rental affordable housing units: 30 years  Ownership affordable housing units: 50 years from the date of final certificate of occupancy.	Renter-occupied dwelling units: for the life of the development project  Owner-occupied dwelling units: 50 years from the date of initial occupancy
<b>Utility Connections</b>	No connection requirement.	All new units must connect to public water and public sewer.	Must be connected to public sewer to be eligible.
<b>On-site recreation requirements</b>	Communal space, such as kitchen facilities, recreational space, and lounges, must be	1. Subdivision, townhouses and apartments with 8 du/acre or less: 195 sf/unit	1. Subdivision, townhouses and apartments with 8 du/acre or less: 390 sf/unit 2. Mobile home park: 260 sf/unit

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 6. Vashon Rural Town**

<b>Topic</b>	<b>Alternative Housing Demo Project</b>	<b>Vashon Special District Overlay SO-270</b>	<b>Inclusionary Housing</b>
	provided at a rate of 12% of the total floor area of units.	2. Mobile home park: 130 sf/unit 3. Subdivisions greater than 8 du/acre: 85 sf/unit 4. Apartments and townhouses with more than 8 du/acre and mixed use: a. Studio and one bedroom: 45 sf/unit b. 2 bedrooms: 85 sf/unit c. 3 or more bedrooms: 85 sf/unit	3. Subdivisions greater than 8 du/acre: 170 sf/unit 4. Apartments and townhouses with more than 8 du/acre and mixed use: a. Studio and one bedroom: 90 sf/unit b. 2 bedrooms: 170 sf/unit c. 3 or more bedrooms: 170 sf/unit
<b>Parking</b>	No parking limit specified.  Projects would be subject to the parking standards in K.C.C. 21A.18. Waivers may be requested.	1 off-street parking space per unit.  The director may require additional parking, up to the maximum standards for attached dwelling units, which may be provided in common parking areas.  Off-street parking may be reduced below one per unit, with the approval of the director, with submission of a site-specific parking study that demonstrates that parking demand is met.	1 off-street parking space per unit.  The minimum required parking spaces for nonresidential uses shall be the minimum required in K.C.C. 21A.18.020, or the minimum required in any applicable property-specific development standard or special district overlay, whichever is less.  The director may authorize a reduction of up to 50% for inclusionary housing projects without a required a parking study. The director shall consider proximity to transit, bedroom composition, availability of on-street parking, and proposed nonresidential uses when determining the size of the reduction.
<b>Covenant</b>	Not required.	Required.	Required.
<b>Water reduction requirements</b>	No requirement.	2. To reduce the impacts of a new development on potable water supplies, the development shall incorporate at least three of the following water conservation	No requirement for IH.

**Table 6. Vashon Rural Town**

Topic	Alternative Housing Demo Project	Vashon Special District Overlay SO-270	Inclusionary Housing
		measures, and that only one of the outdoor measures from subsection C.3.a. through h. of this section may be counted toward the minimum requirement: <i>[list not included in this table]</i>	
<b>Meetings</b>	No public meeting requirement.	"Conduct the meeting in a location accessible to the public at least thirty days before the anticipated date of application. The purpose of the meeting is to provide neighboring property owners and residents with information regarding the proposed development and to answer questions regarding the proposed development."	No public meeting requirement.

## EMERGENCY AND SUPPORTED HOUSING

The matrices below outline policy options related to emergency and supported housing uses in Proposed Ordinance 2023-0440 and the proposed Comprehensive Plan.

The Growth Management Act requires the County to plan to accommodate housing needs of residents at every income level. The Countywide Planning Policies establish the allocations of housing need for each jurisdiction. The table below was included as lead-in text to emergency and supported housing policies in Chapter 4 of the Comprehensive Plan and shows the identified housing need for urban unincorporated King County by income level.

Relevant to the proposed zoning regulations and Comprehensive Plan policies, the identified need for emergency housing and shelter is 1,034 beds/units by and 608 additional permanent supportive housing units by 2044.

**Table 1. Projected Housing Needs by Income Level in Unincorporated King County**

<b>Income Level</b>	<b>% Median Income</b>	<b>Net New Units Needed, 2019-2044</b>
Extremely low	0-30% Permanent Supportive Housing (PSH)	608
	0-30% Other (non-PSH)	1,157
Very low	>30-50%	571
Low	>50-80%	292
Moderate	>80-100%	366
	>100-120%	415
Above Moderate	>120%	2,003
<b>All Income Levels</b>		<b>5,412</b>
<b>Temporary Housing Needs</b>		<b>Net New Beds Needed, 2019-2044</b>
<b>Emergency Housing/Shelter</b>		<b>1,034</b>

**Table 2. Emergency Shelter and Supported Housing Definitions and Zoning Requirements**

This table identifies each emergency and supported housing type and the proposed zoning requirements.

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p><b>Emergency Housing:</b> emergency housing is defined as “permanent facilities providing temporary <b>indoor accommodations</b> for <b>individuals</b> or <b>families</b> who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing includes: emergency supportive housing; emergency shelters; interim housing; microshelter villages; <b>recuperative housing</b>; and <b>safe parking</b>.”</p>	<p><b>Landscaping.</b> As proposed, all emergency housing uses would be considered “group residences.” They would be required to meet the standards for "Attached /Group residences," which includes 10 ft of Type III landscaping along street frontages, 5-10 ft of Type II on interior lot lines, and 20 sf of landscaping per parking stall.</p> <p><b>Shorelines.</b> Emergency housing would be allowed in the high intensity and residential shorelines. This is a policy choice.</p>	<p>All emergency housing applications are required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>	<ul style="list-style-type: none"> <li>• The definitions for various emergency housing uses switch the terms "<b>persons</b>" and "<b>individuals</b>" interchangeably.</li> <li>• This definition could use the term "<b>household</b>" instead of "<b>family</b>," as the term "family" has a specific definition in Section 85 that may not be appropriate here, especially as the other definitions use "households".</li> <li>• "<b>Recuperative Housing</b>" is more of a medical use and is not the same type of emergency housing as the others listed 1) could be removed from the Emergency Housing definition list and be a standalone use, or 2) the definition of Emergency Housing could be broadened encompass this use.</li> <li>• <b>Safe Parking</b> is not an “indoor facility” and would not meet the definition of emergency housing, despite being listed as an example.</li> <li>• Emergency housing would be subject to school concurrency standards in K.C.C. 21A.28.</li> <li>• Executive staff note that emergency housing should be added to the list of exemptions from school concurrency.</li> </ul>
<p><b>Emergency shelter.</b> A permanent facility that operates more than <b>one hundred and eighty days in a calendar year</b> and provides a <b>temporary shelter</b> for individuals or families who are currently homeless. Emergency shelters may include day and warming centers that</p>	<p><b>R-1:</b> Not allowed.</p> <p><b>R-4 through R-8:</b> Conditional use; must be in the urban area; on the same site as a religious facility, public agency, or other specific social services uses; and consistent with the additional</p>	<p>24/7 shelters shall be staffed 24 hours per day with beds and rooms assigned to specific residents for the duration of their stay. Overnight and rotating shelters shall provide on-site supervision while operating. A lease agreement for residents</p>	<ul style="list-style-type: none"> <li>• As proposed, this use is required to obtain a conditional use permit (CUP) in the R-4 through R-8 zones. Could change the Executive’s proposal from a Conditional Use to a Permitted Use and modify DC20 related to CUP requirements. Alternatively, consider whether associated uses, such as social services, associated with this proposed use should require a CUP.</li> <li>• This definition is consistent with the KCRHA's definition. The definition largely aligns with state law, <b>except the requirement that emergency shelters operate more than 180 days in a calendar year.</b></li> </ul>

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p>do not provide overnight accommodations.</p> <p>Additional definitions:  <b>Rotating shelter.</b> An emergency shelter where the hosting organizations host shelter operations for a brief time, rotating the shelter operations between its participating host locations.</p>	<p>requirements in the next column.</p> <p><b>R-12 through R-48, CB, RB, and O:</b> Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p><b>NB:</b> Not allowed.</p>	<p>is allowed, but not required.</p> <p>Minimum parking spaces required for all emergency shelter units: 1 per 2 employees, plus 1 per 20 units/beds.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> <li>• This definition uses the term "<b>temporary</b>," which potentially conflicts with how other temporary uses are characterized and regulated in the zoning code.</li> <li>• There is another temporary shelter use that includes temporary shelters like severe weather shelters, not addressed as emergency housing. However, the definition is much broader and overlaps with emergency housing. The Council may wish to address this.</li> <li>• Emergency shelter would not be allowed in NB zones, though the uses do not appear incongruent with that zoning. Executive staff indicate that there is sufficient capacity, without the NB zone being included, for emergency housing uses. This is a policy choice.</li> </ul>
<p><b>Emergency supportive housing.</b> Housing where persons experiencing chronic homelessness or persons at risk of chronic homelessness can reside temporarily while seeking permanent housing, and that offers housing-oriented services, case management, and other necessary services and supports to assist households in stabilizing.</p>	<p><b>R-1 through R-8:</b> Not allowed.</p> <p><b>R-12 through R-48, CB, RB, and O:</b> Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p><b>NB:</b> Not allowed.</p>	<p>Facilities shall be staffed and operational 24 hours per day; specific rooms and units shall be assigned to specific residents for the duration of their stay; on site services are limited to residents; all vehicles on site shall be licensed and operational; and a lease agreement for residents is allowed but not required.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> <li>• This definition is consistent with the Health through Housing Implementation Plan definition.</li> <li>• Council could define the term "stabilizing", as it is not defined.</li> <li>• Emergency supportive housing would not be allowed in NB zones, though the uses do not appear incongruent with that zoning. Executive staff indicate that there is sufficient capacity, without the NB zone being included, for emergency housing uses. This is a policy choice.</li> </ul>
<p><b>Recuperative housing.</b> Housing that is designed for persons experiencing homelessness who are not acutely sick enough to warrant a hospital stay but have needs beyond what can typically be</p>	<p><b>R-1:</b> Not allowed.</p> <p><b>R-4 through R-8:</b> <b>Conditional use</b>; must be in the urban area; on the same site as a religious facility, public agency, or other specific</p>	<p>Recuperative housing is subject to the following criteria: prospective residents shall be referred by off site providers; facilities shall be staffed and in operation 24 hours a day; rooms shall be</p>	<ul style="list-style-type: none"> <li>• Consistent with the KCRHA's definition.</li> <li>• As proposed, this use is required to obtain a <b>conditional use permit (CUP)</b> in the R-4 through R-8 zones. Council could change this from a Conditional Use to a Permitted Use, with a change to DC20 that would require a site with an existing CUP to obtain a new CUP or modify the existing CUP.</li> </ul>

Definition	Zoning	Additional Requirements	Policy Staff Comments
addressed in a traditional housing environment.	<p>social services uses; and consistent with the additional requirements in the next column.</p> <p><b>R-12 through R-48, CB, RB, and O:</b> Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p><b>NB:</b> Not allowed.</p>	<p>assigned to specific residents for the duration of their stay; on site services shall be limited to residents; all vehicles shall be licensed and operational; and lease agreements for residents are allowed but not required.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	
<p><b>Safe Parking.</b> A site designated for <b>unsheltered</b> people to reside in a recreational vehicle or vehicle and that provides access to <b>onsite services</b> and utilities.</p>	<p><b>R-1:</b> Not allowed.</p> <p><b>R-4 through R-8: Conditional use;</b> must be in the urban area; on the same site as a religious facility, public agency, or other specific social services uses; and consistent with the additional requirements in the next column.</p> <p><b>R-12 through R-48, CB, RB, and O:</b> Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p><b>NB:</b> Not allowed.</p>	<p>When safe parking is located on a site with another primary use, the director may reduce the number of on-site parking spaces required through a parking study.</p> <p>Safe parking sites that allow vehicles without restrooms must require restroom and potable water access. If recreational vehicles are hosted at the safe parking site, provision must be made for potable water and disposal of grey and black water.</p> <p>Safe parking sites are subject to the following criteria: a 6 foot clearance around each recreational vehicle; all</p>	<ul style="list-style-type: none"> <li>• The KCRHA vehicle residency workgroup refers to "safe lots" when onsite services are required, and "safe parking zones" when they are not.</li> <li>• As proposed, this use is required to obtain a <b>conditional use permit (CUP)</b> in the R-4 through R-8 zones. Council may wish to change this use from a Conditional Use to a Permitted Use, with a change to DC20 that would require a site with an existing CUP to obtain a new CUP or modify the existing CUP.</li> <li>• This definition uses the term "<b>unsheltered</b> people", whereas other definitions use "persons experiencing homelessness."</li> <li>• Council could define the term "<b>unsheltered</b>", as it is not defined elsewhere in the code. A possible definition utilized by HUD in the Point in Time Count is "Unsheltered: individuals and families sleeping in a place not designed for or ordinarily used as a regular sleeping accommodation."</li> <li>• Safe parking would not be allowed in NB zones, though the uses do not appear incongruent with that zoning. Executive staff indicate that there is sufficient capacity, without the NB zone being included, for emergency housing uses. This is a policy choice.</li> </ul>



Definition	Zoning	Additional Requirements	Policy Staff Comments
		vehicles shall be licensed, operational, and parked in the designated area; all personal property shall be stored in the vehicle; all propane tanks shall be securely fastened to a recreational vehicle; tents, leaking vehicles; fires; and sounds audible outside the vehicles are prohibited; the organization shall enforce compliance of state and local regulations.	
<p><b>Interim housing.</b> A facility that provides temporary shelter for people who are unsheltered or waiting to move into permanent housing.</p>	<p><b>R-1 through R-8:</b> Not allowed.</p> <p><b>R-12 through R-48, CB, RB, and O:</b> Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p><b>NB:</b> Not allowed.</p>	<p>Facilities shall be staffed and operational 24 hours per day; specific rooms and units shall be assigned to specific residents for the duration of their stay; on site services are limited to residents; all vehicles on site shall be licensed and operational; and a lease agreement for residents is allowed but not required.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> <li>• This is not a housing type that is typically provided by the County. Executive staff note that it is not necessary to include in the Zoning Code.</li> </ul>
<p><b>Microshelter village.</b> Emergency housing located on a lot, or lots, containing multiple microshelters and that provide: <b>cooking facilities or meals;</b></p>	<p><b>R-1:</b> Not allowed.</p> <p><b>R-4 through R-8:</b> <b>Conditional use;</b> must be in the urban area; on the same site as a</p>	<p>On site services shall be limited to residents; staff supervision provided on site at all times unless demonstrably not warranted</p>	<ul style="list-style-type: none"> <li>• As proposed, this use is required to obtain a <b>conditional use permit (CUP)</b> in the R-4 through R-8 zones. Council could change this use from a Conditional Use to a Permitted Use, with a change to DC20 that would require a site with an existing CUP to obtain a new CUP or modify the existing CUP.</li> </ul>

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p>hygiene facilities, including restrooms and showers; and a shared gathering space.</p> <p>Additional relevant definitions:  <b>Microshelter.</b> A small structure designed to be used for overnight shelter.</p>	<p>religious facility, public agency, or other specific social services uses; and consistent with the additional requirements in the next column.</p> <p><b>R-12 through R-48, CB, RB, and O:</b> Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p><b>NB:</b> Not allowed</p>	<p>for the hosted population; the operating organization shall provide sanitation and basic safety measures; all on site vehicles shall be licensed and operational; a lease agreement for residents is allowed but not required.</p> <p>Must provide either: 1) be setback 10 feet from the street, provide Type II landscaping, or 3) a site obscuring fence.</p> <p>Exempt from onsite recreation, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> <li>• The Executive’s proposal does not provide parameters on what size a “small structure” is, which leaves this open to interpretation.</li> <li>• Council could further define the term "microshelter" to set shelter size so it can't be construed as overly broad. Executive staff provided the following recommendation: "Microshelter: a structure generally smaller than 200 square feet that is used for emergency habitation. Common nomenclature often refers to microshelters as tiny houses." "Habitation" should be changed to "housing," as microshelters are included in the list of emergency housing types.</li> </ul>
<p><b>Permanent supportive housing.</b> Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary</p>	<p><b>R-1:</b> Not allowed.</p> <p><b>R-4 through R-8:</b> Conditional use; must be in the urban area; on the same site as a religious facility public agency or other specific units; and consistent with the additional requirements in the next column.</p> <p><b>R-12 through R-48, CB, RB, O:</b> permitted in the urban growth area and exempt from on-site recreation</p>	<p>In the R-4 through R-8 zones, permanent supportive housing units are permitted if the density does not exceed 18 units per acre of net buildable area.</p> <p>Minimum parking spaces required: 1 per 2 employees, plus 1 per 20 dwelling units.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> <li>• As proposed, this use is required to obtain a conditional use permit (CUP) in the R-4 through R-8 zones. Council could change this use from a Conditional Use to a Permitted Use, with a change to DC20 that would require a site with an existing CUP to obtain a new CUP or modify the existing CUP.</li> <li>• In the R-4 through R-8 zones, this use is a conditional use and additional development conditions apply, while it is a permitted use outright in denser zones. It is a policy call whether to impose those additional conditions in the R-4 through R-8 zoning.</li> <li>• The final sentence of the definition is a regulation and could be removed.</li> <li>• Executive staff request that DC5, related to a maximum of 18 du/acre net buildable area, apply to permanent supportive housing in the R-4 through R-8 zones.</li> <li>• Executive staff request that permanent supportive housing be added to the list of school impact fee exemptions in K.C.C. 21A.43.080.</li> </ul>

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p>services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness before moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services.</p> <p>Permanent supportive housing is subject to all of the rights and responsibilities defined in Chapter 59.18 RCW.</p>	<p>requirements.</p> <p><b>NB:</b> Not allowed.</p>		

**Table 3. Proposed Comprehensive Plan Policies Related**

This table identifies proposed Comprehensive Plan Policies related to emergency and supported housing.

Comprehensive Plan Policy	Additional Information
<p>H-170 King County shall work with jurisdictions and housing providers locally and across the state to urge state and federal governments to expand funding for direct assistance services, such as <del>((flexible))</del> rental assistance <u>and eviction prevention resources</u>, diversion assistance, and emergency <u>housing</u> services. In addition <del>((to rental assistance))</del>, King County should <del>((support))</del> <u>encourage</u> programs that help prevent homelessness and <del>((that))</del> improve prevention and emergency services referral networks<del>((,-including an efficient coordinated intake system for families and individuals experiencing homelessness))</del>.</p>	<p>It is a policy decision to remove the focus of creating an efficient coordinated intake system for families and individuals experiencing homelessness.</p>
<p>H-307 <u>People-centered design elements that includes principles of patient-centered, recovery-oriented, and trauma-informed care should be considered and incorporated in County-owned or funded regional health and human services facilities, behavioral health facilities, emergency housing, transitional and permanent supportive housing, and affordable housing.</u></p>	<p>No issues identified.</p>

**Table 4. Misc. Sections in Proposed Ordinance 2023-0440**

This table identifies ordinance sections related to emergency and supported housing not directly related to zoning of those uses.

	Additional Information
<p><b>Section 197:</b> Establishes a chapter related to emergency housing uses in K.C.C. 21A.</p>	<p>None</p>
<p><b>Section 198:</b> Establishes the purpose of this chapter.</p> <p>The purpose of this chapter is to provide standards for emergency housing options and to address the potential impacts to neighborhoods.</p>	<p>None</p>
<p><b>Section 199:</b> Establishes permit application requirements.</p> <p>All emergency housing applications are required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>	<p>This section appears to be consistent with the approach the County takes when establishing emergency housing units. However, the information required in this section is typically required by DCHS in contracting, so it appears to be a shift in scope from DCHS in contracting to DLS in permitting.</p> <p>Executive staff request removing safe parking from the definition of emergency housing, as it is not a temporary indoor accommodation.</p> <p>This section includes a statement on conflict with other chapters, but no specific</p>

	Additional Information
	conflicts are cited. An identification of potential conflicts could be cited.
<p><b>At imminent risk of becoming homeless:</b> a household who will lose their primary nighttime residence as follows:</p> <p>A. The residence will be lost within fourteen days of the date of application for homeless assistance;</p> <p>B. No subsequent residence has been identified; and</p> <p>C. The household lacks the resources or support networks needed to obtain other permanent housing, such as family, friends, or faith-based or other social networks.</p>	<p>This is consistent with the HUD definition of the term.</p> <p>"a household who" may be changed to "a household that"</p>
<p><b>At risk of chronic homelessness:</b> a household that:</p> <p>A. Includes an adult with a developmental, physical, or behavioral health disability;</p> <p>B. Is currently experiencing homelessness for at least ten months in the previous three years, or has experienced homelessness for a cumulative total of twelve months within the previous five years; and</p> <p>C. Includes an adult that has been incarcerated within the previous five years in a jail or prison, that has been detained or involuntarily committed under Chapter 71.05 RCW, or identifies as a member of a population that is demographically overrepresented among persons experiencing homelessness in King County.</p>	<p>This is consistent with the definition in K.C.C. Chapter 24.30 (Health through Housing).</p> <ul style="list-style-type: none"> <li>• Adopt this definition by reference instead of including the definition in K.C.C. 21A.</li> <li>• Add substance use disorders in the definition, consistent with the National Alliance to End Homelessness and other agencies.</li> </ul> <p>It could be clarified that only one adult has to meet all three criteria, as subsection B. as currently written would require the entire household to have experienced homelessness.</p>
<p><b>Experiencing chronic homelessness:</b> a household that includes an adult with a disability, that is currently experiencing homelessness for at least twelve consecutive months or has experienced multiple episodes homelessness for a cumulative twelve months within the previous three years.</p>	<p>This is consistent with K.C.C. 24.30 (Health through Housing).</p> <p>Adopt this definition by reference instead of including the definition in K.C.C. 21A.</p>

## EMERGENCY AND SUPPORTED HOUSING

The matrices below outline policy options related to emergency and supported housing uses in Proposed Ordinance 2023-0440 and the proposed Comprehensive Plan.

The Growth Management Act requires the County to plan to accommodate housing needs of residents at every income level. The Countywide Planning Policies establish the allocations of housing need for each jurisdiction. The table below was included as lead-in text to emergency and supported housing policies in Chapter 4 of the Comprehensive Plan and shows the identified housing need for urban unincorporated King County by income level.

Relevant to the proposed zoning regulations and Comprehensive Plan policies, the identified need for emergency housing and shelter is 1,034 beds/units by and 608 additional permanent supportive housing units by 2044.

**Table 1. Projected Housing Needs by Income Level in Unincorporated King County**

<b>Income Level</b>	<b>% Median Income</b>	<b>Net New Units Needed, 2019-2044</b>
Extremely low	0-30% Permanent Supportive Housing (PSH)	608
	0-30% Other (non-PSH)	1,157
Very low	>30-50%	571
Low	>50-80%	292
Moderate	>80-100%	366
	>100-120%	415
Above Moderate	>120%	2,003
<b>All Income Levels</b>		<b>5,412</b>
<b>Temporary Housing Needs</b>		<b>Net New Beds Needed, 2019-2044</b>
<b>Emergency Housing/Shelter</b>		<b>1,034</b>

**Table 2. Emergency Shelter and Supported Housing Definitions and Zoning Requirements**

This table identifies each emergency and supported housing type and the proposed zoning requirements.

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p><b>Emergency Housing:</b> emergency housing is defined as “permanent facilities providing temporary <b>indoor accommodations</b> for <b>individuals</b> or <b>families</b> who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing includes: emergency supportive housing; emergency shelters; interim housing; microshelter villages; <b>recuperative housing</b>; and <b>safe parking</b>.”</p>	<p><b>Landscaping.</b> As proposed, all emergency housing uses would be considered “group residences.” They would be required to meet the standards for "Attached /Group residences," which includes 10 ft of Type III landscaping along street frontages, 5-10 ft of Type II on interior lot lines, and 20 sf of landscaping per parking stall.</p> <p><b>Shorelines.</b> Emergency housing would be allowed in the high intensity and residential shorelines. This is a policy choice.</p>	<p>All emergency housing applications are required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>	<ul style="list-style-type: none"> <li>• The definitions for various emergency housing uses switch the terms "<b>persons</b>" and "<b>individuals</b>" interchangeably.</li> <li>• This definition could use the term "<b>household</b>" instead of "<b>family</b>," as the term "family" has a specific definition in Section 85 that may not be appropriate here, especially as the other definitions use "households".</li> <li>• "<b>Recuperative Housing</b>" is more of a medical use and is not the same type of emergency housing as the others listed 1) could be removed from the Emergency Housing definition list and be a standalone use, or 2) the definition of Emergency Housing could be broadened encompass this use.</li> <li>• <b>Safe Parking</b> is not an “indoor facility” and would not meet the definition of emergency housing, despite being listed as an example.</li> <li>• Emergency housing would be subject to school concurrency standards in K.C.C. 21A.28.</li> <li>• Executive staff note that emergency housing should be added to the list of exemptions from school concurrency.</li> </ul>
<p><b>Emergency shelter.</b> A permanent facility that operates more than <b>one hundred and eighty days in a calendar year</b> and provides a <b>temporary shelter</b> for individuals or families who are currently homeless. Emergency shelters may include day and warming centers that</p>	<p><b>R-1:</b> Not allowed.</p> <p><b>R-4 through R-8:</b> Conditional use; must be in the urban area; on the same site as a religious facility, public agency, or other specific social services uses; and consistent with the additional</p>	<p>24/7 shelters shall be staffed 24 hours per day with beds and rooms assigned to specific residents for the duration of their stay. Overnight and rotating shelters shall provide on-site supervision while operating. A lease agreement for residents</p>	<ul style="list-style-type: none"> <li>• As proposed, this use is required to obtain a conditional use permit (CUP) in the R-4 through R-8 zones. Could change the Executive’s proposal from a Conditional Use to a Permitted Use and modify DC20 related to CUP requirements. Alternatively, consider whether associated uses, such as social services, associated with this proposed use should require a CUP.</li> <li>• This definition is consistent with the KCRHA's definition. The definition largely aligns with state law, <b>except the requirement that emergency shelters operate more than 180 days in a calendar year.</b></li> </ul>

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p>do not provide overnight accommodations.</p> <p>Additional definitions:  <b>Rotating shelter.</b> An emergency shelter where the hosting organizations host shelter operations for a brief time, rotating the shelter operations between its participating host locations.</p>	<p>requirements in the next column.</p> <p><b>R-12 through R-48, CB, RB, and O:</b> Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p><b>NB:</b> Not allowed.</p>	<p>is allowed, but not required.</p> <p>Minimum parking spaces required for all emergency shelter units: 1 per 2 employees, plus 1 per 20 units/beds.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> <li>• This definition uses the term "<b>temporary</b>," which potentially conflicts with how other temporary uses are characterized and regulated in the zoning code.</li> <li>• There is another temporary shelter use that includes temporary shelters like severe weather shelters, not addressed as emergency housing. However, the definition is much broader and overlaps with emergency housing. The Council may wish to address this.</li> <li>• Emergency shelter would not be allowed in NB zones, though the uses do not appear incongruent with that zoning. Executive staff indicate that there is sufficient capacity, without the NB zone being included, for emergency housing uses. This is a policy choice.</li> </ul>
<p><b>Emergency supportive housing.</b> Housing where persons experiencing chronic homelessness or persons at risk of chronic homelessness can reside temporarily while seeking permanent housing, and that offers housing-oriented services, case management, and other necessary services and supports to assist households in stabilizing.</p>	<p><b>R-1 through R-8:</b> Not allowed.</p> <p><b>R-12 through R-48, CB, RB, and O:</b> Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p><b>NB:</b> Not allowed.</p>	<p>Facilities shall be staffed and operational 24 hours per day; specific rooms and units shall be assigned to specific residents for the duration of their stay; on site services are limited to residents; all vehicles on site shall be licensed and operational; and a lease agreement for residents is allowed but not required.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> <li>• This definition is consistent with the Health through Housing Implementation Plan definition.</li> <li>• Council could define the term "stabilizing", as it is not defined.</li> <li>• Emergency supportive housing would not be allowed in NB zones, though the uses do not appear incongruent with that zoning. Executive staff indicate that there is sufficient capacity, without the NB zone being included, for emergency housing uses. This is a policy choice.</li> </ul>
<p><b>Recuperative housing.</b> Housing that is designed for persons experiencing homelessness who are not acutely sick enough to warrant a hospital stay but have needs beyond what can typically be</p>	<p><b>R-1:</b> Not allowed.</p> <p><b>R-4 through R-8:</b> <b>Conditional use</b>; must be in the urban area; on the same site as a religious facility, public agency, or other specific</p>	<p>Recuperative housing is subject to the following criteria: prospective residents shall be referred by off site providers; facilities shall be staffed and in operation 24 hours a day; rooms shall be</p>	<ul style="list-style-type: none"> <li>• Consistent with the KCRHA's definition.</li> <li>• As proposed, this use is required to obtain a <b>conditional use permit (CUP)</b> in the R-4 through R-8 zones. Council could change this from a Conditional Use to a Permitted Use, with a change to DC20 that would require a site with an existing CUP to obtain a new CUP or modify the existing CUP.</li> </ul>



Definition	Zoning	Additional Requirements	Policy Staff Comments
addressed in a traditional housing environment.	<p>social services uses; and consistent with the additional requirements in the next column.</p> <p><b>R-12 through R-48, CB, RB, and O:</b> Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p><b>NB:</b> Not allowed.</p>	<p>assigned to specific residents for the duration of their stay; on site services shall be limited to residents; all vehicles shall be licensed and operational; and lease agreements for residents are allowed but not required.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	
<p><b>Safe Parking.</b> A site designated for <b>unsheltered</b> people to reside in a recreational vehicle or vehicle and that provides access to <b>onsite services</b> and utilities.</p>	<p><b>R-1:</b> Not allowed.</p> <p><b>R-4 through R-8: Conditional use;</b> must be in the urban area; on the same site as a religious facility, public agency, or other specific social services uses; and consistent with the additional requirements in the next column.</p> <p><b>R-12 through R-48, CB, RB, and O:</b> Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p><b>NB:</b> Not allowed.</p>	<p>When safe parking is located on a site with another primary use, the director may reduce the number of on-site parking spaces required through a parking study.</p> <p>Safe parking sites that allow vehicles without restrooms must require restroom and potable water access. If recreational vehicles are hosted at the safe parking site, provision must be made for potable water and disposal of grey and black water.</p> <p>Safe parking sites are subject to the following criteria: a 6 foot clearance around each recreational vehicle; all</p>	<ul style="list-style-type: none"> <li>• The KCRHA vehicle residency workgroup refers to "safe lots" when onsite services are required, and "safe parking zones" when they are not.</li> <li>• As proposed, this use is required to obtain a <b>conditional use permit (CUP)</b> in the R-4 through R-8 zones. Council may wish to change this use from a Conditional Use to a Permitted Use, with a change to DC20 that would require a site with an existing CUP to obtain a new CUP or modify the existing CUP.</li> <li>• This definition uses the term "<b>unsheltered</b> people", whereas other definitions use "persons experiencing homelessness."</li> <li>• Council could define the term "<b>unsheltered</b>", as it is not defined elsewhere in the code. A possible definition utilized by HUD in the Point in Time Count is "Unsheltered: individuals and families sleeping in a place not designed for or ordinarily used as a regular sleeping accommodation."</li> <li>• Safe parking would not be allowed in NB zones, though the uses do not appear incongruent with that zoning. Executive staff indicate that there is sufficient capacity, without the NB zone being included, for emergency housing uses. This is a policy choice.</li> </ul>

Definition	Zoning	Additional Requirements	Policy Staff Comments
		vehicles shall be licensed, operational, and parked in the designated area; all personal property shall be stored in the vehicle; all propane tanks shall be securely fastened to a recreational vehicle; tents, leaking vehicles; fires; and sounds audible outside the vehicles are prohibited; the organization shall enforce compliance of state and local regulations.	
<p><b>Interim housing.</b> A facility that provides temporary shelter for people who are unsheltered or waiting to move into permanent housing.</p>	<p><b>R-1 through R-8:</b> Not allowed.</p> <p><b>R-12 through R-48, CB, RB, and O:</b> Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p><b>NB:</b> Not allowed.</p>	<p>Facilities shall be staffed and operational 24 hours per day; specific rooms and units shall be assigned to specific residents for the duration of their stay; on site services are limited to residents; all vehicles on site shall be licensed and operational; and a lease agreement for residents is allowed but not required.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> <li>• This is not a housing type that is typically provided by the County. Executive staff note that it is not necessary to include in the Zoning Code.</li> </ul>
<p><b>Microshelter village.</b> Emergency housing located on a lot, or lots, containing multiple microshelters and that provide: <b>cooking facilities or meals;</b></p>	<p><b>R-1:</b> Not allowed.</p> <p><b>R-4 through R-8:</b> <b>Conditional use;</b> must be in the urban area; on the same site as a</p>	<p>On site services shall be limited to residents; staff supervision provided on site at all times unless demonstrably not warranted</p>	<ul style="list-style-type: none"> <li>• As proposed, this use is required to obtain a <b>conditional use permit (CUP)</b> in the R-4 through R-8 zones. Council could change this use from a Conditional Use to a Permitted Use, with a change to DC20 that would require a site with an existing CUP to obtain a new CUP or modify the existing CUP.</li> </ul>

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p>hygiene facilities, including restrooms and showers; and a shared gathering space.</p> <p>Additional relevant definitions:  <b>Microshelter.</b> A <i>small structure</i> designed to be used for overnight shelter.</p>	<p>religious facility, public agency, or other specific social services uses; and consistent with the additional requirements in the next column.</p> <p><b>R-12 through R-48, CB, RB, and O:</b> Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p><b>NB:</b> Not allowed</p>	<p>for the hosted population; the operating organization shall provide sanitation and basic safety measures; all on site vehicles shall be licensed and operational; a lease agreement for residents is allowed but not required.</p> <p>Must provide either: 1) be setback 10 feet from the street, provide Type II landscaping, or 3) a site obscuring fence.</p> <p>Exempt from onsite recreation, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> <li>• The Executive’s proposal does not provide parameters on what size a “<i>small structure</i>” is, which leaves this open to interpretation.</li> <li>• Council could further define the term “microshelter” to <i>set shelter size</i> so it can't be construed as overly broad. Executive staff provided the following recommendation: “Microshelter: a structure generally smaller than 200 square feet that is used for emergency habitation. Common nomenclature often refers to microshelters as tiny houses.” “Habitation” should be changed to “housing,” as microshelters are included in the list of emergency housing types.</li> </ul>
<p><b>Permanent supportive housing.</b> Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary</p>	<p><b>R-1:</b> Not allowed.</p> <p><b>R-4 through R-8:</b> Conditional use; must be in the urban area; on the same site as a religious facility public agency or other specific units; and consistent with the additional requirements in the next column.</p> <p><b>R-12 through R-48, CB, RB, O:</b> permitted in the urban growth area and exempt from on-site recreation</p>	<p>In the R-4 through R-8 zones, permanent supportive housing units are permitted if the density does not exceed 18 units per acre of net buildable area.</p> <p>Minimum parking spaces required: 1 per 2 employees, plus 1 per 20 dwelling units.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> <li>• As proposed, this use is required to obtain a conditional use permit (CUP) in the R-4 through R-8 zones. Council could change this use from a Conditional Use to a Permitted Use, with a change to DC20 that would require a site with an existing CUP to obtain a new CUP or modify the existing CUP.</li> <li>• In the R-4 through R-8 zones, this use is a conditional use and additional development conditions apply, while it is a permitted use outright in denser zones. It is a policy call whether to impose those additional conditions in the R-4 through R-8 zoning.</li> <li>• The final sentence of the definition is a regulation and could be removed.</li> <li>• Executive staff request that DC5, related to a maximum of 18 du/acre net buildable area, apply to permanent supportive housing in the R-4 through R-8 zones.</li> <li>• Executive staff request that permanent supportive housing be added to the list of school impact fee exemptions in K.C.C. 21A.43.080.</li> </ul>

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p>services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness before moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services.</p> <p>Permanent supportive housing is subject to all of the rights and responsibilities defined in Chapter 59.18 RCW.</p>	<p>requirements.</p> <p><b>NB:</b> Not allowed.</p>		

**Table 3. Proposed Comprehensive Plan Policies Related**

This table identifies proposed Comprehensive Plan Policies related to emergency and supported housing.

Comprehensive Plan Policy	Additional Information
<p>H-170 King County shall work with jurisdictions and housing providers locally and across the state to urge state and federal governments to expand funding for direct assistance services, such as <del>((flexible))</del> rental assistance <u>and eviction prevention resources</u>, diversion assistance, and emergency <u>housing</u> services. In addition <del>((to rental assistance))</del>, King County should <del>((support))</del> <u>encourage</u> programs that help prevent homelessness and <del>((that))</del> improve prevention and emergency services referral networks<del>((,-including an efficient coordinated intake system for families and individuals experiencing homelessness))</del>.</p>	<p>It is a policy decision to remove the focus of creating an efficient coordinated intake system for families and individuals experiencing homelessness.</p>
<p>H-307 <u>People-centered design elements that includes principles of patient-centered, recovery-oriented, and trauma-informed care should be considered and incorporated in County-owned or funded regional health and human services facilities, behavioral health facilities, emergency housing, transitional and permanent supportive housing, and affordable housing.</u></p>	<p>No issues identified.</p>

**Table 4. Misc. Sections in Proposed Ordinance 2023-0440**

This table identifies ordinance sections related to emergency and supported housing not directly related to zoning of those uses.

	Additional Information
<p><b>Section 197:</b> Establishes a chapter related to emergency housing uses in K.C.C. 21A.</p>	<p>None</p>
<p><b>Section 198:</b> Establishes the purpose of this chapter.</p> <p>The purpose of this chapter is to provide standards for emergency housing options and to address the potential impacts to neighborhoods.</p>	<p>None</p>
<p><b>Section 199:</b> Establishes permit application requirements.</p> <p>All emergency housing applications are required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>	<p>This section appears to be consistent with the approach the County takes when establishing emergency housing units. However, the information required in this section is typically required by DCHS in contracting, so it appears to be a shift in scope from DCHS in contracting to DLS in permitting.</p> <p>Executive staff request removing safe parking from the definition of emergency housing, as it is not a temporary indoor accommodation.</p> <p>This section includes a statement on conflict with other chapters, but no specific</p>

	Additional Information
	conflicts are cited. An identification of potential conflicts could be cited.
<p><b>At imminent risk of becoming homeless:</b> a household who will lose their primary nighttime residence as follows:</p> <p>A. The residence will be lost within fourteen days of the date of application for homeless assistance;</p> <p>B. No subsequent residence has been identified; and</p> <p>C. The household lacks the resources or support networks needed to obtain other permanent housing, such as family, friends, or faith-based or other social networks.</p>	<p>This is consistent with the HUD definition of the term.</p> <p>"a household who" may be changed to "a household that"</p>
<p><b>At risk of chronic homelessness:</b> a household that:</p> <p>A. Includes an adult with a developmental, physical, or behavioral health disability;</p> <p>B. Is currently experiencing homelessness for at least ten months in the previous three years, or has experienced homelessness for a cumulative total of twelve months within the previous five years; and</p> <p>C. Includes an adult that has been incarcerated within the previous five years in a jail or prison, that has been detained or involuntarily committed under Chapter 71.05 RCW, or identifies as a member of a population that is demographically overrepresented among persons experiencing homelessness in King County.</p>	<p>This is consistent with the definition in K.C.C. Chapter 24.30 (Health through Housing).</p> <ul style="list-style-type: none"> <li>• Adopt this definition by reference instead of including the definition in K.C.C. 21A.</li> <li>• Add substance use disorders in the definition, consistent with the National Alliance to End Homelessness and other agencies.</li> </ul> <p>It could be clarified that only one adult has to meet all three criteria, as subsection B. as currently written would require the entire household to have experienced homelessness.</p>
<p><b>Experiencing chronic homelessness:</b> a household that includes an adult with a disability, that is currently experiencing homelessness for at least twelve consecutive months or has experienced multiple episodes homelessness for a cumulative twelve months within the previous three years.</p>	<p>This is consistent with K.C.C. 24.30 (Health through Housing).</p> <p>Adopt this definition by reference instead of including the definition in K.C.C. 21A.</p>

## MIDDLE HOUSING, INCLUSIONARY HOUSING, ACCESSORY DWELLING UNITS, VASHON HOUSING REVIEW MATRIX 3/14/24

**Table 1. Definitions and Concepts**

Topic	Concept	Zoning
<b>What is missing middle?</b>	<u>Comprehensive Plan Definition:</u> "Middle housing includes moderately scaled multi-unit or clustered housing types. Middle housing developments include more housing units than single-detached homes, but less than large apartment buildings. These housing types typically include, but are not limited to, duplexes, triplexes, quadplexes, multiplexes, townhouses, courtyard buildings, cottage houses, and live-work buildings"	Depends on the type of housing unit. See below.
<b>What types of housing are considered missing middle?</b>	<b>"Dwelling unit, cottage housing.</b> Dwelling unit, cottage housing: a detached single-family dwelling unit located on a commonly owned parcel with common open space."	R-1: Not allowed R-4 through R-8: Allowed R-12 through R-48: Not allowed NB: Not allowed RB: Not allowed O: Allowed
	<b>"Dwelling unit, duplex:</b> a dwelling unit contained in a building that is located on one legal lot or parcel, containing two dwelling units designed exclusively for occupancy by two individuals or families living independently of each other. The two units share a common roof, wall, or floor, although floorplans may vary. Individual units may be side-by-side or stacked one on top of the other. The two dwelling units and the lot are under a single ownership or may be owned through a condominium. A single-family dwelling containing an approved accessory dwelling unit is not considered a duplex."	R-1: Allowed when 50% site has critical areas R-4 through R-8: Allowed, max 18 du/acre net buildable area R-12 through R-48: Allowed NB: Allowed when mixed use RB: Allowed when mixed use O: Allowed when mixed use
	<b>"Dwelling unit, triplex:</b> a dwelling unit contained in a building that is located on one legal lot or parcel, containing three dwelling units designed exclusively for occupancy by three individuals or families living independently of each other. The three units share a common roof, wall, or floor, although floorplans may vary. Individual units may be side-by-side or stacked one on top of the other. The three dwelling units and the lot are under a single ownership or may be owned through a condominium."	R-1: Allowed when 50% site has critical areas R-4 through R-8: Allowed, max 18 du/acre net buildable area R-12 through R-48: Allowed NB: Allowed when mixed use RB: Allowed when mixed use O: Allowed when mixed use
	<b>"Dwelling unit, fourplex:</b> a dwelling unit contained in a building that is	R-1: Allowed when 50% site has critical

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

Table 1. Definitions and Concepts

Topic	Concept	Zoning
	<p>located on one legal lot or parcel, containing four dwelling units designed exclusively for occupancy by four individuals or families living independently of each other. The four units share a common roof, wall, or floor, although floorplans may vary. Individual units may be side-by-side or stacked one on top of the other. The two dwelling units and the lot are under a single ownership or may be owned through a condominium.”</p>	<p>areas  R-4 through R-8: Allowed, max 18 du/acre net buildable area  R-12 through R-48: Allowed  NB: Allowed when mixed use  RB: Allowed when mixed use  O: Allowed when mixed use</p>
	<p><b>“Dwelling unit, townhouse:</b> a dwelling unit contained in a building containing <del>((one))</del> five or more dwelling units that <del>((occupies))</del> occupy space from the ground to the roof<del>((, and))</del> that is attached to one or more other townhouse dwellings by common walls.”</p>	<p>R-1: Allowed  R-4 through R-8: Allowed  R-12 through R-48: Allowed  NB: Allowed when mixed-use or if in the urban area in commercial outside of center standalone townhouses allowed  RB: Allowed when mixed use  O: Allowed when mixed use</p>
	<p><b>“Dwelling unit, apartment:</b> a dwelling unit contained in a building consisting of <del>((two))</del> five or more dwelling units which may be stacked, or one or more dwellings with nonresidential uses.”</p>	<p>R-1: Allowed when 50% site has critical areas  R-4 through R-8: Allowed, max 18 du/acre net buildable area  R-12 through R-48: Allowed  NB: Allowed when mixed use  RB: Allowed when mixed use  O: Allowed when mixed use</p>
<b>Related Housing Types</b>	<p><b>“Dwelling unit, single detached:</b> a detached building containing one dwelling unit.”</p>	<p>R-1: Allowed  R-4 through R-8: Allowed  R-12 through R-48: Allowed  NB: allowed in limited instances in the rural area</p>
	<p><b>“Dwelling unit, accessory:</b> Dwelling unit, accessory: a separate, complete dwelling unit attached to or contained within the structure of the primary dwelling; or contained within a separate structure that is accessory to the primary dwelling unit on the premises.”</p>	<p>Allowed in all zones when accessory to a primary residential use.</p>



**Table 1. Definitions and Concepts**

Topic	Concept	Zoning
	<p><b>“Accessory living quarters:</b> living quarters in an accessory building for the use of the occupant or persons employed on the premises, or for temporary use by guests of the occupant. Such quarters do not include an area for the preparation or storage of food and are not used as a separate dwelling unit.”</p>	Allowed in all zones when accessory to a primary residential use.
	<p><b>“Manufactured or mobile home:</b> a structure, transportable in one or more sections, that in the traveling mode is eight body feet or more in width or thirty-two body feet or more in length; or when erected on site, is three-hundred square feet or more in area; which is built on a permanent chassis and is designated for use with or without a permanent foundation when attached to the required utilities; which contains plumbing, heating, air-conditioning and electrical systems; and shall include any structure that meets all the requirements of this section, or of Chapter 296-150M WAC, except the size requirements for which the manufacturer voluntarily complies with the standards and files the certification required by the federal Department of Housing and Urban Development. The term "manufactured home" or "mobile home" does not include a "recreational vehicle."”</p> <p><b>“Mobile home.</b> See manufactured home.”</p>	
	<p><b>“Mobile home park:</b> a development with two or more improved pads or spaces designed to accommodate mobile homes.”</p>	Conditional use in R-4 through R-8, permitted in R-12 through R-48.
<b>Special Housing</b>	<p>The Zoning Code includes uses for senior assisted housing, community residential facilities, dormitories and more.</p> <p>The Executive is proposing emergency housing options in the zoning code such as permanent supportive housing, emergency shelter, interim housing, and microshelter villages.</p> <p>These forms of housing have conditions or features that are unique from middle housing types. They are not covered in this document.</p>	
<b>Inclusionary Housing</b>	<p>The purpose of the inclusionary housing regulations is to provide for the creation of new affordable dwelling units, particularly in areas where there is a high risk for displacement.</p> <p>Developments that include affordable housing at the rates provided in the inclusionary housing regulations are given density incentives, such as 150% density bonus, additional height, or additional floor area ratio (FAR).</p>	<p>Inclusionary housing is required in the Skyway-West Hill and North Highline unincorporated activity centers (Skyway Business District and White Center).</p> <p>Inclusionary housing is optional in all other urban areas and rural towns served</p>

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 1. Definitions and Concepts**

Topic	Concept	Zoning
	Developments can earn up to 200% density if the units are 100% affordable or if TDRs are purchased.	by sewer.  Developments with fewer than 10 units do not have to meet inclusionary housing standards.

**Table 2. Middle Housing Zoning, Density and Height Table**

Zone	Housing Types and Base Density	Maximum Density	Height
<b>R-1</b>	<p>Single detached and townhouses: - 1 du/acre</p> <p>Duplexes, triplexes, fourplexes and apartments: - Only permitted when more than half of the site has critical areas. 18 du/acre net buildable area</p>	<p><u>Single detached:</u> - 1 du/acre</p> <p><u>Duplexes, triplexes, fourplexes:</u> - 150% of base density: o &lt;10 units and within ½ mile of high-capacity transit - Only permitted when 50%+ of the site has critical areas. 18 du/acre net buildable area</p> <p><u>Townhouses:</u> - 150% of base density: o &lt;10 units and within ½ mile of high-capacity transit</p> <p><u>Apartments:</u> - Only permitted when 50%+ of the site has critical areas. 18 du/acre net buildable area</p>	<p>- All housing types: o Base height: 35 feet o Max height for Vashon: 35 feet o Max height everywhere else: up to 75 feet (1 ft height for 1 ft setback)</p>
<b>R-4 to R-8</b>	<p>Single detached, townhouses, and cottage housing: - R-4: 4 du/acre</p>	<p><u>Single detached and cottage housing:</u> - 150% of base density: o &lt;10 units with TDRs outside Skyway-West Hill and North Highline (SWH/NH)</p>	<p>- <u>R-4, single detached, duplexes, triplexes, fourplexes, townhouses, and apartments:</u> o Base height: 35 feet</p>

**Table 2. Middle Housing Zoning, Density and Height Table**

Zone	Housing Types and Base Density	Maximum Density	Height
	<ul style="list-style-type: none"> <li>- R-6: 6 du/acre</li> <li>- R-8: 8 du/acre</li> </ul> <p>Duplexes, triplexes, fourplexes, and apartments: 18 du/acre net buildable area</p>	<ul style="list-style-type: none"> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o 10+ units with inclusionary housing<sup>1</sup></li> <li>- 200% of base density:               <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> </ul> <p><u>Duplexes on small lots:</u></p> <ul style="list-style-type: none"> <li>- On lots over 4,500 sf, a duplex is allowed regardless of base density if a TDR credit is purchased and the site does not have an ADU</li> </ul> <p><u>Duplexes, triplexes, fourplexes:</u></p> <ul style="list-style-type: none"> <li>- 150% of base density:               <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o &lt;10 units and within ½ mile of high-capacity transit</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> <li>- 200% of base density:               <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> <li>- 18 du/acre net buildable area</li> </ul> <p><u>Townhouses:</u></p> <ul style="list-style-type: none"> <li>- 150% of base density:               <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o &lt;10 units and within ½ mile of high-capacity transit</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>o Max height for Vashon: 35 feet</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> <li>o Max height if using IH: 45 feet if on a 15% slope, otherwise 35 feet</li> </ul> <p>- <u>R-6 to R-8, single detached, duplexes, triplexes, fourplexes, townhouses, and apartments:</u></p> <ul style="list-style-type: none"> <li>o Base height: 35 feet</li> <li>o Max height for Vashon: 35 feet</li> <li>o Max height everywhere else: 45 feet if site is 15% sloped</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> <li>o Max height if using IH: 45 feet if on a 15% slope, otherwise 35 feet</li> </ul> <p>- <u>R-4 to R-8, cottage housing:</u></p> <ul style="list-style-type: none"> <li>o Base height: 25 feet</li> <li>o Max height: 30 feet with pitched roof</li> </ul>

<sup>1</sup> Use of Inclusionary housing requires that the development be either: 1) in Skyway-West Hill or North Highline, or 2) in an urban area or rural town with sewer service. This applies to all IH proposals, regardless of zone.

**Table 2. Middle Housing Zoning, Density and Height Table**

Zone	Housing Types and Base Density	Maximum Density	Height
		<ul style="list-style-type: none"> <li>- 200% of base density:               <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> <li><u>Apartments:</u></li> <li>- 150% of base density:               <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> <li>- 200% of base density:               <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> <li>- 18 du/acre net buildable area</li> </ul>	
<b>R-12 to R-48</b>	Single detached, townhouses, duplexes, triplexes, fourplexes, and apartments - R-12: 12 du/acre - R-18: 18 du/acre - R-24: 24 du/acre - R-48: 48 du/acre	<u>Single detached:</u> <ul style="list-style-type: none"> <li>- Up to 150% of base density:               <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> <li>- 200% of base density:               <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> </ul> <u>Duplexes, triplexes, fourplexes:</u> <ul style="list-style-type: none"> <li>- 150% of base density:               <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o &lt;10 units and within ½ mile of high-capacity transit</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> <li>- 200% of base density:               <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> <li>- Duplexes only: allowed in R-4 through R-8 zones for 4,500 sf lots or greater without an ADU or ALQ when:</li> </ul>	<ul style="list-style-type: none"> <li>- <u>R-12:</u> <ul style="list-style-type: none"> <li>o Base height: 60 feet</li> <li>o Max height for Vashon: 35 feet</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> <li>o Max height if using IH: 60 feet.</li> </ul> </li> <li>- <u>R-18 to R-48:</u> <ul style="list-style-type: none"> <li>o Base height: 60 feet</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> <li>o Max height if using IH: 80 feet</li> <li>o Max height if using TDR and not in SWH/NH: 80 feet</li> </ul> </li> </ul>

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 2. Middle Housing Zoning, Density and Height Table**

Zone	Housing Types and Base Density	Maximum Density	Height
		<p>1) in Snoqualmie Pass and a TDR is purchased, or 2) when in the urban area and ½ TDR is purchased.</p> <p><u>Townhouses:</u></p> <ul style="list-style-type: none"> <li>- 150% of base density: <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o &lt;10 units and within ½ mile of high-capacity transit</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> <li>- 200% of base density: <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> </ul> <p><u>Apartments:</u></p> <ul style="list-style-type: none"> <li>- 150% of base density: <ul style="list-style-type: none"> <li>o &lt;10 units with TDRs outside SWH/NH</li> <li>o &lt;10 units with inclusionary housing in SWH/NH</li> <li>o 10+ units with inclusionary housing</li> </ul> </li> <li>- 200% of base density: <ul style="list-style-type: none"> <li>o with inclusionary housing + TDRs</li> <li>o TDRs for affordable housing pilot project</li> </ul> </li> </ul>	
<b>NB</b>	<p>8 du/acre</p> <p>Duplex, triplex, fourplex, townhouses, and apartments must be mixed use development</p> <p><u>Urban area in commercial outside of center:</u></p>	<p><u>In Skyway-West Hill and North Highline:</u></p> <ul style="list-style-type: none"> <li>- 12 du/ac with inclusionary housing</li> <li>- 16 du/ac with inclusionary housing + TDR</li> </ul> <p><u>In all other urban areas or rural towns:</u></p> <ul style="list-style-type: none"> <li>- 12 du/acre with inclusionary housing</li> <li>- 12 du/acre with TDR</li> <li>- 16 du/acre with inclusionary housing + TDR</li> </ul> <p><u>In the urban area in commercial outside of center:</u></p> <ul style="list-style-type: none"> <li>- 12 du/ac - standalone townhouses only</li> </ul>	<ul style="list-style-type: none"> <li>- <u>NB:</u> <ul style="list-style-type: none"> <li>o Base height: 35 feet</li> <li>o Max height for Vashon: 35 feet</li> <li>o Max height if mixed use: 45 feet</li> <li>o Max height if using IH: 65 feet</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> </ul> </li> <li>- <u>In the urban area in commercial outside of center:</u> <ul style="list-style-type: none"> <li>o Base height: 35 feet</li> </ul> </li> </ul>

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 2. Middle Housing Zoning, Density and Height Table**

Zone	Housing Types and Base Density	Maximum Density	Height
	standalone townhouses are permitted		<ul style="list-style-type: none"> <li>o Max height: 45 feet -townhouses only</li> </ul>
<b>CB</b>	48 du/acre  Duplex, triplex, fourplex, townhouses, and apartments must be mixed use development	<u>In Skyway-West Hill and North Highline:</u> - 72 du/acre with inclusionary housing - 96 du/acre with inclusionary housing + TDR  <u>In all other urban areas or rural towns:</u> - 72 du/acre with inclusionary housing - 72 du/acre with TDR - 96 du/ac with inclusionary housing + TDR - 96 du/ac for TDR affordable housing pilot project  <u>In Snoqualmie Pass:</u> - 96 du/ac - using IH regs	<ul style="list-style-type: none"> <li>- <u>CB:</u> <ul style="list-style-type: none"> <li>o Base height: 35 feet</li> <li>o Max height for Vashon: 35 feet</li> <li>o Max height if mixed use: 60 feet</li> <li>o Max height if using IH: 80 feet</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> </ul> </li> <li>- <u>Snoqualmie Pass:</u> <ul style="list-style-type: none"> <li>o 65 feet</li> </ul> </li> <li>- <u>White Center (on 16<sup>th</sup> Ave SW between Roxbury and SW 100<sup>th</sup> St):</u> <ul style="list-style-type: none"> <li>o 55 feet</li> </ul> </li> </ul>
<b>RB</b>	36 du/acre - (Executive staff note this should be deleted)  48 du/acre Duplex, triplex, fourplex, townhouses, and apartments must be mixed use development	<u>In Skyway-West Hill and North Highline:</u> - 72 du/acre with inclusionary housing - 96 du/acre with inclusionary housing + TDR  <u>In all other urban areas or rural towns:</u> - 72 du/acre with inclusionary housing - 72 du/acre with TDR - 96 du/acre with inclusionary housing + TDR - 96 du/acre for mixed use using TDR  <u>In Snoqualmie Pass (zone doesn't exist here):</u> - 96 du/acre with inclusionary housing	<ul style="list-style-type: none"> <li>- <u>RB:</u> <ul style="list-style-type: none"> <li>o Base height: 35 feet</li> <li>o Max height for Vashon: 35 feet</li> <li>o Max height if mixed use: 65 feet</li> <li>o Max height if using IH: 85 feet</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> </ul> </li> </ul>
<b>O</b>	48 du/acre  Duplex, triplex,	<u>In Skyway-West Hill and North Highline:</u> - 72 du/acre with inclusionary housing - 96 du/acre with inclusionary housing + TDR	<ul style="list-style-type: none"> <li>- <u>O:</u> <ul style="list-style-type: none"> <li>o Base height: 35 feet</li> <li>o Max height for Vashon: 35 feet</li> </ul> </li> </ul>

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 2. Middle Housing Zoning, Density and Height Table**

Zone	Housing Types and Base Density	Maximum Density	Height
	fourplex, townhouses, and apartments must be mixed use development	<p><u>In all other urban areas or rural towns:</u></p> <ul style="list-style-type: none"> <li>- 72 du/acre with inclusionary housing</li> <li>- 72 du/acre with TDR</li> <li>- 96 du/acre with inclusionary housing + TDR</li> <li>- 96 du/acre for mixed use using TDR</li> </ul> <p><u>In Snoqualmie Pass (zone doesn't exist here):</u></p> <ul style="list-style-type: none"> <li>- 96 du/acre with inclusionary housing</li> </ul>	<ul style="list-style-type: none"> <li>o Max height if mixed use: 65 feet</li> <li>o Max height if using IH: 85 feet</li> <li>o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)</li> </ul>

**Table 3. Other Zoning Requirements**

Other	Standards				
<p><b>Recreational open space</b></p>	<p><b>“21A.14.180 On-site recreation - space required.</b></p> <p>A. Residential developments, other than cottage housing developments, of more than four units in the UR and R-4 through R-48 zones, stand-alone townhouse developments in the NB zone on property designated commercial outside of center in the urban area of more than four units, and mixed-use developments of more than four units, shall provide recreation space for leisure, play and sport activities as follows:</p> <ol style="list-style-type: none"> <li>1. Residential subdivision, townhouses and apartments developed at a density of eight units or less per acre: three hundred ninety square feet per unit;</li> <li>2. Mobile home park: two hundred sixty square feet per unit;</li> <li>3. Residential subdivisions developed at a density of greater than eight units per acre: one hundred seventy square feet per unit; and</li> <li>4. Apartments and townhouses developed at a density of greater than eight units per acre and mixed use:               <ol style="list-style-type: none"> <li>a. Studio and one bedroom: ninety square feet per unit;</li> <li>b. Two bedrooms: one hundred seventy square feet per unit; and</li> <li>c. Three or more bedrooms: one hundred seventy square feet per unit.</li> </ol> </li> </ol> <p>B. Recreation space shall be placed in a designated recreation space tract if part of a subdivision. The tract shall be dedicated to a homeowner's association or other workable organization acceptable to the director, to provide continued maintenance of the recreation space tract consistent with K.C.C. 21A.14.200.”</p>				
<p><b>Parking</b></p>	<table border="1" style="width: 100%;"> <thead> <tr> <th data-bbox="348 1398 1064 1468">LAND USE</th> <th data-bbox="1064 1398 1589 1468">MINIMUM PARKING SPACES REQUIRED</th> </tr> </thead> <tbody> <tr> <td style="height: 40px;"></td> <td></td> </tr> </tbody> </table>	LAND USE	MINIMUM PARKING SPACES REQUIRED		
LAND USE	MINIMUM PARKING SPACES REQUIRED				

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 3. Other Zoning Requirements**

Other	Standards	
	<b>RESIDENTIAL (K.C.C. 21A.08.030.A.):</b>	
	Single detached/Townhouse	2.0 per dwelling unit
	Duplex, triplex, fourplex	1.0 per dwelling unit
	Apartment:	
	Studio units	1.2 per dwelling unit
	One bedroom units	1.5 per dwelling unit
	Two bedroom units	1.7 per dwelling unit
	Three bedroom units or larger	2.0 per dwelling unit
	Mobile home park	2.0 per dwelling unit
	Senior (( <del>citizen</del> )) assisted housing	1 per 2 dwelling or sleeping units
	Community residential facilities	1 per (( <del>two</del> )) 2 bedrooms
	Dormitory, including religious	1 per (( <del>two</del> )) 2 bedrooms
	Hotel/Motel including organizational hotel/lodging	1 per bedroom
	Bed and breakfast guesthouse	1 per guest room, plus 2 per facility
	Cottage housing	1 per dwelling unit
Apartments and Townhouses build under Inclusionary Housing K.C.C. 21A.48	1 per dwelling unit	

**Table 4. Inclusionary Housing**

	Standards	Policy Staff Comments
<b>Mandatory Areas</b>	Mandatory inclusionary housing applies to areas with an unincorporated activity center land use designation. This includes the Skyway Business District and White Center.	In Skyway-West Hill and North Highline, areas outside of the unincorporated activity center is voluntary.



**Table 4. Inclusionary Housing**

Mandatory Requirements	Standards			Policy Staff Comments	
	<b>Mandatory Affordability Requirements</b>		<b>TDR Allowance</b>	<p>Inclusionary housing is required any time more than 1 unit is developed or substantially improved in the mandatory area. In the voluntary area, this threshold is up to 9 units.</p> <p>The occupancy type and AMI levels were recommended by DCHS and DLS in 2022, who stated “At the time of ordinance development, market rents in SWH and NH were affordable to households at 80 percent AMI. Therefore, the inclusionary housing options scale from 50% AMI rent levels to 70% AMI rent levels.” The provisions do not include an option for Rental at 80% AMI.</p>	
	<b>Occupancy Type and AMI</b>	<b>Minimum % of Units Required to be Affordable</b>	<b>Maximum Density (as % of base density)</b>		<b>Additional Maximum Density Allowed with purchase of TDRs</b>
	<b>Owner Occupied at 80% AMI</b>	100%	200%		None
		30%	150%		Additional 50%, up to 200% of base density
		15%	125%		Additional 50%, up to 175% of base density
	<b>Any combination of 80% AMI (Owner) and 60% AMI (Rental)</b>	100%	200%		None
		25%	150%		Additional 50%, up to 200% of base density
		12%	125%		Additional 50%, up to 175% of base density
	<b>Rental at 60% AMI</b>	100%	200%		None
		20%	150%		Additional 50%, up to 200% of base density
		10%	125%		Additional 50%, up to 175% of base density
	<b>Rental at 50% AMI</b>	100%	200%		None
		15%	150%		Additional 50%, up to 200% of base density
7%		125%	Additional 50%, up to 175% of base density		
<b>Voluntary Areas</b>	<p>“2. The voluntary incentives in K.C.C. 21A.48.030 shall apply to:</p> <p style="padding-left: 20px;">a. <u>areas in the Skyway-West Hill and North Highline community service area subarea geographies</u> that do not have an unincorporated activity center land use designation; and</p> <p style="padding-left: 20px;">b. <u>except as provided for in subsection B.1. and B.2. of this section, sites that are served by public sewers and that are in the following zones in the urban area or rural towns:</u></p> <p style="padding-left: 40px;">(1) the R-4 through R-48 zones; and</p>			<p>The voluntary provisions apply outside of White Center and the Skyway Business District. Skyway-West Hill and North Highline do not need to be served by public sewer to use inclusionary housing.</p>	

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 4. Inclusionary Housing**

	<b>Standards</b>			<b>Policy Staff Comments</b>	
	(2) the NB, CB, RB, and O zones when part of a mixed-use development"			In the R-4 through R-48, NB, CB, RB, and O zones inside the urban area or rural town, they must be sewered.	
<b>Voluntary Area Standards</b>	<b>Affordability Requirements</b>			<p>In the NB, CB, RB, and O zones in all other areas of the county, properties can purchase the same amount of density shown here using TDRs only. In Skyway-West Hill and North Highline, properties must provide inclusionary housing consistent with the table to earn additional density.</p> <p>According to the Housing Appendix, 18 units of housing have been constructed under the IH regulations and 40 units are projected over the next 20 years. The Executive indicates that inclusionary housing program will produce some income-restricted units but is unlikely to produce a significant amount of affordable housing on its own.</p>	
	<b>Occupancy Type and AMI</b>	<b>Minimum % of Units Required to be Affordable</b>	<b>Maximum Density (as % of base density)</b>		<b>TDR Allowance</b>
	<b>Developments with 9 or fewer units</b>	0%	100%		<b>Additional Maximum Density Allowed with purchase of TDRs</b>
	<b>Rental at 60% AMI</b>	100%	200%		Up to 150% base density
		20%	150%		None
		10%	125%		Additional 50%, up to 200% of base density
	<b>Rental at 50% AMI</b>	100%	200%		Additional 50%, up to 175% of base density
		15%	150%		None
		7%	125%		Additional 50%, up to 200% of base density
	<b>Owner Occupied at 80% AMI</b>	100%	200%		Additional 50%, up to 175% of base density
		30%	150%		None
		15%	125%		Additional 50%, up to 200% of base density
	<b>Any combination of 80% AMI (Owner) and 60% AMI (Rental)</b>	100%	200%		Additional 50%, up to 175% of base density
25%		150%	None		
12%		125%	Additional 50%, up to 200% of base density		
	C. In Vashon Rural Town:				

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 4. Inclusionary Housing**

	<b>Standards</b>	<b>Policy Staff Comments</b>
	<p><u>1. Only developments that provide one hundred percent affordable housing are eligible; and</u></p> <p><u>2. Use of the TDR allowance is prohibited.</u></p>	
<b>Calculation of affordable dwelling units</b>	<p>"2. Affordable dwelling units in the development shall be calculated as follows:</p> <p>a. Studio dwelling units shall be counted as one-half of one affordable dwelling unit;</p> <p>b. One-bedroom and two-bedroom dwelling units shall be counted as one affordable dwelling unit;</p> <p>c. Three-bedroom dwelling units shall be counted as one and one-half affordable dwelling units; and</p> <p>d. Dwelling units with four or more bedrooms shall be counted as two affordable dwelling units.</p> <p>B. <u>Base density is as established in K.C.C. chapter 21A.12 or in in property-specific development conditions or special district overlays, where applicable. In cases of conflict, the base density in the property-specific development condition or special district overlay shall apply.</u></p> <p>C. <u>The total number of market-rate dwelling units and affordable dwelling units shall not exceed the total allowed density as established in this chapter and K.C.C. chapter 21A.12 or as established in property-specific development conditions or special district overlays, where applicable. In cases of conflict, the maximum density in the property-specific development condition or special district overlay shall apply."</u></p>	<p>This section describes how the number of affordable dwelling units are calculated. The system provides additional weight to units with more bedrooms. No issues identified.</p>
<b>Inclusionary Housing Construction Standards</b>	<p>"For developments subject to this chapter:</p> <p>A. The affordable dwelling units shall:</p> <p>1. Have a similar or larger unit size and bedroom composition as the market-rate dwelling units in the development;</p> <p>2. Be integrated throughout the development;</p> <p>3. Be constructed with materials and finishes of comparable quality to the market-rate dwelling units in the development;</p> <p>4. Meet accessibility standards at the same ratio as required by the development; and</p> <p>5. Have access equal to that of the market-rate dwelling units to on-site amenities including, but not limited to, parks, outdoor play areas, pools, exercise facilities and equipment, gathering spaces, bicycle repair facilities, shared work spaces, and similar on-site amenities."</p>	<p>These standards are intended to ensure that affordable units within a development are not isolated to certain areas or floors of a building. No issues identified.</p>

**Table 4. Inclusionary Housing**

	Standards	Policy Staff Comments
<b>Inclusionary Housing Dimensional Standards</b>	<p>“B. All the dimensional standards of K.C.C. chapter 21A.12 and any applicable property-specific development standards and special district overlays apply, except as specifically prescribed by this chapter. The following modifications shall only be utilized for developments that provide housing in conformance with K.C.C. 21A.48.020 or K.C.C. 21A.48.030:</p> <ol style="list-style-type: none"> <li>1. The maximum height limits are as follows: <ol style="list-style-type: none"> <li>a. In the R-18, R-24<sub>2</sub>, and R-48 zones, eighty feet;</li> <li>b. In the NB zone, sixty-five feet;</li> <li>c. In the CB zone, eighty feet;</li> <li>d. In the RB and O zones, eighty-five feet; <del>((and))</del></li> <li>e. For properties subject to P-Suffix <del>((NH-PXX (the p-suffix established in Map Amendment 17 of Attachment D to Ordinance 19555)))</del> <u>NH-P04</u>: the height limits set in the P-Suffix; <ol style="list-style-type: none"> <li>f. <u>In the CB zone in Snoqualmie Pass Rural Town, sixty-five feet; and</u></li> <li>g. <u>In Vashon Rural Town, thirty-five feet;</u></li> </ol> </li> </ol> </li> <li>2. In the R-18, R-24<sub>2</sub>, and R-48 zones, any portion of a building that exceeds the base height for the zone <del>((set forth))</del> in K.C.C. chapter 21A.12 shall be set back an additional ten feet from the street property line and interior property line;</li> <li>3. In the NB, CB, RB<sub>2</sub>, and O zones, any portion of a building that exceeds the maximum height allowed for the zone by K.C.C. 21A.12.040.B.6. shall be set back an additional ten feet from the street property line and interior property line;</li> <li>4. The percentages of residential uses in mixed use developments in K.C.C. 21A.14.110 do not apply. The percentages are as follows: <ol style="list-style-type: none"> <li>a. a maximum of seventy-five percent of the total built floor area when located in NB zones; and</li> <li>b. a maximum of eighty-five percent of the total built floor area when located in CB, RB<sub>2</sub>, and O zones;</li> </ol> </li> <li>5. The building floor area ratios in K.C.C. 21A.14.130 do not apply. Developments subject to this chapter shall not have a floor area ratio maximum; and</li> <li>6. The parking and circulation standards of K.C.C. chapter 21A.18 apply, except: <ol style="list-style-type: none"> <li>a. The minimum required parking spaces for apartments and townhouses shall be one space per dwelling unit;</li> <li>b. The minimum required parking spaces for nonresidential uses of the project shall be the minimum required in K.C.C. 21A.18.020, or the minimum required in any</li> </ol> </li> </ol>	<p>This section identifies some additional development benefits for inclusionary housing developments.</p>

**Table 4. Inclusionary Housing**

	Standards	Policy Staff Comments
	<p>applicable property-specific development standard or special district overlay, whichever is less; and</p> <p>c. The director may authorize a reduction of up to fifty percent of the minimum required number of spaces for inclusionary housing projects without a required a parking study. The director shall consider proximity to transit, bedroom composition, availability of on-street parking, and proposed nonresidential uses when determining the size of the reduction."</p>	

**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
<p>"(3) The accessory dwelling unit shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area except:</p> <p>(a) when the accessory dwelling unit is wholly contained within a basement or attic, this limitation does not apply;</p> <p>(b) for detached accessory dwelling units, the floor area contained in a basement does not count toward the floor area maximum; or</p> <p>(c) on a site zoned RA if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, the accessory dwelling unit is permitted a maximum heated floor area of one thousand five hundred square feet and one thousand five-hundred square feet of unheated floor area;"</p>	<p>"(1) The accessory dwelling unit shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area except:</p> <p>(a) when the accessory dwelling unit is wholly contained within a basement or attic, this limitation does not apply; or</p> <p>(b) for detached accessory dwelling units, the floor area contained in a basement does not count toward the floor area maximum;"</p>	<p>(b) There is the possibility of having 2 ADUs in a single structure detached from the primary unit. This could mean there could be a building detached from the primary structure with an ADU at ground level with 1,000 sf of heated and 1,000 sf of unheated, and a second ADU in the basement with 2,000 sf of heated.</p> <p>(c) The proposal removes allowances to use TDRs to build bigger ADUs in the rural area, or to build them on smaller lots. Removal of these allowances is a policy choice.</p>
<p>"(4) Accessory dwelling units that are not wholly contained within an existing dwelling unit shall not exceed the base height</p>	<p><i>No equivalent standard</i></p>	<p>(4) Under the current code, ADUs cannot exceed the base height for the zone. The proposal would remove this, allowing</p>

**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
established in 21A.12.030;"		<p>ADUs to potentially reach 75 feet (which is theoretically possible since 8 or more ADUs could be allowed per lot).</p> <p>If K.C.C. 21A.08.030 is silent on height, then just the standards in K.C.C. 21A.12.030 apply. Executive staff indicate that the standards in K.C.C. 21A.12.030 aligns with new RCW 36.70A.681(1)(g): "The... county may not establish roof height limits on an accessory dwelling unit of less than 24 feet..."</p>
	<p>"(2) Attached accessory dwelling units shall have at least one common wall with the primary dwelling unit and appear to be contained within one structure. Connection through a breezeway or covered pathway shall not constitute an attached accessory dwelling unit unless the breeze way or covered pathway is:</p> <ul style="list-style-type: none"> <li>(a) is less than ten feet in length;</li> <li>(b) shares a common wall with both the accessory dwelling unit and primary residence;</li> <li>(c) has a continuous roofline that appears to be one single building;</li> <li>(d) is completely enclosed; and</li> <li>(e) is heated space;"</li> </ul>	<p>(c) Requires attached ADUs using a covered pathway or breezeway to have "a continuous roofline that appears to be one single building." Executive staff indicate that the intent is that the rooflines appear to be connected when viewed from the air (plan view). They do not necessarily have to be the same height, but should share one or more unifying features, such as: ridges, valleys, eaves, or termination on a common wall with the ADU and primary residence. This could be clarified.</p>
"(6) No additional off-street parking spaces are required for accessory dwelling units;"	"(3) No additional off-street parking spaces are required for accessory dwelling units;"	No issues identified.
"(7) The primary dwelling unit or the accessory dwelling unit shall be occupied either by the owner of the primary dwelling	<i>No equivalent standard</i>	RCW 36.70A.681(1)(b) prohibits, in the urban area, restrictions on owner occupancy. There are no restrictions in

**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
unit or by an immediate family member of the owner. Immediate family members are limited to spouses, siblings, parents, grandparents, children and grandchildren, either by blood, adoption or marriage, of the owner. The accessory dwelling unit shall be converted to another permitted use or shall be removed if neither dwelling unit is occupied by the owner or an immediate family member;"		the rural area.
"(8) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department approves any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules;"	"(4) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department approves any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be established in administrative rules;"	No issues identified.
"(9) Accessory dwelling units are not allowed in the F zone;"	"(5) Accessory dwelling units are not allowed in the F zone;"	No issues identified.
	"(6) For lots in the UR, R-1 through R-48, and NB zones in the urban growth area and that meet the minimum lot area for construction in K.C.C. 21A.12.100:"	(6) Previously, ADUs were allowed with townhouses in the CB, RB, and O zone. This allowance appears to be removed (or at least, the code is silent on them).  Previously, 1 attached ADU was allowed on any urban lot with a SFR or townhouse. This proposal would prohibit ADUs on urban lots less than 2,500 sf.
" (1) Only one accessory dwelling per primary single detached dwelling or townhouse	<u>"(a) Two accessory dwelling units are allowed per primary single detached</u>	The new state law only requires 2 ADUs per lot. This proposal goes beyond that

**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
unit; (2) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met: (a) the lot must be three thousand two hundred square feet or greater if located in the urban area or a rural town; ....	<u>dwelling unit, duplex, triplex, fourplex, or townhouse unit in the following configurations:</u> <u>(i) one attached accessory dwelling unit and one detached accessory dwelling unit;</u> <u>(ii) two attached accessory dwelling units; or</u> <u>(iii) two detached accessory dwelling units, which may be either one or two detached structures;"</u>	by allowing 2 ADUs per primary unit, including for middle housing. A property with a fourplex could in theory have 8 ADUs in addition to the fourplex. This is a policy choice.  Executive staff indicated to policy staff that they intended to allow 2 ADUs per lot.
<i>No equivalent standard</i>	<u>"(b) Accessory dwelling units may be converted from existing structures, including but limited to garages, even if the existing structure violates requirements for setbacks or maximum impervious surface percentage; and"</u>	(b) This language reflects the RCW requirements for ADUs, but the language could potentially be interpreted to require the County to allow conversion of illegally built structures to ADUs. As this likely was not the legislature's intent, this could be clarified to "even if the existing structure is legally nonconforming with respect to setbacks or maximum impervious surface percentage."
<i>No equivalent standard</i>	<u>"(c) No public street improvements are required for accessory dwelling units;"</u>	No issues identified.
<u>"(5) When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may front a street;"</u>	<i>No equivalent standard</i>	RCW 36.70A.681(1)(h) prohibits, in the urban area, restrictions on ADU entry door locations that are more restrictive than the primary unit. No issues identified.
<u>"(10) Accessory dwelling units should be designed to be compatible with the primary dwelling unit and the surrounding properties, including material, colors, and building forms; and"</u>	<i>No equivalent standard</i>	RCW 36.70A.681(1)(h) prohibits, in the urban area, ADU aesthetic requirements that are more restrictive than the primary unit. No issues identified.
<u>"(11) The applicant should consider</u>	<i>No equivalent standard</i>	RCW 36.70A.681(1)(h) prohibits, in the



**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
a siting alternatives study that analyzes placement options of the accessory dwelling unit on the property to minimize impacts to privacy and views for surrounding property owners((-);”		urban area, design review that are more restrictive than the primary unit. No issues identified.
	<u>“(7) For lots in the rural area or on natural resource lands:”</u>	
<u>“(1) Only one accessory dwelling per primary single detached dwelling or townhouse unit;”</u>	<u>“(a) only one accessory dwelling unit per primary single detached dwelling unit;”</u>	(a) Under the current code, townhouses in the rural area are allowed to have ADUs. This allowance is removed in the proposal. Whether to remove this allowance is a policy choice.
<p><u>“(2) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met:</u></p> <p><u>(a) the lot must be three thousand two hundred square feet or greater if located in the urban area or a rural town; or</u></p> <p><u>(b) the lot must meet the minimum lot area for the applicable zone if located in the rural area but not in a rural town, except that if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on a RA-5 zoned lot that is two and one-half acres or greater;”</u></p>	<p><u>“(b) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met:</u></p> <p><u>(i) the lot must be three thousand two hundred square feet or greater if located in a rural town; or</u></p> <p><u>(ii) the lot must meet the minimum lot area for the applicable zone if located in the rural area but not in a rural town or on natural resource lands;”</u></p>	<p>(b) The proposal removes allowances to use TDRs to build bigger ADUs in the rural area, or to build them on smaller lots.</p> <p>When asked on the rationale for removing the TDR allowance, Executive staff indicated that:</p> <p>For <b>rural substandard lots</b>, the change is intended to comply with recent state guidance for rural ADUs based on recent case law. ADU's would still be allowed on substandard lots, but would be required to be attached.</p> <p>For <b>size limitations</b>, the current code allows RA-zoned properties to increase both the heated and unheated floor areas to up to 1,500 sq ft each if a TDR is purchased. This is proposed to be removed due to the same guidance/case</p>

**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
		law mentioned above, which states that standards for rural ADUs should not be the same as for urban ADUs, i.e. that rural ADU regulations should include additional standards that further limit the size/scale/impact/etc. of the ADU than what is allowed for urban ADUs.
“(5) When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may front a street;”	“(c) When the primary and accessory dwelling unit are located in the same building, or in multiple buildings connected by a breezeway or covered pathway, only one entrance may front a street;”	(c) RCW 36.70A.680(2) does not prohibit the County from regulating ADU entry door locations in the rural area. No issues identified.
“(10) Accessory dwelling units should be designed to be compatible with the primary dwelling unit and the surrounding properties, including material, colors, and building forms; and”	“(d) Accessory dwelling units should be designed to be compatible with the primary dwelling unit and the surrounding properties, including material, colors, and building forms; ”	(d) RCW 36.70A.680(2) does not prohibit the County from regulating aesthetic requirements in the rural area. No issues identified.
“(11) The applicant should consider a siting alternatives study that analyzes placement options of the accessory dwelling unit on the property to minimize impacts to privacy and views for surrounding property owners.”	“(e) The applicant should consider a siting alternatives study that analyzes placement options of the accessory dwelling unit on the property to minimize impacts to privacy and views for surrounding property owners; and”	(e) RCW 36.70A.680(2) does not prohibit the County from encouraging ADU site analysis in the rural area. No issues identified.
<i>No equivalent standard</i>	“(f) Accessory dwelling units in structures detached from the primary dwelling unit shall be counted as a separate dwelling unit for the purpose of lot calculations in place at the time of a proposed subdivision. If an accessory dwelling unit in a detached building in the rural zone is subsequently converted to a primary unit on a separate lot, neither the original lot nor the new lot may have an	(f) This standard was deleted by the Council in 2020 and is proposed to be added back in by the Executive. As written, the code would treat properties differently based on whether an ADU existed on a property prior to subdivision. For example, if someone has a ten-acre property in the RA-5 zone, and they have a detached ADU, the ADU would become the primary unit on the




**Table 5. Accessory Dwelling Units and Living Quarters**

Existing Standards	Executive Proposed Standards	Policy Staff Comments
	additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required by the zone in K.C.C. 21A.12.030 or 21A.12.040."	second property when they subdivide, and neither property can ever have an ADU again. On the other hand, if someone has the same property without an ADU, and subdivides and builds a new home on the second property, both properties can then build ADUs.
"b. Accessory living quarters: (1) are limited to one per lot;"	"b. Accessory living quarters: (1) are limited to one per primary single detached dwelling unit;"	(b)(1) The County currently allows one accessory living quarters per lot, regardless of the type of primary unit. The proposal would change this to one per primary single detached dwelling unit only. This would both 1) would prohibit townhouses, apartments, middle housing, and other residential uses from having ALQs and 2) allow more than 1 ALQ per lot if there were more than one primary detached unit (which is allowed with a CUP) (the Executive states this was not the intent). Whether to make each of these changes or retain the existing language is a policy choice.
(2) are allowed only on lots of three thousand two hundred square feet or greater when located in the urban area or a rural town;	(2) are allowed only on lots of three thousand two hundred square feet or greater when located in the urban area or a rural town;	No issues identified.
"(3) shall not exceed the base height as established in K.C.C. 21A.12.030;"	"(3) shall not exceed the base height as established in K.C.C. 21A.12.030;"	No issues identified.
"(4) shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area; and"	"(4) shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area; and"	No issues identified.
"(5) are not allowed in the F zone."	"(5) are not allowed in the F zone."	No issues identified.

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.



**Table 6. Vashon Rural Town**

Topic	Alternative Housing Demo Project	Vashon Special District Overlay SO-270	Inclusionary Housing
<p><b>Location</b></p>	<p>The alternative housing demonstration project applies to two parcels zoned R-8:                      - 3123039138                      - 3123039108</p> <p>The demonstration project expires on July 19, 2024.</p> 	<p>The development is located on an eligible parcel as shown in the map below.</p> 	<p>R-4 through R-48, NB, CB, RB, and O in the rural town when served by sewer.</p> 
<p><b>Affordability Requirement</b></p>	<p>No affordability requirement.</p>	<p>At least 50 percent of the units must be affordable at or below 60% AMI.</p> <p>Remainder of the units must be affordable to 80% AMI maximum</p>	<ul style="list-style-type: none"> <li>- 100% of units must be owner occupied at 80% AMI;</li> <li>- 100% of units must be either owner occupied at 80% AMI or rental at 60% AMI;</li> <li>- 100% of units must be rental at 60% AMI; or</li> </ul>

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 6. Vashon Rural Town**

Topic	Alternative Housing Demo Project	Vashon Special District Overlay SO-270	Inclusionary Housing
<b>Maximum Density</b>	No more than 5 buildings with each building containing 8 dwelling and sleeping units. Units are limited to 350-385 sf each.	R-1: 4 du/acre or 400% R-4: 8 du/acre or 200% R-8: 18 du/acre or 225% R-12: 18 du/acre or 150% CB: 18 du/acre or 37.5%	- 100% of units must be rental at 50% AMI  Under a 100% affordable development (which is required in the Vashon Rural Town under the Executive's proposal) the following maximum densities apply: R-1: not allowed. R-4: 8 du/acre or 200% R-8: 16 du/acre or 200% R-12: 24 du/acre or 200% CB: 96 du/acre or 200%  If the Council chooses to not require 100% affordable housing, the maximum density would range from 125 to 150% depending on the number of units provided and the AMI.
<b>Height</b>	No height limit specified.  Projects would be subject to the Executive-proposed height limit of 35 feet in the Vashon Rural Town. Waivers may be requested.	No height limit specified.  Projects would be subject to the Executive-proposed height limit of 35 feet in the Vashon Rural Town.	Maximum 35 feet
<b>Affordability Duration</b>	No affordability requirement.	Rental affordable housing units: 30 years  Ownership affordable housing units: 50 years from the date of final certificate of occupancy.	Renter-occupied dwelling units: for the life of the development project  Owner-occupied dwelling units: 50 years from the date of initial occupancy
<b>Utility Connections</b>	No connection requirement.	All new units must connect to public water and public sewer.	Must be connected to public sewer to be eligible.
<b>On-site recreation requirements</b>	Communal space, such as kitchen facilities, recreational space, and lounges, must be	1. Subdivision, townhouses and apartments with 8 du/acre or less: 195 sf/unit	1. Subdivision, townhouses and apartments with 8 du/acre or less: 390 sf/unit 2. Mobile home park: 260 sf/unit

Note: Executive rationale is provided in the main Proposed Ordinance review matrix.

**Table 6. Vashon Rural Town**

<b>Topic</b>	<b>Alternative Housing Demo Project</b>	<b>Vashon Special District Overlay SO-270</b>	<b>Inclusionary Housing</b>
	provided at a rate of 12% of the total floor area of units.	2. Mobile home park: 130 sf/unit 3. Subdivisions greater than 8 du/acre: 85 sf/unit 4. Apartments and townhouses with more than 8 du/acre and mixed use: a. Studio and one bedroom: 45 sf/unit b. 2 bedrooms: 85 sf/unit c. 3 or more bedrooms: 85 sf/unit	3. Subdivisions greater than 8 du/acre: 170 sf/unit 4. Apartments and townhouses with more than 8 du/acre and mixed use: a. Studio and one bedroom: 90 sf/unit b. 2 bedrooms: 170 sf/unit c. 3 or more bedrooms: 170 sf/unit
<b>Parking</b>	No parking limit specified.  Projects would be subject to the parking standards in K.C.C. 21A.18. Waivers may be requested.	1 off-street parking space per unit.  The director may require additional parking, up to the maximum standards for attached dwelling units, which may be provided in common parking areas.  Off-street parking may be reduced below one per unit, with the approval of the director, with submission of a site-specific parking study that demonstrates that parking demand is met.	1 off-street parking space per unit.  The minimum required parking spaces for nonresidential uses shall be the minimum required in K.C.C. 21A.18.020, or the minimum required in any applicable property-specific development standard or special district overlay, whichever is less.  The director may authorize a reduction of up to 50% for inclusionary housing projects without a required a parking study. The director shall consider proximity to transit, bedroom composition, availability of on-street parking, and proposed nonresidential uses when determining the size of the reduction.
<b>Covenant</b>	Not required.	Required.	Required.
<b>Water reduction requirements</b>	No requirement.	2. To reduce the impacts of a new development on potable water supplies, the development shall incorporate at least three of the following water conservation	No requirement for IH.

**Table 6. Vashon Rural Town**

Topic	Alternative Housing Demo Project	Vashon Special District Overlay SO-270	Inclusionary Housing
		measures, and that only one of the outdoor measures from subsection C.3.a. through h. of this section may be counted toward the minimum requirement: <i>[list not included in this table]</i>	
<b>Meetings</b>	No public meeting requirement.	"Conduct the meeting in a location accessible to the public at least thirty days before the anticipated date of application. The purpose of the meeting is to provide neighboring property owners and residents with information regarding the proposed development and to answer questions regarding the proposed development."	No public meeting requirement.



## 2024 KCCP Appendix A: Capital Facilities and Utilities

Technical Appendix A includes information on capital facilities inventory and planning for facilities provided by King County and facilities provided by other public entities, as well as an inventory of utility facilities.

### 2024 CAPITAL FACILITIES INVENTORIES AND PLANNING: FACILITIES PROVIDED BY KING COUNTY

This section of the appendix provides a brief overview of and incorporates by reference several documents that provide continuing, cumulative review, and updates of all County facility planning and financing. These documents include:

- King County Real Property Asset Management Plan (RAMP)
- Capital Improvement Program (CIP) of the King County Budget
- King County Open Space Plan: Parks, Trails, and Natural Areas
- Surface Water Management Documents, including:
  - Stormwater Management Program Plan
  - National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit Annual Report
- Comprehensive Solid Waste Management Plan
- Sanitary Sewer Collection and Treatment Documents, including:
  - King County Regional Wastewater Services Plan
  - Combined Sewer Overflow Control Program Update
  - Conveyance System Improvement Program Update
  - Wastewater Asset Registry
  - Wastewater Ratepayer Report
- King County Flood Hazard Management Plan
- Medic One/Emergency Medical Services Strategic Plan
- Transportation documents, including:
  - Strategic Plan for Road Services
  - Transportation Concurrency Update Report
  - King County Metro's Strategic Plan, Service Guidelines, Long Range Plan, and Transit System Evaluation

#### What's new in the transmitted 2024 KCCP?

**Document references.** The proposed 2024 KCCP update does not include references to some documents that were referenced in the 2016 appendix.

**Table X –Changes to Document References**

Category	Change	Rationale
Surface Water Management	The following documents are <u>not</u> referenced: the Coal Creek Basin Plan,	These basin plans are proposed to be repealed with the 2024 KCCP.

Category	Change	Rationale
	Soos Creek Basin Plan, Covington Master Drainage Plan, Bear Creek Basin Plan, Lower Cedar River Basin and Nonpoint Pollution Action Plan, Issaquah Creek Basin and Nonpoint Pollution Action Plan, May Creek Basin and Nonpoint Pollution Action Plan, Surface Water Design Manual, East Lake Sammamish Basin and Non-point Action Plan, Hylebos Creek and Lower Puget Sound Basin Plan	
Solid Waste Management	The following documents are <u>not</u> referenced: Solid Waste Transfer and Waste Management Plan	The information can be found in the Comprehensive Solid Waste Management Plan referenced in the update.
Sanitary Sewer Collection and Treatment	The following documents are <u>newly</u> referenced: Wastewater Ratepayer Report	This was a new report in 2016.
Health & Human Services Facilities	The following documents are <u>not</u> referenced: Master Plan for Seattle-King County Public Health Facilities and King County Public Health Operational Master Plan	The information can be found in the referenced RAMP, which includes administrative, court, law enforcement, jail, public health, and human services facilities, and the King County Budget that includes and captures six-year capital facility planning and financing for all county departments, agencies, and offices.
Law, Safety, & Justice Facilities	The following documents are <u>not</u> referenced:	The information can be found in the referenced

Category	Change	Rationale
	Regional Justice Center Facility Master Plan	RAMP, which includes administrative, court, law enforcement, jail, public health, and human services facilities, and the King County Budget which includes and captures six-year capital facility planning and financing for all county departments, agencies, and offices.

## 2024 CAPITAL FACILITIES INVENTORIES AND PLANNING: FACILITIES PROVIDED BY OTHER PUBLIC ENTITIES

The KCCP includes lists of other public entities in unincorporated King County that provide services for water, sewer, schools, fire, libraries, or other parks. Under state law, the county must make a good faith effort to “gather and include within the capital facilities element the information required for such facilities.” The appendix provides these lists and incorporates by reference the planning documents for facilities owned by each public entity.

### What’s new in the transmitted 2024 KCCP?

**Abbreviated libraries list.** The 2024 update includes a list of only the King County Library System libraries that have facilities in unincorporated King County, whereas the 2016 appendix included a list of all facilities in the entire county.

**New parks facility list.** The 2024 update includes a list of other parks service providers in unincorporated King County. This list was not included in the 2016 appendix.

**Table X – Newly Listed Parks Service Providers**

Parks
Fall City Metropolitan Park District
Northshore Park and Recreation Service Area
Si View Park District
Tukwila Pool Metropolitan Park District
Vashon-Maury Island Park and Recreation District

**Technical corrections needed for some lists.** Council staff have identified inaccuracies within the lists of schools and fire districts. Executive staff state they are

working on reconciling information so that the 2024 update will identify the most accurate lists possible for all the applicable non-county public service providers.

## **2024 UTILITIES FACILITIES INVENTORIES**

State law requires that comprehensive plans include a utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities including, but not limited to, electrical, telecommunications, and natural gas systems.<sup>1</sup> The county is required to make a good faith effort to acquire information about these facilities and associated future planning.

### What's new in the transmitted 2024 KCCP?

**Utility contact attempts.** The 2024 update states that the county attempted to contact and acquire information about facilities owned by the Bonneville Power Administration, Puget Sound Energy, and Tanner Electric Cooperative, but that these entities were either unresponsive, or stated that detailed information about the current and future locations of this infrastructure was unavailable due to security concerns.

**Information provided for Puget Sound Energy and Tanner Electric Cooperative.** The 2024 update does include information on some of the Puget Sound Energy infrastructure, including that it has 2,840 miles of overhead wire, 6,187 miles of underground cable, and 155 substations countywide. It also includes a map of system information and circuit line data provided by Tanner Electric.

**Proposed telecommunications facilities.** The update includes that there are 53 pending King County permits for proposed telecommunications facilities and includes a map of the locations for these proposed facilities. Executive staff state that the 53 pending permits for telecommunications facilities include both pole towers and antennae. Further, most antennae permits are for upgrades, replacements, or additions to antennae equipment on existing poles. Other permits are for upgrades, replacements, or additions of antenna equipment on other existing structures, such as water towers, buildings, or utility stanchions.

### Council Staff Analysis

No issues identified with Appendix A.

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<sup>1</sup> RCW 36.70A.070(3) and WAC 365-196-420

## Appendix B Housing Needs Assessment

Technical Appendix B includes the demographic, housing, and racially disparate impacts analyses required by RCW 36.70A.070(2) and King County Countywide Planning Policies H-3, H-4, H-5, and H-11.

**Background.** The background section summarizes the planning requirements guiding the analysis in this appendix. This framework includes the Growth Management Act (GMA), which was amended in 2021 by [House Bill 1220](#), requiring jurisdictions to plan for and accommodate rather than just encourage the availability of affordable housing.<sup>1</sup> It also includes VISION 2050, the region's long-range plan for growth, and the King County Countywide Planning Policies (CPPs). The CPPs fold in the GMA requirements and require King County to conduct a housing inventory and analysis of existing and projected housing needs of all segments of the population and summarize the findings in the housing element. An assessment of local policies and regulations that result in racially disparate impacts, displacement, and exclusion in housing is now also required to be included in the housing element of the KCCP.

### What's new in the transmitted 2024 KCCP?

The Housing Needs Assessment Appendix in the 2024 KCCP reflects the new requirements in RCW 36.70A.070 and the 2021 King County Countywide Planning Policies.<sup>2</sup>

**Community profile.** The community profile section provides the data required by portions of CPP H-3 (subsections f, g, and h). This includes:

- Housing characteristics, such as income, tenure<sup>3</sup>, and housing cost burden by race and ethnicity;
- Age by race and ethnicity and by disability status for the current population; and
- Projected population growth.

### What's new in the transmitted 2024 KCCP?

This section has been updated since the 2016 Housing Technical Appendix, where comparable data was included in the "Characteristics of Households" section (for example, population, race, and ethnicity data). The 2024 Housing Needs Assessment shows that the population of unincorporated King County was 253,300 in 2015 and 246,266 in 2020. The decrease continues to mainly be attributed to the annexation of unincorporated areas into cities. The 2024 Housing Needs Assessment includes information on immigration status, disability status, and LGBTQ+ communities that was

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<sup>1</sup> RCW 36.70A.070

<sup>2</sup> Adopted by Ordinance 19384 in 2021. Amended by Ordinance 19553 in 2022 and by Ordinance 19660 in 2023.

<sup>3</sup> The legal status by which people have the right to occupy their accommodation. Common housing tenure are renting (which includes public and private rented housing) and homeownership (which includes owned outright and mortgaged).

not included in the 2016 appendix. The Community Profile section in the 2024 update includes data on cost-burdened<sup>4</sup> households. This data was in the "Housing Need and Affordability" section of the 2016 appendix.

Data in this section show:

- Twenty-nine percent of households in unincorporated King County are cost-burdened. Figure 46 on page B-67 shows the breakdown by urban and rural households. Urban renter-occupied and owner-occupied households are slightly more likely to be cost-burdened than rural renter-occupied and owner-occupied households;
- Forty-seven percent of renter households in unincorporated King County are cost-burdened or severely cost-burdened compared to twenty-five percent of homeowners; and
- Fifty-two percent of Black households in unincorporated King County are cost-burdened or severely cost-burdened compared to twenty-six percent of white households.

**Workforce profile.** The workforce profile section provides the data required by CPP H-3 subsection j, which analyzes the ratio of housing to jobs.

#### What's new in the transmitted 2024 KCCP?

This section is new with the 2024 update. The CPPs require the County to assess its job-housing balance<sup>5</sup>, and the technical appendix includes additional information on local workforce characteristics such as monthly wages by employment sector and race/ethnicity, and employment trends and projects.

The analysis in this section shows that the jobs-housing balance in unincorporated King County increased slightly from 0.36 in 2010 to 0.43 in 2020.<sup>6</sup> King County's job-housing balance also increased from 1.29 to 1.48 during the same period. The disparity between unincorporated King County and the overall King County number is due to the Rural Area having more housing than jobs.

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<sup>4</sup> Households are considered cost-burdened if they pay more than 30 percent of their gross income on housing costs, including utilities, and severely cost-burdened if they pay more than 50 percent.

<sup>5</sup> The CPPs define Job-Housing Balance as a "planning concept which advocates that housing and employment be located closer together, with an emphasis on matching housing options with nearby jobs, so workers have shorter commutes or can eliminate vehicle trips. Improving balance means adding more housing to job-rich areas and more jobs to housing-rich areas. It also means ensuring a variety of housing choices available to a people earning variety of incomes in proximity to job centers to provide opportunities for residents to live close to where they work regardless of their income."

<sup>6</sup> The jobs-housing balance is measured by the jobs-to-housing ratio. A ratio in the range of 0.75 to 1.5 is considered beneficial for reducing vehicle miles traveled. A ratio of higher than 1.5 indicates the may be more workers commuting into an area due to lack of housing ([EPA EnviroAtlas](#)).

**Housing supply.** The housing supply section provides the data required by CPP H-3 subsections b, c, and e. This includes:

- Number of existing housing units by housing type, age, number of bedrooms, condition, tenure, and area median income limit (for income-restricted units);
- Number of existing emergency housing, emergency shelters, and permanent supportive housing facilities and units or beds; and
- Number of income-restricted units and, where feasible, total number of these units, within a half-mile walkshed of high-capacity or frequent transit service<sup>7</sup> and regional and countywide centers.

This section also includes information on housing market conditions not required by the CPPs or RCW, such as housing production, forecasted growth, and rental rates.

#### What's new in the transmitted 2024 KCCP?

In the 2016 Housing Technical Appendix, comparable data on the age, size, tenure, and utilization of housing was in the “Characteristics and Use of the Housing Stock” section. The 2024 Housing Needs Assessment Appendix includes data on emergency housing, shelters, permanent supportive facilities, and income-restricted units not in the 2016 appendix. This reflects the new GMA and CPP requirements.

Data in this section show:

- Unincorporated King County does not have any permanent supportive housing;
- Unincorporated King County has approximately 75 emergency housing beds; and
- Unincorporated King County has approximately 3,388 income-restricted units at 0 to 80 percent AML. Approximately 73 percent of these units are reserved for households between 51 and 80 percent AML.

**Racially disparate impact analysis.** The racially disparate impacts section documents the local history of racially exclusive and discriminatory land use and housing practices that led to racially disparate housing outcomes for residents in unincorporated King County. This work is required by RCW 36.70A.070(2) and CPPs H-3 subsection n and H-5.

#### What's new in the transmitted 2024 KCCP?

This section is new with the 2024 update. This new section documents and examines the local history of racially exclusive and discriminatory land use and housing practices that led to racially disparate housing outcomes for residents in unincorporated King County.

The first subsection outlines historic government actions and policies with an explicit racial discriminatory intent, such as:

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<sup>7</sup> Frequent transit service is transit service that is “show-up and go,” that comes frequently enough that passengers do not require a schedule.

- Broken treaties, indigenous expulsion, and indigenous land dispossession;
- Chinese exclusion;
- Alien land laws and Japanese internment and incarceration; and
- Racially restrictive covenants.

The subsection concludes with a discussion of the long-term economic impact of explicitly racist discriminatory policies. According to estimates from a 2023 ECONorthwest report, King County Black, Indigenous, or other People of Color (BIPOC) households lost between \$12 billion and \$34 billion intergenerationally since 1950. ECONorthwest based this estimate on the loss of wealth from not realizing home value appreciation over time, rental payments that never turned into wealth, and wealth lost to lower home value appreciations for BIPOC-owned homes compared to White-owned homes.<sup>8</sup>

The second subsection overviews King County's fair housing law, tenant protections, and exclusionary zoning policies that contribute to racial disparities in housing in unincorporated King County. This section focuses on the urban unincorporated areas and discusses the lack of funding, underinvestment, and annexation patterns in these communities, contributing to racially disparate impacts. The analysis reveals that King County has historically underinvested in urban unincorporated areas with higher BIPOC populations. The lack of tenant protections for unincorporated King County undermined the effectiveness of fair housing protections, and exclusionary zoning laws in unincorporated King County limited the availability of more affordable housing options for low- and moderate-income households who are disproportionately BIPOC.

The third subsection details displacement occurring in unincorporated King County. This section focuses on North Highline and Skyway-West Hill, as BIPOC households in these communities are twice as likely as white households to be housing cost-burdened. The rising housing prices, high rate of cost-burdened BIPOC households, and lower-than-average incomes put BIPOC residents who live in places like Skyway-West Hill and North Highline at increased risk of displacement.

The fourth subsection identifies actions that the County has taken and is proposing in the 2024 KCCP update to begin addressing racially disparate housing outcomes. The list of actions identified in this appendix commits King County to:

- Participate in regional solutions to address critical housing needs;
- Engage historically and currently underrepresented communities in the development and implementation of affordable housing programs to ensure the County's investments and policies are culturally relevant and meet the needs of communities most in need;
- Invest in programs and policies that help tenants stay housed and assert their rights, reducing racial disproportionality among households who experience housing instability;

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<sup>8</sup> ECONorthwest (2023). *Redlining and Wealth Loss: Measuring the Historical Impacts of Racist Housing Practices in King County* (0032 Appendix B). Prepared for King County Wastewater Treatment Division. [\[link\]](#)



- Adopt code changes to allow middle housing and expand an inclusionary housing program to encourage the creation of more affordable and diverse housing options so more low- and moderate-income households can access homeownership and generate long-term wealth for their families;
- Prioritize funding for affordable housing projects that are community-driven, promote access to opportunity, and create wealth-building opportunities for communities at risk of displacement; and
- Take actions to prevent and mitigate residential and cultural displacement for unincorporated communities at risk of displacement to address racial disparities in housing, such as implementing programs to create affordable homeownership opportunities and investing in equitable development projects.

**Housing needs analysis.** The housing needs section provides the data required by CPP H-3 subsections l and m, which include:

- Housing needs of people who need supportive services or accessible units, including but not limited to, people experiencing homelessness, persons with disabilities, people with medical conditions, and older adults; and
- Housing needs of communities experiencing disproportionate harm from housing inequities, including BIPOC populations.

#### What's new in the transmitted 2024 KCCP?

This section is new in the 2024 update, though the 2016 Housing Technical Appendix did include a section titled "Housing Need and Affordability." Data in the 2016 appendix included affordability trends, homelessness, rental housing, and housing ownership affordability trends. Homelessness data remains in this section, but information on affordability has moved to the community profile and housing supply sections in the 2024 update.

Data in this section show:

- The number of individuals experiencing homelessness increased by nearly fourteen percent from 2020 to 2022;
- Urban unincorporated King County has a higher rate of residents with disabilities<sup>9</sup> compared to rural unincorporated; and
- Approximately 2,000 households are overcrowded in unincorporated King County. Most three or more-bedroom units in unincorporated King County are occupied by homeowners. Larger, low-income families, who are disproportionately BIPOC, are most impacted by the lack of family-sized rental units.

**Land capacity analysis.** The land capacity section summarizes the land capacity analysis that is required by CPPs H-3 subsections d and i, and H-11, which includes:

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<sup>9</sup> Disability is categorized as having a hearing, vision, cognitive, ambulatory, or self-care disability.

- Percentage of residential land zoned for, and geographic distribution of, moderate- and high-density housing in the unincorporated King County;
- Housing development capacity within a half-mile walkshed of high-capacity or frequent transit service; and
- Identification of sufficient capacity of land for housing for income-restricted housing; housing for moderate-, low-, very low-, and extremely low-income households; manufactured housing; multifamily housing; group homes; foster care facilities; emergency housing; emergency shelters; permanent supportive housing; and within an urban growth area boundary, duplexes, triplexes, and townhomes.

### What's new in the transmitted 2024 KCCP?

This section is new in the 2024 update. The 2016 appendix included a short discussion on the countywide land capacity as a component of the "Planning for Future Growth" section. The 2024 appendix reflects the updated land capacity requirements under GMA and the CPPs. The findings in the 2024 update demonstrate:

- Sufficient capacity to accommodate the 5,412 permanent housing needs at all income levels, including special housing needs<sup>10</sup>;
- Insufficient capacity of 116 beds/units in commercial zones to meet unincorporated King County's emergency housing need of 1,034 beds by 2044; and
- Sufficient capacity in urban residential zones to meet unincorporated King County's emergency housing needs by 2044.

There is also a new subsection on housing development capacity within a half-mile walkshed of high-capacity transit or frequent transit service.

**Evaluating effectiveness of strategies to meet housing need.** The evaluating effectiveness of strategies section provides the data required by CPP H-3 subsection a, which includes the number of existing and projected housing units necessary to plan for and accommodate projected growth and meet the projected housing needs adopted in the CPPs.

CPP H-4 also requires jurisdictions to:

- Evaluate the effectiveness of existing housing policies and strategies to meet the jurisdiction's housing needs; and
- Identify gaps in existing partnerships, policies, and dedicated resources for meeting housing needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.

### What's new in the transmitted 2024 KCCP?

This section is new in the 2024 update. This section includes a gap analysis on housing production, emergency housing production, and affordable housing. This section finds that:

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<sup>10</sup> This includes income-restricted housing units and permanent supportive housing.

- The housing production gap analysis projects an overall gap or deficit of 357 units for households earning at or below 80 percent AMI, with a significant gap for households earning less than 50 percent AMI and a surplus for households earning 50 to 80 percent AMI.
- The emergency housing production gap analysis projects that urban unincorporated King County will have less than half of the 1,034 emergency housing beds needed by 2044.
- The affordable housing funding gap analysis projects a need of \$451 million more than current funding levels<sup>11</sup> to meet the housing needs of King County households with incomes at or below 80 percent AMI through 2024. Adjusting for inflation, the average annual gap is approximately \$23 million.

**Making adequate provisions for housing needs of all economic segments of the community.** In addition to the requirements of CPP H-4, RCW 36.70A.070(2)(d) requires jurisdictions to make adequate provisions listed below for the existing and projected needs of all economic segments of the community:

- Incorporate considerations for low-, very low-, extremely low-, and moderate-income households;
- Document programs and actions needed to achieve housing availability, including gaps in local funding, barriers such as development regulations, and other limitations;
- Consider housing locations relative to employment locations; and
- Consider the role of accessory dwelling units in meeting housing needs.

### What's new in the transmitted 2024 KCCP?

This section is new in the 2024 update. This section identifies several barriers to development, including:

- Regulatory barriers such as building code or parking requirements to developing emergency housing;
- Increased time and risk from applying for a Conditional Use Permit;
- Delays and increased costs to comply with requirements related to the State Environmental Policy Act (SEPA); and
- Permitting timelines.

This section also notes that there are existing regulatory barriers to developing permanent supportive housing in the King County Code. The Executive transmitted code changes with the 2024 KCCP update to define permanent supportive housing and allow permanent supportive housing in certain zones. The 2024 update also includes potential code changes to remove the conditional use permit requirement for middle housing in low and medium-density residential zones. The Executive also transmitted code changes intended to reduce barriers to the production of accessory dwelling units (ADUs).

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<sup>11</sup> King County awards an average of \$26 million per year in the annual Housing Finance Program funding rounds. King County's funding represents approximately fifteen percent of the total cost of developing an affordable housing project (other than Health through Housing projects).

**Existing strategies summary.** The existing strategies section outlines the funding, programs, policies and regulations, and partnerships that seek to address the affordable housing and homelessness needs in King County as required by CPP H-3 subsection k.

#### What's new in the transmitted 2024 KCCP?

This section is new in the 2024 update and provides information on:

- Local, state, and federal funding that can be used to meet different housing needs;
- Programs administered by King County and other King County strategies that address homelessness and housing needs for residents;
- Countywide policies such as the prioritization of equitable community-driven affordable housing development in the Housing Finance Program;
- Unincorporated King County policies and regulations such as inclusionary housing and tenant protections; and
- Partnerships with other governments, housing providers, advocates, and members.

**Existing strategies gap analysis.** The gap analysis addresses CPP H-4, requiring jurisdictions to identify gaps in existing partnerships, policies, and dedicated resources for meeting housing needs and eliminating racial and other disparities in access to housing and neighborhoods of choice.

#### What's new in the transmitted 2024 KCCP?

This section is new in the 2024 update. Executive staff reviewed the findings and analysis from the previous sections of this appendix and identified funding gaps for:

- Affordable housing for households with incomes of 0 to 50 percent of the area median income;
- Affordable homeownership;
- Permanent supportive housing;
- Flexibility for equitable community-driven development in the Interim Loan Program; and
- Affordable two-, three-, and four-bedroom units.

This section also identifies gaps in King County's programs to meet different housing needs. The following programs were recommended in previous King County plans and reports but have not been implemented:

- Equitable Development Initiative;
- Rental inspections;
- Relocation assistance for tenants;
- Redevelopment assistance; and
- Fair housing testing, education, and enforcement.

#### Council Staff Analysis

*RCW and CPP requirements.* The 2024 Housing Technical Appendix appears to provide the information necessary to meet the requirements of RCW 36.70A.070(2) and CPPs H-3, H-4, H-5, and H-11.

*Barriers to affordable housing development.* The Housing Technical Appendix identifies barriers to developing affordable housing that are not addressed in the 2024 KCCP update, such as updating the King County Code to allow for SEPA exemptions for housing projects under a certain size threshold and addressing permitting timelines. Councilmembers could consider adding a Work Plan action to address the identified barriers.

*Existing strategies gap analysis.* The Housing Technical Appendix identifies funding gaps for affordable housing for households with 0 to 50 percent AMI, homeownership, and affordable two-, three, and four-bedroom units. Policies such as H-152 and H-152a target households at or below 80 percent AMI. Despite different funding and housing needs, policies such as H-158 and H-162 group extremely low-, very low-, low- and moderate-income levels. No policies in the funding section specifically target the 0 to 50 percent AMI group (extremely low- and very-low income). Similarly, no policies would provide for the creation of larger affordable units as a policy goal. Instead, policy H-120d uses larger units as an example of culturally relevant housing. Councilmembers may wish to consider whether the policies in Chapter 4: Housing and Human Services are sufficient to address this need.

## 2024 KCCP Appendix C: Transportation and C1: Transportation Needs Report

Technical Appendix C includes the County's Arterial Functional Classification of Roadways, the Transportation Inventory, and the Travel Forecast Summary, as well as the Transportation Needs Report (TNR) as outlined in Appendix C1. These appendices were last updated in 2020.

### 2024 ARTERIAL FUNCTIONAL CLASSIFICATION

King County's arterial functional classification system classifies roadways based on the degree to which a roadway serves the movement of traffic or provides access to adjacent land uses. Arterial classifications can be used to guide transportation planning, roadway design, and allocation of road improvement funds. King County designates three types of arterial roadways:

- Principal arterials that mostly serve "through traffic" across and between large subareas, with minimum direct service to abutting land uses;
- Minor arterials that provide for movement within the subareas and provide more direct access to abutting land uses than do principal arterials; and
- Collector arterials that link local neighborhood streets and larger arterials.

What's new in the transmitted 2024 KCCP?

**Classification changes.** The proposed 2024 KCCP update includes one classification change as shown in **Table X**.

**Table X – Arterial Functional Classification Changes**

Location	Change	Rationale
S 96 <sup>th</sup> Street (Council District 8)	Collector to Minor	S 96 <sup>th</sup> Street supports through-travel from several nearby residential areas and provides a moderate degree of access to adjacent industrial uses. It links a collector arterial (8th Ave S) to a principal arterial (Des Moines Memorial Dr S/14th Ave S) and a highway (State Route 99).

### 2024 TRANSPORTATION INVENTORY

The KCCP includes an inventory of transportation services and facilities to meet the requirements for the transportation element required by the GMA.<sup>1</sup>

What's new in the transmitted 2024 KCCP?

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<sup>1</sup> RCW 36.70A.070(6)(a)

**Marine Transportation System.** The 2024 marine transportation inventory has several significant changes from the 2020 inventory, including:

- The Washington State Ferries inventory includes 21 vehicle ferries (two less than in the 2020 inventory);
- The 2024 King County Water Taxi inventory discusses the COVID-19 pandemic's impact on ridership, which saw 700,000 systemwide boardings in 2019 decline to approximately 334,000 boardings in 2022;
- The 2024 Port of Seattle Marine Facilities and Services inventory contains an expanded list of Port operations, leases, and attractions from the 2020 inventory. Additions to the 2024 inventory include, the FRS Clipper terminal located at Pier 69, Terminal 18 dolphins, Pier 34 dolphins, the north end of Terminal 46, Terminal 86 Grain Terminal, the Bell Harbor Conference Center, World Trade Center, facilities at Seattle-Tacoma International Airport, *ṭaṭaṭaṭucid* Park and Shoreline Habitat (formerly 8<sup>th</sup> Avenue Park/T18 Park), Bridge Gear Monument Park, Centennial Park, Duwamish River People's Park and Shoreline Habitat (formerly T117), Jack Block Park, Jack Perry Park, Seattle Fisherman's Memorial, *ṭuṭəṭaltx<sup>w</sup>* Village Park and Shoreline Habitat (formerly T105 Park), *həṭapus* Village Park and Shoreline Habitat (formerly T107 Park), and *sbəṭq<sup>w</sup>aṭ* Park and Shoreline Habitat (formerly T108/Diagonal Park); and
- The 2024 inventory includes two new sections covering the Kitsap Transit Fast-Ferry and the Northwest Seaport Alliance Marine Facilities and Services that were not part of the 2020 inventory. The Kitsap Transit Fast Ferry section provides details on the Kitsap Transit passenger-only ferry system, which launched its passenger-only ferry service in 2017, including routes, service area, moorage, and operations. The Northwest Seaport Alliance Marine Facilities and Services section discusses the marine cargo operating partnership formed in 2015 between the ports of Seattle and Tacoma and includes the Alliance's five containerized cargo terminals in the North Harbor (Elliot Bay/Duwamish River in King County): Terminals 5, 18, 30, 46, 115, and other industrial land and facilities.

**Land Transportation System.** The 2024 inventory includes new and updated figures for road infrastructure owned by King County. A comparison of the 2020 and 2024 figures are shown in **Table X** below.

**Table X – 2020 and 2024 King County Transportation Infrastructure**

Infrastructure Type	2020	2024
Roadways	1,466 miles	1,467 miles
Bridges	182	185
Sidewalk	N/A	275 miles
Marked Crosswalks	N/A	723
Traffic Signals	80	79

Guardrail	114 miles	118 miles
Traffic Control Signs	Over 47,000	Over 49,000
Traffic Cameras	54	58
Drainage Ditches	~ 4.7 million feet	~ 4.6 million feet
Drainage Pipe	~3 million feet	~3.5 million feet

**Transit Services.** The 2024 inventory provides updated data and informational links for King County’s transit service options. The updated data includes the impact of the COVID-19 pandemic on Metro Transit’s fixed-route ridership, which saw 130 million boardings in 2019 decline to approximately 50 million boardings in 2022. A comparison of the transit figures included in the 2020 and 2024 Transportation Inventory are shown in [Table X](#).

**Table X – 2020 and 2024 King County Metro Transit Services Inventory**

Inventory Type	2020 <sup>2</sup>	2024 <sup>3</sup>
Fixed-Route Annual Service Hours	~4 million	~3.7 million
Fixed Route Ridership	122.2 million	~50 million
Vanpool Ridership	3.6 million	509,000
Access Ridership	1.3 million	557,000
Active Fleet	1,552 Buses	~1,500 Buses
Bus Stops	8,011	7,400
Park-and-Rides	136	115
Park-and Ride Spaces	26,300	26,065

The 2024 inventory also provides an update on the equity and sustainability framework intended to guide principles and recommendations at Metro Transit for advancing equity and addressing climate change that was discussed in the 2020 inventory. This includes references to the King County Council’s adoption of Metro’s Mobility Framework in 2020, Metro’s use of the Mobility Framework to update its guiding policies (the Strategic Plan for Public Transportation, Metro Connects, and Service Guidelines), and the Council’s adoption of those updated policies in 2021.

The 2024 inventory includes expanded Metro programs under the Transportation Demand Management, Equity and Social Justice, and Partnerships section. New programs include:

- Just One Trip Program — Delivers informational campaigns around planned Metro services restructures, onboarding of new or flexible mobility services, and major transit system expansions to ensure new and existing riders are aware of and understand how service changes may impact/benefit them;

<sup>2</sup> Data taken from the 2017 King County Metro Strategic Plan Progress Report, June 2018

<sup>3</sup> Data taken between 2021 and 2022.



- Metro Youth Mobility Program — Focuses on enhancing youth access to transit by conducting education and outreach intending to build youth ridership. The program also promotes the Free Youth Transit Pass, implemented on September 1, 2022;
- Ridership Recovery Program — Partners with community-based organizations and small/priority businesses to enhance equitable ridership recovery and increase enrollment in reduced fares programs for eligible populations; and
- Community Transportation Navigators — Identifies and reduces barriers for low-income and limited-English speaking communities to access public transportation services through peer-to-peer outreach and education by paid community liaisons.

Metro Transit's 2024 inventory of major facilities has grown since 2020 to include two new bases in Tukwila (Interim Base, located at 12400 E Marginal Way S, & South Annex Base, located at 11911 E Marginal Way S on the former site of the Training and Safety Center, which moved to a leased facility at 3401 S Norfolk Street in Seattle), a new Access Paratransit Base in Seattle (located at 8100 8<sup>th</sup> Avenue S) and the North Facilities also located in Seattle (12525 Stone Avenue N).

Metro Transit's 2024 inventory removes an Electric Charging Program found in the 2020 inventory and replaces it with an expanded Electric Vehicle Charging Equipment section. Metro's 2024 Electric Vehicle Charging Equipment inventory includes a network of overhead power infrastructure and 35 electrical substations used to support the 14 Metro routes that use electric trolley buses. The 14 routes using electric trolley buses is one less than the 15 electric trolley bus routes in 2020.<sup>4</sup>

The 2024 inventory also describes Metro's system of "Level 2 light-duty vehicle chargers"<sup>5</sup> installed at multiple King County facilities. According to the Executive, this is a continuation and expansion on Metro efforts to upgrade and install additional chargers. Since the 2020 update, Metro has installed 30 additional chargers, bringing the total to 81 chargers with 130 charging ports. These include 42 publicly accessible chargers at park-and-ride lots and other public locations and 39 fleet-only chargers.

Other noteworthy information in the 2024 Electric Vehicle Charging Equipment section identifies that Metro has developed the South Base Test Charging Facility, will be installing bus charging equipment at Interim Base and South Annex Base as they are constructed, and is planning for the conversion of its existing bases to electric operations to support a fully electric bus fleet.

**Active Transportation Facilities.** The 2024 inventory replaces the Nonmotorized Facilities section used in the 2020 inventory with an Active Transportation Facilities

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<sup>4</sup> Route 47 (trolley route in the Capital Hill area of Seattle) was suspended in early 2020 and has not operated since. However, under the proposed Madison Street / G Line restructure (PO 2024-0053) Route 3 would be restructured to include Route 47's service area.

<sup>5</sup> Level 2 equipment offers higher-rate "alternating current" (AC) charging through 240V (in residential applications) or 208V (in commercial applications) electrical service. Level 2 equipment is common for home, workplace, and public charging. Level 2 chargers can charge a battery-electric vehicle to 80 percent from empty in 4-10 hours and a plug-in hybrid-electric vehicle in 1-2 hours.

section. This language change is consistent with changes made throughout the 2024 KCCP. Other changes include:

- An increase of bicycle parking and secure storage options at Metro Transit and Sound Transit locations. In 2020, Metro and Sound Transit offered 523 secure bicycle parking options across 40 locations. In 2024, that number has grown to 920 secure bicycle parking options across 56 locations;
- Replacing the King County Trail inventory section with a more expansive Regional Trails Network inventory and including updated informational links; and
- Adding a new Roadside Active Transportation Facilities inventory section that describes the Department of Local Services Road Services Division's role in providing and maintaining active transportation facilities and that references two documents (KCCP Appendix C1: Transportation Needs Report & 2021 King County Road Services Division Americans with Disabilities Act Transition Plan) where further information on the topic can be found.

**Rail and Freight.** The 2024 inventory provides new and updated information on the rail network in King County, and throughout the state more broadly, including information on long distance passenger rail service, ridership for commuter rail, long distance, and intercity passenger rail service, and weblinks on passenger rail facilities, projects and data not found in the 2020 inventory. The 2024 inventory also identifies 27 Class III freight railroads<sup>6</sup> operating in communities in Washington State, which is 4 more than the 23 operating in 2020.

The 2024 inventory provides updated information on regional planning for freight transportation, specifically the 2050 Puget Sound Regional Council Regional Transportation Plan. The Regional Transportation Plan envisions an interconnected network of highways and streets, railways, deep water ports and waterways, and airports and examines the current and future conditions and issues as the region looks to planning for a sustainable transportation system out to 2050.

## **2024 TRAVEL FORECAST SUMMARY**

State law requires the Transportation Element of a Comprehensive Plan to include a forecast of traffic for at least ten years based on the adopted land use plan, and to provide information on the location, timing, and capacity needs of future growth.<sup>7</sup>

### What's new in the transmitted 2024 KCCP?

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<sup>6</sup> Class III railroads (also known as Shortline railroads) are railway carriers designated by the Surface Transportation Board (STB) that earn less than approximately \$42 million in revenue per year.

<sup>7</sup> RCW 36.70A.070(6)(E)

The 2024 Travel Forecast Summary is the first update since 2016<sup>8</sup> and runs a model scenario with a forecast year of 2044 rather than a forecast year of 2031. In addition to the change in forecast year, the 2024 Travel Forecast is based on updated Puget Sound Regional Council modeling methodology, which, according to the Executive, limits the comparability across years.

Forecasted pm peak hour traffic volumes on state facilities and local roads predicted to see congestion are highlighted in two maps, like those provided in the 2016 Travel Forecast Summary. The 2024 forecast shows a substantial increase in pm peak hour traffic volume on most state facilities in unincorporated King County from that of the 2016 Forecast; however this is due to an error in the 2016 traffic volume map. According to the Executive, the prior traffic volume forecast map reflected only one direction of travel when the reporting of traffic volume should have included both directions of travel. The Executive states further that, after adjusting for this error, the 2024 traffic volume forecast is similar to the 2016 Plan forecast.

## **APPENDIX C1 TRANSPORTATION NEEDS REPORT (TNR)**

The Transportation Needs Report (TNR) is a long-term, comprehensive list of recommended improvements for unincorporated King County. King County uses this list, together with its six-year Capital Improvement Program (CIP) and operating budget, to serve as the Growth Management Act-required transportation capital facilities plan element of the KCCP.<sup>9</sup>

### What's new in the transmitted 2024 KCCP?

**Deleted projects.** The 2024 TNR does not include 60 projects that were in the 2020 TNR. Of these, 33 were removed because they have been completed, and the remaining 27 were removed due to updated technical information and completed studies.<sup>10</sup>

**New projects.** The 2024 TNR includes 486 separate projects, totaling approximately \$2.42 billion, including 127 new projects, totaling approximately \$301 million, not previously listed in the 2020 TNR. The 2024 TNR also includes a new Accessibility Improvements category for projects that improve existing pedestrian facilities to current Americans with Disabilities Act standards. However, due to the large number of accessibility needs and relatively low projects costs for individual accessibility improvements, the 2024 TNR reports only the total estimated cost of the high-priority needs identified in the 2021 King County Road Services Division Americans with Disabilities Act Transition Plan. The total estimated cost of those high-priority

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<sup>8</sup> The 2020 Travel Forecast Summary, which runs a model scenario with a forecast year of 2031, was not updated from the 2016 KCCP and thus includes the same traffic forecasts included in the 2016 forecast summary.

<sup>9</sup> RCW 36.70A.070(6)

<sup>10</sup> Updated technical information and completed studies may determine that a project is no longer needed, or will not be feasible within the 20-year TNR planning timeframe. In addition, some projects are re-scoped and folded in with other TNR project needs rather than identified as a standalone need.

accessibilities improvement projects included in the 2024 TNR is approximately \$118 million.

Table X shows the cost and percentage breakdown of the full TNR project list by project type.

**Table X – 2024 TNR Projects by Project Type as a Percent of the TNR**

Project Category	# of Projects	Total TNR	% of TNR
Bridge	42	\$473,000,000	19%
Capacity-Major	15	\$404,360,000	17%
Reconstruction	36	\$337,730,000	17%
Active Transportation	80	\$350,280,000	14%
Intersection/Traffic Safety Operations	65	\$270,740,000	11%
Vulnerable Road Segments	48	\$191,320,000	8%
Accessibility Improvements	N/A	\$118,157,000	5%
Drainage	135	\$253,060,000	10%
Guardrail	49	\$11,294,000	0.5%
Intelligent Transportation Systems	16	\$10,880,000	0.4%
<b>TOTAL</b>	<b>486</b>	<b>\$2,420,821,000</b>	<b>100%<sup>11</sup></b>

The 2024 TNR removes two capacity-major projects, on 8th Ave S from Seattle city limits north of S 96th St to Burien city limits at S 112th St, and on 6th Ave S from Myers Way S to 5th Ave S. According to the Executive, these projects were removed based on the PSRC congestion analysis described in Appendix C. The PSRC did not forecast volume exceeding capacity; therefore, the County does not consider additional capacity necessary to support growth on these corridors.

Table X illustrates the cost and percentage breakdown of the new projects as a percent of the total new project costs included in the 2024 TNR. The 44 new drainage projects make up one-third of the total new projects added in the 2024 TNR and the largest share of total added costs, at approximately \$119 million. The 11 new bridge projects are the second largest share in total added costs, at approximately \$110 million.

**Table X – New TNR Projects by Project Family as a Percent of New TNR Costs**

Project Category	New Projects	New Projects Costs	% of Total New TNR Costs
Bridge	11	\$110,160,000	37%
Capacity-Major	0	\$0	0%
Reconstruction	0	\$0	0%
Active Transportation	12	\$28,408,000	9%

<sup>11</sup> Totals equal over 100% due to rounding.

Intersection/Traffic Safety Operations	23	\$27,070,000	9%
Vulnerable Road Segments	4	\$9,100,000	3%
Accessibility Improvements	N/A	N/A	N/A
Drainage	44	\$118,960,000	40%
Guardrail	33	\$7,400,000	2%
Intelligent Transportation Systems	0	\$0	0%
<b>TOTAL</b>	<b>127</b>	<b>\$301,098,000</b>	<b>100%</b>

The 2024 TNR shows that overall costs for road projects continues to increase even when no new projects are added. For example, while two capacity major projects were removed from the 2024 TNR, the overall costs of the remaining capacity projects increased by approximately \$36 million since the 2020 TNR and reconstruction projects increased by approximately \$49 million.

### **Guardrail Program**

The 2024 TNR includes an expanded guardrail program section that distinguishes roadside barrier retrofits from that of bridge railing retrofits and describes how Roads prioritizes retrofit projects in greater detail. This includes Roads maintaining a priority array of bridge railing upgrade locations using an algorithm that considers structural factors relating to the existing railing's geometry and strength, the complexity and feasibility of upgrading the railing, the sufficiency of the bridge-to-roadway transition, the risk potential based on average daily traffic, potential collision severity based on posted speed limits, and the planned bridge replacement projects.

### **Americans with Disabilities Act (ADA) Program**

The 2024 TNR describes how the 2021 King County Road Services Division Americans with Disabilities Act Transition Plan guides the selection of projects included in the new Accessibility Improvements project category. The plan estimates that the highest priority accessibility improvements have a total cost of approximately \$118,157,000, while medium and low-priority improvements have an additional cost of \$432,790,000. The ADA transition plan was referenced as under development in the 2020 TNR.

### **Bridge Program**

The 2024 TNR provides updated information for the Roads' Bridge Program. **Table X** summarizes the major changes included in the 2024 Bridge Program from that of the 2020 TNR.

### **Table X – Major Bridge Program Changes from 2020 TNR to 2024**

Item	2020 TNR	2024 TNR
Total County Bridges	182	185
Avg. Inventory Age	50	52
Total # of Bridges Beyond Useful Life	75	76
Avg. Age of Timber Bridges	67	69
# of Weight Restricted Vehicle Bridges	21	10
# of Bridges to be Replaced in 20 years	43	42

The most significant change in the 2024 Bridge Program is the reduced number of vehicle bridges with weight restrictions. The 2020 TNR stated that almost 30% of the 71 vehicular bridges (out of 178) evaluated under new federal standards had been posted with weight restrictions. However, the 2024 TNR states that only 10 bridges out of all 181 vehicular bridges evaluated with the new federal standards have posted weight restrictions. According to the Executive, the number of bridges with weight restrictions has decreased since the writing of the 2020 TNR due to bridge replacements, load upgrade construction projects, and additional technical analysis of posted bridges that were completed since the 2020 TNR report was published.

The additional technical analysis of posted bridges is described in the 2021 Annual Bridge Report. According to the Executive, the Roads Division found a unique opportunity to conduct “proof load” testing of several precast channel beams that were decommissioned from two County bridges. Six previously posted bridges have similar spans and structure details as the removed beams and were built about the same time. The American Association of State Highway and Transportation Officials (AASHTO) allows proof test results to supplement standard load rating methods, as conducting tests on actual materials can demonstrate load capacity that is not initially identified by the standard methods. This was the case with the bridges tested by Roads.

## Financial Analysis

Both the 2020 and 2024 TNRs include a financial analysis intended to quantify any anticipated revenue shortfall over the twenty-year period on which the TNR is based. **Table X** shows how the anticipated shortfall has increased considerably from the 2020 TNR as anticipated revenues continue to decline relative to the cost of providing current service levels.

**Table X – Revenue Shortfall in 2020 and 2024 TNR**

Item	2020-2039 (2020 TNR)	2024-2043 (2024 TNR)
<b>Total Project Costs</b>	\$1,721,010,000	\$2,420,821,000
<b>Anticipated Revenue</b>	\$172,705,000	\$288,985,000
<b>Shortfall</b>	\$1,548,305,000	\$2,131,836,000

Unless a sustainable revenue source is identified, the impact of this decline will mean that Road Fund<sup>12</sup> contributions to the Roads capital program will cease by 2029, and operating programs will be reduced. The financial analysis further expects that only \$85 million of the estimated \$289 million in TNR revenues will come from Roads' funding sources through 2028. From 2029 through 2043, the remaining \$204 million in anticipated revenues is expected to come from grants (\$172,500,000) and other non-Road fund revenue sources (\$31,016,000).

A new section in the Financial Analysis chapter of the 2024 TNR highlights potential road funding strategies that were identified in the unincorporated King County Fiscal Sustainability Plan required by the 2021-2022 biennial budget.<sup>13</sup> These strategies include raising Transportation Benefit District revenue, seeking a roads levy lid lift, and advocating for state and regional funding.

### Council Staff Analysis

*RCW and CPP requirements.* The 2024 Arterial Functional Classification and Transportation Needs Report appears to provide the information necessary to meet the requirements of RCW 36.70A.070(6), WAC chapter 136-14, and CPP T-208.

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<sup>12</sup> The Road Fund Contribution is funded primarily by a dedicated unincorporated area property tax and gas tax distribution. Property tax revenue projections are based on the most recent approved King County, Office of Economic and Financial Analysis forecast.

<sup>13</sup> Ordinance 19210 & Proposed Motion 2021-0457

## 2024 KCCP Appendix C2: Regional Trail Needs Report

Appendix C2 contains the County's Regional Trail Needs Report (RTNR). This appendix was last updated in 2016.

### PROJECT MAP AND LISTING

The RTNR identifies the long-range vision for new regional trail development throughout King County. According to the Executive, it is a prioritization guide but does not direct funding or implementation timelines, which are established through the County budget process. It consists of a map of existing and planned regional trails, and a list of potential regional trail projects. Each project includes an approximate distance, a cost-estimate range, and prioritization. The prioritization categories are as follows, from highest priority to lowest:

- Regional Trails Network - Legacy Project. This consists of the Eastrail and Lake to Sound trail segments;
- Tier 2. This category comprises projects with design and/or construction programmed in the 2014 - 2019 CIP, including East Lake Sammamish Trail, Green to Cedar Rivers, Green River Trail North Extension, Soos Creek Phase 5, the SVT Mill Gap, and the Foothills Trail and White River Bridge;
- Tier 3;
- Tier 4;
- Regional Trail - Planned Project; and
- Regional Trail - Long-Range Planned Project.

For projects in Tiers 3 and below, Executive staff state that the classification was done as part of previous parks planning based on each project's connectivity, aesthetics/scenic value, timing or relationship to other projects, geographical equity, public support, and expectations for urban center connections/equity and social justice. They therefore may no longer be an accurate reflection of Parks Division of the Department of Natural Resources and Parks' priorities.

#### What's new in the transmitted 2024 KCCP?

**New Planning-Level Cost Estimates.** Cost estimates have been updated based on most recent information. However, Executive staff notes that the wide ranges in cost estimates found in the table are usually a result of uncertainty about when the project will advance, and are meant to factor in future inflation, increases in material costs, and project complexities that have not yet been identified.

**Revisions to Project Status.** Many projects listed in the RNTR are either candidate or approved investments in [PSRC's Regional Transportation Plan](#). Several projects are not, however, and the need or possible need to update the Regional Transportation Plan for their inclusion is noted. The RTNR is updated with the most recent project status for each trail project to align with the most recent version of the Regional Transportation Plan, which was adopted in 2022.



**Updates to the Map.** The map is updated to show projects that are now completed, including the Foothills Trail in Enumclaw and the Redmond Central Connector Phase II.

**Removal of Projects Anticipated to be Complete by Adoption.** Some projects from the 2016 RTNR are anticipated to be completed by adoption of the KCCP in December 2024. These projects have therefore been removed from the RTNR.

Council Staff Analysis

No issues identified.

## 2024 KCCP Appendix D1: Growth Targets and the Urban Growth Area

Technical Appendix D1 includes an analysis of the amount of growth King County and the cities in King County should plan for within the Urban Growth Area (UGA) for the 20-year planning period of the 2024 Comprehensive Plan, and the capacity available to accommodate the projected growth. This section of the staff report will describe sections of the appendix and highlight the proposed changes.

**Background.** This section of the Appendix provides a brief discussion of the Growth Management Act (GMA) requirements related to the UGA and population projections/growth targets. Under the GMA, lands in King County are required to be designated as urban, rural, or natural resource lands. These areas are delineated through the establishment of a UGA. The County is also required to plan for 20 years of population growth in the King County Comprehensive Plan (KCCP).<sup>1</sup>

What's new in the transmitted 2024 KCCP? One paragraph was added at the beginning of the background section. The new paragraph discusses the role of the UGA and lands held and governed by Indian tribes. Changes to the remaining six paragraphs are clarifying or technical edits.

**Size of the Urban Growth Area.** The section includes two subsections. The first subsection is "Growth to be Accommodated." It discusses projected countywide growth, allocation of population, housing, and job growth within King County, and allocation of projected growth to cities and urban unincorporated King County.

The second subsection is "Land Capacity in the UGA." This subsection summarizes the findings of the 2021 Urban Growth Capacity Report.<sup>2</sup> The Report includes development and capacity information for each jurisdiction in King County, an assessment of countywide and regional geography trends, and data on growth target planned density achievement.

What's new in the transmitted 2024 KCCP? There are several new subsections in the 2024 KCCP:

*Growth to be Accommodated.* This subsection was updated to reflect the 2021 countywide growth target-setting process. Growth targets are policy statements about the amount of housing units and jobs the County and cities are required to plan for in this comprehensive plan update. King County facilitates the development of growth targets by convening staff representatives from each city and unincorporated King County. The process used in 2021 was comparable to the process used to develop the growth targets in the currently adopted Comprehensive Plan. The 2021 process is summarized below.

*2021 Growth Target-Setting Process.* The 2021 growth target-setting process began with Puget Sound Regional Council's Regional Forecast. The Regional Forecast provides the

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<sup>1</sup> RCW 36.70A.110(2)

<sup>2</sup> RCW 36.70A.215

level of growth anticipated in the VISION 2050 planning period. County shares of growth in the Regional Growth Strategy were applied to the regional population and employment forecasts to create a countywide projection of growth between the base year and 2044.

The regional geography shares from the Regional Growth Strategy were applied to the countywide growth projections of employment and population to create regional geography growth allocations for groups of cities. Regional geographies include Metro Cities, Core Cities, High Capacity Transit Communities, Cities and Towns, Urban Unincorporated, and Rural.<sup>3,4</sup> Population is converted to housing units using household size assumptions.

In the next step, regional geography allocations were translated into a range for the cities and Potential Annexation Areas using several data-based factors, such as existing capacity from the Urban Growth Capacity Report, number of regional growth centers, number of transit station areas, and recent growth. Staff representing the 39 cities and unincorporated King County were then convened by their VISION 2050 Regional Geography to negotiate the set of draft growth targets. Following this process, draft growth targets were brought to the Growth Management Planning Council (GMPC) for consideration and recommendation. The GMPC-recommended growth targets were adopted by the King County Council as part of the 2021 King County Countywide Planning Policy update by Ordinance 19384 and ratified by the cities.

As shown in Table 1 and Table 2, growth targets for urban unincorporated King County are divided across two Regional Geographies. Growth targets for the Federal Way PAA, North Highline, and Renton PAA are in the High Capacity Transit Communities Regional Geography, reflecting the planned transit investments in these areas. Targets for other PAAs and unaffiliated urban areas are included in the Urban Unincorporated Regional Geography.

**Table 1 – High Capacity Transit Communities Growth Targets**

	2019-2044 Housing Target	2019-2044 Jobs Target
Federal Way PAA	1,020	720
North Highline PAA	1,420	1,220
Renton PAA - East Renton	170	0
Renton PAA – Fairwood	840	100
Renton PAA - Skyway/West Hill	670	600

<sup>3</sup> Regional geographies were updated by PSRC in VISION 2050.

<sup>4</sup> Growth Targets are not set for the Rural Area. However, the Regional Growth Strategy includes Rural Area growth of 4,200 Housing Units and 2,150 Jobs in King County. For purposes of the Growth Targets and Urban Growth Area Appendix, Rural includes Natural Resource Lands.

**Table 2 – Urban Unincorporated Growth Targets**

	2019-2044 Housing Target	2019-2044 Jobs Target
Auburn PAA	12	0
Bellevue PAA	17	0
Black Diamond PAA	328	0
Issaquah PAA	35	0
Kent PAA	3	300
Newcastle PAA	1	0
Pacific PAA	134	0
Redmond PAA	120	0
Sammamish PAA	194	0
Unaffiliated Urban Unincorporated <sup>5</sup>	448	400

*Land Capacity in the UGA.* This subsection was updated with the findings of the 2021 Urban Growth Capacity Report. The Urban Growth Capacity Report found that King County has capacity<sup>6</sup> for over 400,000 housing units and 600,000 jobs within the UGA. This is sufficient to accommodate the projected growth under the 2019-2044 growth targets.

The appendix also added a discussion of the cities in King County that lacked sufficient capacity for projected growth or were not growing at a rate to achieve their target. The cities identified are Burien, Pacific, Sammamish,<sup>7</sup> Shoreline, and Tukwila. Following the adoption of their respective city comprehensive plans in 2024, each city will be required to monitor progress toward resolving the inconsistency, with regular reporting to the GMPC.

The updated findings for unincorporated King County demonstrated sufficient capacity for the remaining portion of the prior 2006-2035 housing growth targets, with a shortfall of capacity for the remaining employment target. The 2006-2035 urban unincorporated employment targets included a target of over 4,000 jobs for the Bear Creek Urban Planned Development. The target reflected estimates of commercial space planned for the community. However, the Bear Creek community only added 1,100 jobs between 2006 and 2020, and additional growth is not expected. The overall 2019-2044 growth targets reflect reduced expectations for employment growth in the urban unincorporated area, more in line with the land supply and capacity for employment growth, and to remedy the capacity shortfall.

<sup>5</sup> Unaffiliated urban unincorporated includes the Redmond Ridge Area, and a Muckleshoot Tribal property, the Fivemile Lake development, the South Trout Lake development near the Pierce County border.

<sup>6</sup> Development capacity is calculated for each zoning classification and is the product of a zone's assumed density and the area of land supply, minus a percent of land for right-of-way and public purposes. Assumed densities are based on the achieved densities (dwelling units per acre or Floor Area Ratio) from 2012-2018. Land supply refers to an inventory of land suitable for development.

<sup>7</sup> The observed inconsistency for the City of Sammamish related to an infrastructure deficiency that has since been resolved.

For the 2019-2044 planning period, King County is planning for a total of 5,412 housing units and 3,340 jobs in the urban unincorporated area. The land capacity analysis performed in support of the development of the 2024 update to the KCCP found capacity for 29,600 housing units and 62,900 jobs under current zoning at base densities. The land capacity analysis is separate from the Urban Growth Capacity Report, though both are used as inputs to the KCCP.

### Council Staff Analysis

*Consistency with Previous Council Actions.* This appendix includes an analysis of the amount of growth King County and the cities in King County should plan for within the UGA for the 20-year planning period of the 2024 Comprehensive Plan (i.e., growth targets), and the capacity available to accommodate the projected growth.

The Council has previously acted on both the growth targets and the Urban Growth Capacity Report. The Council adopted the 2019-2044 growth targets that are shown in this appendix with Ordinance 19384 in December 2021. The Council adopted the 2021 Urban Growth Capacity Report with Ordinance 19369 in December 2021.

*Countywide Planning Policy Requirements.* This appendix responds to the requirements in the Countywide Planning Policies<sup>8</sup> that jurisdictions 1) use the adopted growth targets as the land assumption for local comprehensive plans and 2) ensure adopted comprehensive plans and zoning regulations provide sufficient capacity at appropriate densities for residential, commercial, and industrial uses that are sufficient to meet 20-year growth targets, allocated housing needs, and are consistent with the desired growth pattern described in VISION 2050.

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<sup>8</sup> 2021 King County Countywide Planning Policy DP-14 [\[Link\]](#)