



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

October 30, 2018

Ordinance 18810

Proposed No. 2018-0153.3

Sponsors Lambert

1 AN ORDINANCE relating to comprehensive planning;
2 amending Ordinance 263, Article 1 (part), as amended, and
3 K.C.C. 20.08.060, Ordinance 263, Article 2, Section 1, as
4 amended, and K.C.C. 20.12.010, Ordinance 12061, Section
5 4, as amended, and K.C.C. 20.12.325, Ordinance 13147,
6 Section 19, as amended, and K.C.C. 20.18.030, and
7 Ordinance 13147, Section 20, as amended, and K.C.C.
8 20.18.040, Ordinance 3688, Section 813, as amended, and
9 K.C.C. 20.18.056, Ordinance 13147, Section 22, as
10 amended, and K.C.C. 20.18.060, Ordinance 13147, Section
11 23, as amended, and K.C.C. 20.18.070, Ordinance 13147,
12 Section 24, as amended, and K.C.C. 20.18.080, Ordinance
13 13147 Section 30, as amended, and K.C.C. 20.88.140, and
14 Ordinance 14047, Section 9, as amended, and K.C.C.
15 20.18.170 and adding a new section to K.C.C. chapter 20.08.

16 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

17 SECTION 1. Findings:

18 A. The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 19, as
19 amended by Ordinance 18602, Section 5, Proviso P2, required the executive to transmit a

20 plan to restructure the Community Service Area subarea planning program, a motion to
21 approve the plan, and an ordinance that implements changes recommended by the plan to
22 the King County Comprehensive Plan and the King County Code.

23 B. The 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Section 88, as
24 amended by Ordinance 18602, Section 47, Proviso P3, required the executive to transmit
25 a plan to restructure the Community Service Area subarea planning program, a motion to
26 approve the plan, and an ordinance that implements changes recommended by the plan to
27 the King County Comprehensive Plan and the King County Code.

28 C. This ordinance implements the changes recommended by the plan by
29 amending the King County Code and amending the King County Comprehensive Plan.

30 D. The plan calls for the Community Service Area subarea planning program to
31 adopt one plan every year with the exception of the year in which a major update to the
32 King County Comprehensive Plan is completed.

33 E. RCW 36.70A.130(5)(a) requires King County, and the cities within King
34 County, to complete a review of its comprehensive plan on or before June 30, 2015, and
35 every eight years thereafter. This means the next major review and update of the King
36 County Comprehensive Plan is to be completed by June 30, 2023.

37 F. The major update of the King County Comprehensive Plan is shifted to an
38 eight-year update cycle to expedite the subarea plans and to match the schedule
39 established in RCW 36.70A.130(5)(a).

40 G. The shift to an eight-year update cycle allows the county to more closely
41 collaborate with the cities in King County, to implement VISION 2050, with an expected
42 approval date of May 2020, and to plan for growth in accordance with growth targets that

43 will subsequently be established in the King County Countywide Planning Policies.

44 H. The King County Code allows annual amendments to the King County
45 Comprehensive Plan in accordance with the Washington state Growth Management Act,
46 chapter 36.70A RCW.

47 I. The 2016 King County Comprehensive Plan, adopted by King County
48 Ordinance 18427, was a four-year update under the previous comprehensive planning
49 structure. The 2016 King Comprehensive Plan was amended in 2017 by Ordinance
50 18623 adopting the Vashon-Maury Island Community Service Area Subarea Plan.

51 J. The amendment to the Vashon-Maury Island Community Service Area
52 Subarea Plan in Attachment B to this ordinance shifts the transmittal date from December
53 31, 2018 to June 30, 2022 for Workplan Action 1, which involves the review of the
54 property-specific development conditions and special district overlays on Vashon-Maury
55 Island.

56 K. The amendments to policies and text in Attachments A and B to this ordinance
57 constitute the 2018 annual update to the King County Comprehensive Plan.

58 L. The restructure in this ordinance and its attachments recognizes the maturity of
59 the Comprehensive Plan, that recent major updates have primarily focused on addressing
60 emerging policy issues and that the number of docket requests have drastically reduced
61 over time. The restructure will also aid the county's ability to be responsive to time-
62 sensitive issues, address requests from residents, and to serve the needs of its
63 unincorporated communities.

64 SECTION 2. A. Attachments A and B to this ordinance are hereby adopted as
65 amendments to the 2016 King County Comprehensive Plan, as adopted by Ordinance

66 18427 and as amended in 2017 by Ordinance 18623.

67 B. The 2017 Vashon-Maury Island Community Service Area Subarea Plan as
68 adopted in Attachment A to Ordinance 18623 and as amended by this ordinance is hereby
69 adopted as an amendment to and an element of the 2016 King County Comprehensive
70 Plan.

71 NEW SECTION. SECTION 3. There is hereby added to K.C.C. chapter 20.08 a
72 new section to read as follows:

73 "Area zoning and land use study" means a study that reviews the land use
74 designations and zoning classifications for a specified set of properties. "Area zoning
75 and land use studies" are focused on a broader set of policies than a subarea study, and do
76 not look at the larger range of issues that a subarea plan would include. "Area zoning and
77 land use studies" consider specific potential changes to land use or zoning, or both, and
78 analyze such requests based on surrounding land use and zoning, current infrastructure
79 and potential future needs, and consistency with the King County Comprehensive Plan,
80 countywide planning policies and the Growth Management Act, chapter 36.70A RCW.

81 NEW SECTION. SECTION 4. There is hereby added to K.C.C. chapter 20.08 a
82 new section to read as follows:

83 "Public review draft" means a draft of executive proposed Comprehensive Plan
84 amendments, including proposed subarea plans, made available to the public for review
85 and comment. A "public review draft" is published before transmittal of proposed
86 Comprehensive Plan amendments to the council so as to provide the public an
87 opportunity to record comments before the executive finalizes the recommended
88 amendments.

89 SECTION 5. Ordinance 263, Article 1 (part), as amended, and K.C.C. 20.08.060
90 are hereby amended to read as follows:

91 "Subarea plan" means a detailed local land use plan ~~((which))~~ that implements, is
92 consistent with and is an element of the ~~((e))~~Comprehensive ~~((p))~~Plan, containing
93 specific policies, guidelines and criteria adopted by the council to guide development and
94 capital improvement decisions within specific subareas of the county. ~~((The s))~~Subareas
95 ~~((of the county shall consist of))~~ are distinct communities, specific geographic areas or
96 other types of districts having unified interests or similar characteristics within the
97 county. Subarea plans may include~~((:))~~ community plans, ~~((which have been prepared~~
98 ~~for large unincorporated areas; potential annexation area plans, which have been prepared~~
99 ~~for urban areas that are designated for future annexation to a city;))~~ community service
100 area subarea plans, neighborhood plans, ~~((which have been prepared for small~~
101 ~~unincorporated areas;))~~ basin plans and plans addressing multiple areas having common
102 interests. The relationship between the 1994 King County Comprehensive Plan and
103 subarea plans is established by K.C.C. 20.12.015.

104 NEW SECTION. SECTION 6. There is hereby added to K.C.C. chapter 20.08 a
105 new section to read as follows:

106 "Subarea study" means a study that is required by a policy in the Comprehensive
107 Plan to evaluate a proposed land use change, such as the establishment of new
108 community business centers, adjusting Rural Town boundaries or assessing the feasibility
109 of zoning reclassifications in urban unincorporated areas. "Subarea studies" are focused
110 on specific areas of the county, but do not look at the larger range of issues that a subarea
111 plan would include. "Subarea studies" are separate from area zoning and land use studies

112 defined in Section 3 of this ordinance. The Comprehensive Plan policies and
113 accompanying text shall guide the scope and content of the subarea study.

114 SECTION 7. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.
115 20.12.010 are hereby amended to read as follows:

116 A. Under the King County Charter, the state Constitution and the Washington
117 state Growth Management Act, chapter 36.70A RCW, King County adopted the 1994
118 King County Comprehensive Plan via Ordinance 11575 and declared it to be the
119 Comprehensive Plan for King County until amended, repealed or superseded. The
120 Comprehensive Plan has been reviewed and amended multiple times since its adoption in
121 1994. Amendments to the 1994 Comprehensive Plan to-date are currently reflected in the
122 2016 King County Comprehensive Plan, as adopted in Ordinance 18427 and as amended
123 by Ordinance 18623 and this ordinance. The Comprehensive Plan shall be the principal
124 planning document for the orderly physical development of the county and shall be used
125 to guide subarea plans, functional plans, provision of public facilities and services,
126 review of proposed incorporations and annexations, development regulations and land
127 development decisions.

128 SECTION 8. Ordinance 12061, Section 4, as amended, and K.C.C. 20.12.325 are
129 hereby amended to read as follows:

130 The 2017 Vashon-Maury Island Community Service Area Subarea Plan, dated
131 December 4, 2017, in Attachment A to Ordinance 18623 and as amended by Attachment
132 B to this ordinance, is adopted as a subarea plan and an element of the 2016 King County
133 Comprehensive Plan and, as such, constitutes official county policy for the geographic
134 area of unincorporated King County defined plan.

135 SECTION 9. Ordinance 13147, Section 19, and K.C.C. 20.18.030 are hereby
136 amended to read as follows:

137 A. The King County Comprehensive Plan shall be amended in accordance with
138 this chapter, which, in compliance with RCW 36.70A.130(2), establishes a public
139 participation program whereby amendments are considered by the council no more
140 frequently than once a year as part of the ~~((amendment))~~ update cycle established in this
141 chapter, except that the council may consider amendments more frequently to address:

- 142 1. Emergencies;
- 143 2. An appeal of the plan filed with the Central Puget Sound Growth
144 Management Hearings Board or with the court;
- 145 3. The initial adoption of a subarea plan, which may amend the urban growth
146 area boundary only to redesignate land within a joint planning area;
- 147 4. An amendment of the capital facilities element of the Comprehensive Plan
148 that occurs in conjunction with the adoption of the county budget under K.C.C.
149 4A.100.010; or
- 150 5. The adoption or amendment of a shoreline master program under chapter
151 90.58 RCW.

152 B. Every year the Comprehensive Plan may be amended to address technical
153 updates and corrections, to adopt community service area subarea plans and to consider
154 amendments that do not require substantive changes to policy language (~~((, changes to the
155 priority areas map,))~~) or do not require changes to the urban growth area boundary, except
156 as permitted in subsection B.9. and 11. of this section. ~~((This))~~ The-review may be
157 referred to as the annual ~~((eyele))~~ update. The Comprehensive Plan, including subarea

158 plans, may be amended in the annual ~~((eyele))~~ update only to consider the following:

- 159 1. Technical amendments to policy, text, maps or shoreline designations;
- 160 2. The annual capital improvement plan;
- 161 3. The transportation needs report;
- 162 4. School capital facility plans;
- 163 5. Changes required by existing Comprehensive Plan policies;
- 164 6. Changes to the technical appendices and any amendments required thereby;
- 165 7. Comprehensive updates of subarea plans initiated by motion;
- 166 8. Changes required by amendments to the ~~((e))~~Countywide ~~((p))~~Planning
167 ~~((p))~~Policies or state law;
- 168 9. Redesignation proposals under the four-to-one program as provided for in
169 this chapter;
- 170 10. Amendments necessary for the conservation of threatened and endangered
171 species;
- 172 11. Site-specific land use map amendments that do not require substantive
173 change to ~~((e))~~Comprehensive ~~((p))~~Plan policy language and that do not alter the urban
174 growth area boundary, except to correct mapping errors;
- 175 12. Amendments resulting from subarea studies required by ~~((e))~~Comprehensive
176 ~~((p))~~Plan policy that do not require substantive change to ~~((e))~~Comprehensive ~~((p))~~Plan
177 policy language and that do not alter the urban growth area boundary, except to correct
178 mapping errors;
- 179 13. Changes required to implement a study regarding the provision of
180 wastewater services to a Rural Town. The amendments shall be limited to policy

181 amendments and adjustment to the boundaries of the Rural Town as needed to implement
182 the preferred option identified in the study; ~~((øø))~~

183 14. Adoption of community service area subarea plans;

184 15. Amendments to the Comprehensive Plan update schedule that respond to
185 adopted ordinances and improve alignment with the timing requirements in the
186 Washington state Growth Management Act, RCW chapter 36.70A, and alignment with
187 multicounty and countywide planning activities; or

188 16. Amendments to the Comprehensive Workplan, only as part of the 2018
189 subarea planning restructure adopted by this ordinance.

190 C. Every ~~((fourth))~~ eighth year beginning in ~~((2000))~~ 2023, the county shall
191 complete a comprehensive review of the Comprehensive Plan in order to update it as
192 appropriate and to ensure continued compliance with the GMA. This review may
193 provide for a cumulative analysis of the twenty-year plan based upon official population
194 growth forecasts, benchmarks and other relevant data in order to consider substantive
195 changes to policy language and changes to the urban growth area. ~~((This))~~ The
196 comprehensive review shall begin one year in advance of the transmittal and may be
197 referred to as the ~~((four))~~ eight-year ~~((eyele))~~ update. The urban growth area boundaries
198 shall be reviewed in the context of the ~~((four))~~ eight-year ~~((eyele))~~ update and in
199 accordance with countywide planning policy G-1 and RCW 36.70A.130.

200 D.1. If ~~((the county determines that the purposes of the Comprehensive Plan are~~
201 ~~not being achieved as evidenced by official population growth forecasts, benchmarks,~~
202 ~~trends and other relevant data)) there is a scope of work adopted by motion to perform a~~
203 limited update to the Comprehensive Plan to address time-sensitive issues prior to the

204 next eight-year update, substantive changes to the Comprehensive Plan and amendments
205 to the urban growth area boundary may also be considered ~~((on even calendar years. This~~
206 ~~determination shall be authorized by motion))~~ at the midpoint of the eight-year update
207 cycle. This update that can include substantive changes and amendments as authorized
208 by motion may be referred to as the midpoint update.

209 2. The motion shall specify the scope of the midpoint update, and identify that
210 the resources necessary to accomplish the work are available. ~~((An analysis of the~~
211 ~~motion's fiscal impact))~~ A fiscal note for the scope of the midpoint update shall be
212 provided to the council ~~((before to adoption))~~ by the executive within fifteen business
213 days of introduction of the proposed motion. If ~~((T))~~ the executive ~~((shall))~~ determines
214 ~~((if))~~ an additional ~~((funds are))~~ appropriation is necessary to complete the midpoint
215 update, ((and)) the executive may transmit an ordinance requesting the additional
216 appropriation ~~((of supplemental funds)).~~

217 3. If the executive proposes a midpoint update, the executive shall transmit to
218 the council by the last business day in June two years before the midpoint year of the
219 eight-year update cycle a proposed motion specifying the scope of work for the midpoint
220 update. The council shall have until September 15 of that year, to adopt a motion
221 specifying the scope of work initiating a midpoint update, either as transmitted or
222 amended, or as introduced or amended. If the motion is approved by September 15, the
223 scope shall proceed as established by the approved motion. In the absence of council
224 approval by September 15, the executive shall proceed to implement the scope as
225 transmitted. If such a motion is adopted, the executive shall transmit a midpoint update
226 by the last business day of June of the following year after adoption of the motion. The

227 council shall have until June 30 of the following year after transmittal to adopt a midpoint
228 update.

229 4. Before initiation of the first eight-year update in 2023, substantive changes to
230 the Comprehensive Plan and amendments to the urban growth area boundary may be
231 considered. The amendments shall be considered in the 2020 Comprehensive Plan
232 update and shall be subject to the midpoint update process and requirements. The
233 executive shall transmit to the council by the first business day of January 2019 a
234 proposed motion specifying the scope of work for the proposed amendments consistent
235 with K.C.C. 20.18.030.D.1. The council shall have until the last business day of
236 February 2019, to adopt the motion, either as transmitted or amended. In the absence of
237 council approval by the last business day of February 2019, the executive shall proceed to
238 implement the scope as proposed. If the motion is approved the last business day of
239 February 2019, the scope shall proceed as established by the approved motion. The
240 executive shall transmit to the council any proposed amendments for the 2020
241 Comprehensive Plan update the by the last business day of September 2019. The council
242 shall have until the last business day of June 2020 to adopt the 2020 Comprehensive Plan
243 update.

244 ~~((D-))~~ E. The executive shall seek public comment on the ~~((e))~~Comprehensive
245 ~~((p))~~Plan and any proposed ~~((e))~~Comprehensive ~~((p))~~Plan amendments in accordance
246 with the procedures in K.C.C. 20.18.160 before making a recommendation, which shall
247 include publishing a public review draft of the proposed Comprehensive Plan
248 amendments, in addition to conducting the public review and comment procedures
249 required by SEPA. The public shall be afforded at least one official opportunity to record

250 public comment before the transmittal of a recommendation by the executive to the
251 council. County-sponsored councils and commissions may submit written position
252 statements that shall be considered by the executive before transmittal and by the council
253 before adoption, if they are received in a timely manner. The executive's
254 recommendations for changes to policies, text and maps shall include the elements listed
255 in Comprehensive Plan policy I-207 and analysis of their financial costs and public
256 benefits, any of which may be included in environmental review documents. Proposed
257 amendments to the Comprehensive Plan shall be accompanied by any development
258 regulations or amendments to development regulations, including area zoning, necessary
259 to implement the proposed amendments.

260 SECTION 10. Ordinance 13147, Section 20, and K.C.C. 20.18.040 are hereby
261 amended to read as follows:

262 A. Site-specific land use map or shoreline master program map amendments may
263 be considered (~~annually or during the four year review cycle~~) during the annual update,
264 midpoint update or eight-year update, depending on the degree of change proposed.

265 B. The following categories of site-specific land use map amendments or
266 shoreline master program map may be initiated by either the county or a property owner
267 for consideration in the annual (~~review cycle~~) update:

268 1. Amendments that do not require substantive change to ~~(e)~~Comprehensive
269 ~~(p)~~Plan policy language and that do not alter the urban growth area boundary, except to
270 correct mapping errors; and

271 2. Four-to-one-proposals.

272 C. The following categories of site-specific land use map and shoreline master

273 program amendments may be initiated by either the county or a property owner for
274 consideration in ~~((four))~~ the eight-year ~~((review-eyele))~~ update or midpoint update:

- 275 1. Amendments that could be considered in the annual ~~((review-eyele))~~ update;
- 276 2. Amendments that require substantive change to Comprehensive Plan policy
277 language; and
- 278 3. Amendments to the urban growth area boundary.

279 SECTION 11. Ordinance 3688, Section 813, and K.C.C. 20.18.056 are hereby
280 amended to read as follows:

281 A. Shoreline environments designated by the master program may be considered
282 for redesignation during the ~~((four))~~ eight-year ~~((review-eyele))~~ update or midpoint
283 update.

284 B. A redesignation shall follow the process in K.C.C. 20.18.050.

285 SECTION 12. Ordinance 13147, Section 22, and K.C.C. 20.18.060 are hereby
286 amended to read as follows:

287 A. Beginning in ~~((1999))~~ 2021, and every ~~((fourth))~~ eighth year thereafter the
288 executive shall transmit to the council by the ~~((first))~~ last business day of ~~((March))~~ June
289 a proposed motion specifying the scope of work for proposed amendments to the
290 Comprehensive Plan that will occur in the following year, which motion shall include the
291 following:

292 1. Topical areas relating to amendments to policies, the land use map ~~((and/or))~~,
293 implementing development regulations, or any combination of those amendments that the
294 executive intends to consider for recommendation to the council; and

295 2. An attachment to the motion advising the council of the work program the

296 executive intends to follow to accomplish state Environmental Policy Act review and
297 public participation.

298 B. The council shall have until (~~April 30~~) September 15 to approve the motion.
299 In the absence of council approval, the executive shall proceed to implement the work
300 program as proposed. If the motion is approved, the work program shall proceed as
301 established by the approved motion.

302 C. Beginning in (~~2000~~) 2022 and every (~~fourth~~) eighth year thereafter, the
303 executive shall transmit to the council by the (~~first~~) last business day of (~~March~~) June
304 a proposed ordinance amending the Comprehensive Plan, except that the capital
305 improvement program and the ordinances adopting updates to the transportation needs
306 report and the school capital facility plans shall be transmitted no later than the biennial
307 budget transmittal and shall be adopted in conjunction with the budget. However, in
308 those years when there is only a midbiennium review of the budget, the ordinances
309 adopting the capital improvement plan and the school capital facility plans shall be
310 transmitted by October 1 and adopted no later than the midbiennium review under K.C.C.
311 4A.100.010. All transmittals shall be accompanied by a public participation note,
312 identifying the methods used by the executive to ensure early and continuous public
313 participation in the preparation of amendments. The council shall have until June 30 of
314 the following year to adopt the amendments to the Comprehensive Plan, in accordance
315 with RCW 36.70A.130.

316 SECTION 13. Ordinance 13147, Section 23, and K.C.C. 20.18.070 are hereby
317 amended to read as follows:

318 A. The executive shall transmit to the council any proposed amendments for the

319 annual ~~((eyele))~~ update by the ~~((first))~~ last business day of ~~((March))~~ June, except that the
320 capital improvement program and the ordinances adopting updates to the transportation
321 needs report and the school capital facility plans shall be transmitted no later than the
322 biennial budget transmittal and shall be adopted in conjunction with the budget.

323 However, in those years when there is only a midbiennium review of the budget, the
324 ordinances adopting the capital improvement plan and the school capital facility plans
325 shall be transmitted by October 1, and adopted no later than the midbiennium review
326 under K.C.C. 4A.100.010.

327 B. All transmittals shall be accompanied by a public participation note,
328 identifying the methods used by the executive to assure early and continuous public
329 participation in the preparation of amendments.

330 C. Proposed amendments, including site-specific land use map amendments, that
331 are found to require preparation of an environmental impact statement, shall be
332 considered for inclusion in the next ~~((amendment eyele))~~ annual, midpoint or eight-year
333 update following completion of the appropriate environmental documents.

334 SECTION 14. Ordinance 13147, Section 24, and K.C.C. 20.18.080 are hereby
335 amended to read as follows:

336 A. Initial subarea plans may be adopted by ordinance at any time.

337 B. The schedule for adoption of or comprehensive updates to Community Service
338 Area subarea plans is established in the Comprehensive Plan.

339 C. Adoption of comprehensive updates of existing, non-Community Service Area
340 ~~((S))~~subarea plans may ~~((be))~~ occur during annual updates, as allowed in K.C.C.
341 20.18.030, if initiated by motion ~~((or by council action which preceded the adoption of~~

342 ~~Ordinance 13147~~). If initiated by motion, the motion shall specify the scope of the plan,
343 identify the completion date, and identify that the resources necessary to accomplish the
344 work are available. The executive ~~((will))~~ shall determine if an additional ~~((funds are))~~
345 appropriation is necessary to complete the subarea plan, and may transmit an ordinance
346 requesting the additional appropriation ~~((of supplemental funds))~~. Amendments to or
347 comprehensive updates not initiated by motion of existing, non-Community Service Area
348 subarea plans shall be considered in the same manner as amendments to the
349 ~~((e))~~Comprehensive ~~((p))~~Plan and shall be classified ~~((pursuant to))~~ in accordance with
350 K.C.C. ~~((20.18.040, except that comprehensive updates of subarea plans may be initiated~~
351 ~~by motion and the resulting amendments may be considered in the annual cycle))~~
352 20.18.030.

353 SECTION 15. Ordinance 13147, Section 30, and K.C.C. 20.18.140 are hereby
354 amended to read as follows:

355 A. In accordance with RCW 36.70A.470, a docket containing written comments
356 on suggested plan or development regulation amendments shall be coordinated by the
357 department. The docket is the means either to suggest a change or to identify a
358 deficiency, or both, in the Comprehensive Plan or development regulation. For the
359 purposes of this section, "deficiency" refers to the absence of required or potentially
360 desirable contents of the Comprehensive Plan or development regulation and does not
361 refer to whether a development regulation addressed a project's probable specific adverse
362 environmental impacts that could be mitigated in the project review process. Any
363 interested party, including applicants, citizens and government agencies, may submit
364 items to the docket.

365 B. All agencies of county government having responsibility for elements of the
366 Comprehensive Plan or implementing development regulations shall provide a means by
367 which citizens may docket written comments on the plan or on development regulations.
368 The department shall use public participation methods identified in K.C.C. 20.18.160 to
369 solicit public use of the docket. The department shall provide a mechanism for docketing
370 amendments through the Internet.

371 1. All docketed comments relating to the Comprehensive Plan shall be reviewed
372 by the department and considered for an amendment to the Comprehensive Plan.

373 2. The deadline for submitting docketed comments is ~~((June 30))~~ December 31
374 for consideration in the ~~((amendment cycle))~~ update process for the following year.

375 3. By the ~~((first))~~ last business day of ~~((December))~~ April, the department shall
376 issue an executive response to all docketed comments. Responses shall include a
377 classification of the recommended changes as appropriate for ~~((either))~~ the annual update,
378 midpoint update or ~~((four))~~ eight-year ~~((cycle))~~ update, and an executive recommendation
379 indicating whether or not the docketed items are to be included in the next ~~((year's))~~
380 executive-recommended ~~((e))~~ Comprehensive ~~((p))~~ Plan update. If the docketed changes
381 will not be included in the next executive transmittal, the department shall indicate the
382 reasons why, and shall inform the proponent that they may petition the council during the
383 legislative review process.

384 4. By the ~~((first))~~ last business day of ~~((December))~~ April, the department shall
385 forward to the council a report including all docketed amendments and comments with an
386 executive response. The report shall include a statement indicating that the department
387 has complied with the notification requirements ~~((contained))~~ in this section. The

388 executive shall attach to the report copies of the docket requests and supporting materials
389 submitted by the proponents and copies of the executive response that was issued to the
390 proponents.

391 5. Upon receipt of the docket report, the council shall include all proponents of
392 docketed requests in the mailing list for agendas to all committee meetings in which the
393 Comprehensive Plan will be reviewed during the next available update. At the beginning
394 of the committee review process, the council shall develop a committee review schedule
395 with dates for committee meetings and any other opportunities for public testimony and
396 for proponents to petition the council to consider docket changes that were not
397 recommended by the executive and shall attach the review schedule to the agenda
398 whenever the Comprehensive Plan is to be reviewed.

399 6 Docketed comments relating to development regulations shall be reviewed by
400 the appropriate county agency. Those requiring a Comprehensive Plan amendment shall
401 be forwarded to the department and considered for an amendment to the Comprehensive
402 Plan. Those not requiring a Comprehensive Plan amendment shall be considered by the
403 responsible county agency for amendments to the development regulations.

404 7. The docket report shall be made available through the Internet. The
405 department shall endeavor to make the docket report available within one week of
406 transmittal to the council.

407 C. In addition to the docket, the department shall provide opportunities for
408 general public comments both before the docketing deadline each year, and during the
409 executive's review periods before transmittal to the council. The opportunities may
410 include, but are not limited to, the use of the following: comment cards, electronic or

411 posted mail, Internet, public meetings with opportunities for discussion and feedback,
412 printed summaries of comments received and twenty-four-hour telephone hotlines. The
413 executive shall assure that the opportunities for public comment are provided as early as
414 possible for each stage of the process, to assure timely opportunity for public input.

415 SECTION 16. Ordinance 14047, Section 9, and K.C.C. 20.18.170 are hereby
416 amended to read as follows:

417 A. The total area added to the urban growth area as a result of this program shall
418 not exceed four thousand acres. The department shall keep a cumulative total for all
419 parcels added under this section. The total shall be updated annually through the plan
420 amendment process.

421 B. Proposals shall be processed as land use amendments to the Comprehensive
422 Plan and may be considered in (~~either~~) the annual update, midpoint update or (~~four~~)
423 eight-year (~~year~~) update. Site suitability and development conditions for both the
424 urban and rural portions of the proposal shall be established through the preliminary
425 formal plat approval process.

426 C. A term conservation easement shall be placed on the open space at the time
427 the four to one proposal is approved by the council. Upon final plat approval, the open
428 space shall be permanently dedicated in fee simple to King County.

429 D. Proposals adjacent to incorporated area or potential annexation areas shall be
430 referred to the affected city and special purpose districts for recommendations.

431 SECTION 17. In accordance with K.C.C. 20.12.200, the executive shall submit
432 this ordinance to the state Department of Ecology for its approval of the standards in
433 sections 10 and 11 of this ordinance, as provided in RCW 90.58.090.

434 SECTION 18. Sections 10 and 11 of this ordinance take effect within the
435 shoreline jurisdiction fourteen days after the Department of Ecology provides written
436 notice of final action stating that the proposal is approved, in accordance with RCW
437 90.58.909. The executive shall provide the written notice of final action to the clerk of
438 the council.

439 SECTION 19. Severability. If any provision of this ordinance or its application to

440 any person or circumstance is held invalid, the remainder of the ordinance or the
441 application of the provision to other persons or circumstances is not affected.
442

Ordinance 18810 was introduced on 4/2/2018 and passed as amended by the Metropolitan King County Council on 10/29/2018, by the following vote:

Yes: 9 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr. Dunn, Mr. McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles and Ms. Balducci

No: 0

Excused: 0

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Joseph McDermott, Chair

ATTEST:

Melani Pedroza, Clerk of the Council



2018 NOV - 6 AM 10: 26
KING COUNTY COUNCIL CLERK

RECEIVED

APPROVED this 5 day of NOVEMBER, 2018.

Dow Constantine, County Executive

Attachments: A. 2018 Amendments to the 2016 King County Comprehensive Plan, 9/12/18 Final, B. 2018 Amendment to the Vashon-Maury Island Community Service Area Subarea Plan, 9/12/18



King County

**2018 Amendments to the
2016 King County Comprehensive Plan**

In compliance with the 2017-2018 Biennial Budget Ordinance, Ordinance 18409, Sections 19 and 88, as amended by Ordinance 18602, Section 5, Proviso P2, and Ordinance 18602, Section 47, Proviso P3.

September 12, 2018

In the second paragraph of the Cover Letter, amend text as follows:

The 2016 update is a major ~~((every four year))~~ review of the Comprehensive Plan. It builds on King County's 25 years of success in implementing the Growth Management Act. Since adoption of the first Comprehensive Plan in 1994, the vast majority of housing growth countywide – 96 percent – has occurred in urban areas. Building on this success, the 2016 plan now also responds to new critical challenges:

In the Executive Summary, starting on page ES-5, amend text as follows:

Major ~~((Four-Year))~~ Update

The 2016 update is a major ~~((four year))~~ review of the Comprehensive Plan and, this year marks the 25th anniversary of the passage of the Growth Management Act. This landmark legislation requires jurisdictions to designate an urban growth area, within which growth would be encouraged, and adopt regulations to conserve resource land and environmentally sensitive areas. By almost any measure, King County has been successful in realizing the broad goals of the Growth Management Act. However, success has not been easy and, looking forward, the Comprehensive Plan needs to respond to new challenges, such as equitable access to opportunity, reducing carbon pollution and responding to climate impacts, addressing housing affordability and strengthening mobility. To address these, **the following updates are included in the 2016 Comprehensive Plan.**

In Chapter 1 Regional Growth Management Planning, on page 1-8, amend text as follows:

Community Service Area Subarea plans, ~~((including))~~ as well as other community plans and basin plans, focus the policy direction of the Comprehensive Plan to a smaller geographic area (see Chapter 11 Community Service Area Subarea Planning, for information on large-scale subarea land use plans for rural and urban unincorporated communities in King County). Smaller-scale studies, known as area zoning and land use studies, per King County Code,⁵ are focused on adoption or amendment of land use and zoning maps on an area wide basis rather than the broad range of topics that are addressed in a full subarea plan. Examples of subarea plans and area zoning studies include the Duwamish Coalition Project, White Center Action Plan, Fall City Subarea Plan, the East Redmond Subarea Plan, and planning efforts within a watershed or basin. Development of subarea plans are guided by the following policy as well as other applicable policies of the Comprehensive Plan and provisions in the King County Code.⁶

In Chapter 1 Regional Growth Management Planning, on page 1-9, amend text as follows:

In addition to subarea plans and area zoning and land use studies, King County's land use planning also includes other planning processes. These include Comprehensive Plan policy directed subarea studies, such as the establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility of ~~((upzoning))~~ zoning reclassifications in urban unincorporated areas. Subarea studies are focused on specific areas of the County, but do not look at the range of issues that a subarea plan would include. In some cases, an area zoning and land use study may suffice to meet the requirements of the policies. In addition, there are Site Specific Land Use Amendments and Zone Reclassifications,⁶ which are site specific processes that involve County staff review and recommendations, a public hearing and recommendation by a Hearing Examiner and a decision by County Council. These must be consistent with the Comprehensive Plan or be proposed with amendments during the Plan update process.

In Chapter 1 Regional Growth Management Planning, on page 1-11, amend text as follows:

The Growth Management Act allows local comprehensive plan amendments to be considered once each year. In King County, those annual amendments allow ~~((technical))~~ limited changes only, except for once every ~~((four))~~eight years. Then, during the "~~((Four))~~Eight-Year Cycle review process," substantive changes to policies~~((; land use designations))~~ and amendments to the Urban Growth Area boundary can be proposed and adopted. A smaller-range of substantive changes to policies and amendments to the Urban Growth Area boundary may also be considered at the midpoint of the eight-year update cycle, but only if authorized by motion. These provisions are detailed in King County Code Title 20.18. Additional information and policies are found in Chapter 12, Implementation, Amendments and Evaluation.

In Chapter 1 Regional Growth Management Planning, starting on page 1-23, amend text as follows:

Chapter 11: Community Service Area Subarea Planning

This chapter uses King County's seven Community Service Areas as the framework for its renewed subarea planning program that offers long-range planning services to unincorporated communities. The majority of King County's community plans ~~((except for the West Hill and White Center Plans)))~~ are no longer in effect as separately adopted plans.⁷ In many cases, however, the plans contain valuable historical information about King County's communities and often provide background for the land uses in effect today. Policies from the

⁷ The plans currently in effect are the West Hill Community Plan, White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community Service Area Subarea Plan.

community plans were retained as part of the Comprehensive Plan to recognize the unique characteristics of each community and to provide historical context. This chapter will be updated, where appropriate, to reflect the new Community Service Area subarea plans as they are adopted.

Chapter 12: Implementation, Amendments and Evaluation

The Comprehensive Plan policies, development regulations and Countywide Planning Policy framework have been adopted to achieve the growth management objectives of King County and the region. This chapter describes the county's process for amending the Comprehensive Plan and outlines and distinguishes the annual cycle, midpoint cycle, and the ~~((four))~~eight((-))-year-cycle amendments. The chapter identifies a series of major Workplan actions that will be undertaken between the major update cycles to implement or refine provisions within the Plan. This chapter further explains the relationship between planning and zoning.

In Chapter 2 Urban Communities, on page 2-32, amend policy as follows:

U-183 King County should actively pursue designating urban separators in the unincorporated area and work with the cities to establish permanent urban separators within the ~~((unincorporated))~~incorporated area that link with and enhance King County's urban separator corridors.

In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-35, amend text as follows:

There are three existing industrial areas in the Rural Area containing multiple industrial uses on several sites. One is located within the southwest portion of the Town of Vashon. The second is a designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston. The Preston Industrial Area recognizes an existing concentration of industrial uses that contributes to the economic diversity of the Rural Area, but expansion of this industrial area beyond the identified boundaries is not permitted (see ~~((Countywide Planning))~~ Policy CP-~~((942))~~547). The third industrial area is located along State Route 169 on lands that have been and continue to be used as for industrial purposes and have a designation as a King County Historic Site.

In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-58, amend policy as follows:

R-650a 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 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 ~~((four))~~ eight-year cycle Comprehensive Plan Update.

In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-72, amend policy as follows:

R-683 King County may update the Mineral Resources Map to identify additional Potential Mineral Resource Sites only during the ~~((four))~~eight-year Comprehensive Plan amendment cycle or as part of a midpoint update.

In Chapter 8 Transportation, starting on page 8-7, amend text as follows:

The Strategic Plan for Road Services defines the vision and mission for the King County Department of Transportation's Road Services Division. The Strategic Plan for Road Services provides detailed direction for the response to the many complex challenges, including two trends that have had significant impacts on the county's road services. One is that annexations, consistent with the goals of the Growth Management Act, have reduced the urban unincorporated area and therefore the tax base that supports the unincorporated road system has shrunk significantly. By ~~((2020))~~2023, when the next major Comprehensive Plan update is ~~((developed))~~ completed, Road Services Division's responsibilities will likely focus almost entirely on the Rural Area and Natural Resource Lands. A second trend is the decline in County road funding, described in greater detail in Section IV. The Strategic Plan for Road Services guides the Road Services Division as it is faced with the consequences of a smaller service area and reduced funding and seeks to manage the unincorporated King County road system through focused investment of available resources to facilitate the movement of people, goods and services, and respond to emergencies.

In Chapter 10 Economic Development, starting on page 10-15, amend text as follows:

The mission of the Rural Economic Strategies Plan is to advance the long-term economic viability of the Rural Area and Natural Resource Lands, with an emphasis on farming, forestry, and other rural businesses consistent with the unique character of rural King County. The mission is accomplished by initiating and implementing specific strategies and actions to support and enhance rural economic viability. Rural businesses generally fall into six rural economic clusters and each cluster is supported by specific strategies and actions to strengthen and/or enhance it. The clusters are: Agriculture, Forestry, Equestrian, Home-Based Businesses (i.e., those home occupations that are allowed on lands designated Agriculture, Forestry and Rural Area), Recreation and Tourism, Commercial and Industrial Rural Neighborhood Commercial Centers, Rural Towns, and Cities in the Rural Area. Consistent with CP-((942))539, found in Chapter 11, Community Service Area Subarea Planning, no expansion of industrial land use or zoning is allowed within the Rural Town of Fall City.

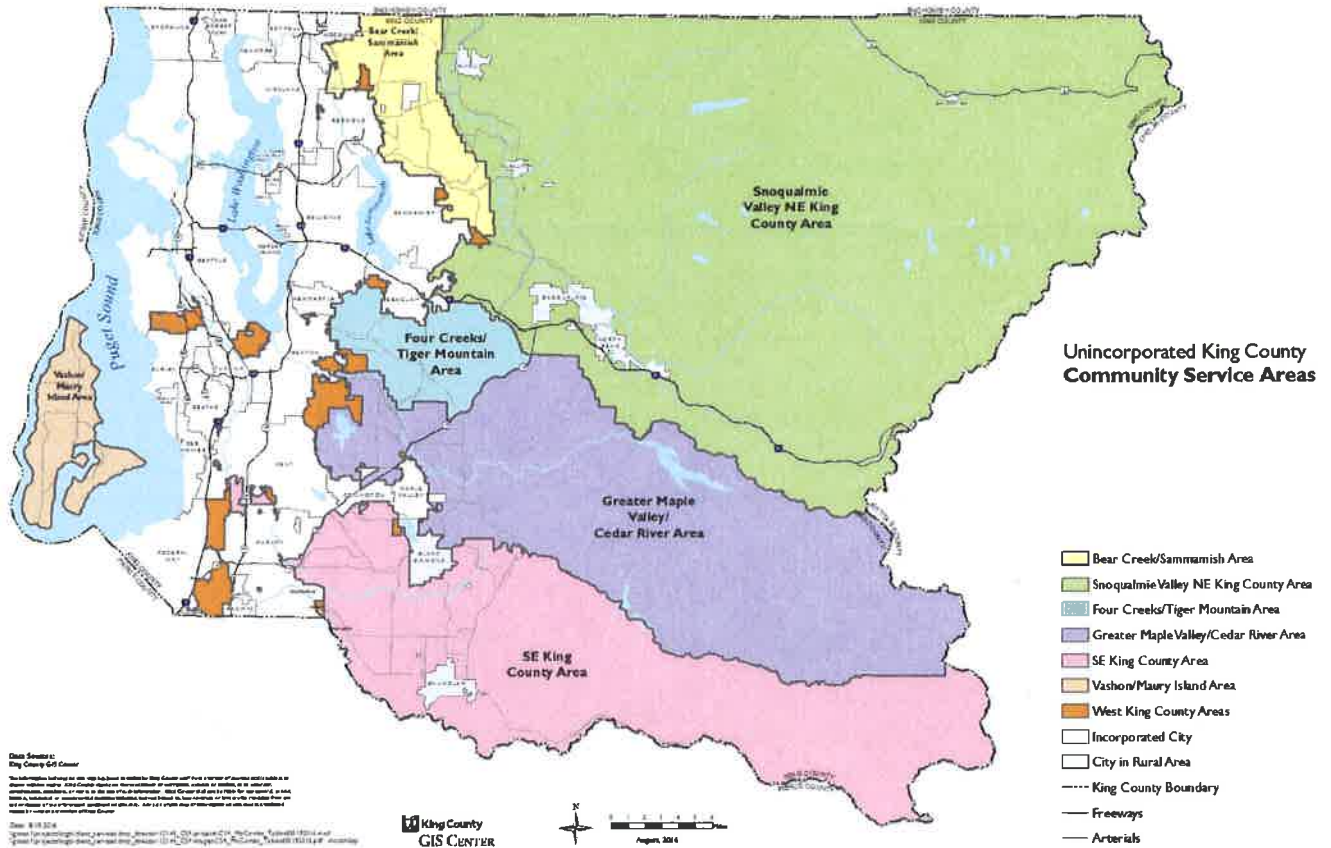
In Chapter 11 Community Service Area Subarea Planning, starting on page 11-2, amend text as follows:

A. Planning Framework and Geography

Beginning with the 2016 Comprehensive Plan the geographical boundaries of the County's seven Community Service Areas will be used as the framework for subarea plans created and amended from that point forward. Subarea plans will be developed for the six rural Community Service Areas, and for the five remaining large urban unincorporated potential annexation areas. The focus of subarea plans will be on land use issues in these subarea geographies.

There are a number of key benefits to defining subarea planning boundaries to be coterminous with the Community Service Area boundaries. This structure organizes the County's unincorporated planning area into fewer and more manageable territories so that updates of the plans can occur within a shorter time horizon. Using the Community Service Area boundaries also aligns land use planning with other county services and programs thereby increasing consistency between planning and public service delivery. Finally, since the last round of subarea planning in 1994 there have been numerous major annexations and incorporations which mean some subareas are now largely within the jurisdiction of cities and thus the County now has just a regional, rather than local, planning role in those areas.

Figure: Community Service Areas Map



The following table illustrates how the Community Service Area geography aligns with the former Community Planning Area geography; this is provided to identify how the existing policies are re-assigned into the new geographic structure.

Community Service Area	Includes parts of the following former Community Planning Areas
Bear Creek / Sammamish Area	Bear Creek, Northshore, East Sammamish
Four Creeks / Tiger Mountain Area	Tahoma Raven Heights, Snoqualmie
Greater Maple Valley / Cedar River Area	Tahoma Raven Heights, Soos Creek, East King County, Snoqualmie
SE King County Area	Enumclaw, Tahoma Raven Heights, East King County, Soos Creek
Snoqualmie Valley / NE King County Area	Snoqualmie, East King County, East Sammamish
Vashon / Maury Island	Vashon
West King County Areas (<i>unincorp. urban</i>)	Portions of 10 Community Planning Areas

While there are differences among the Community Service Areas in terms of their boundaries, range of land uses, annexation issues, and more, using this accepted geography will ensure the entire unincorporated portion of the county receives some level of planning on a regular cycle. This includes a regular assessment of the Community Service Area's goals, population changes, new development, employment targets and similar demographic and socioeconomic indicators. These assessments are called Community Service Area Subarea Plans. To address the unique issues in each geography, Community Service Area subarea plans may also have more refined, ~~((cross-discipline, and localized))~~ land use focuses on rural town centers, urban neighborhoods, or corridor approaches.

The high level review along with more detailed land use planning will be guided by a series of criteria such as community interest, social equity, funding, and new development. Equity and social justice principles will play a particularly key role during subarea plan public engagement activities. People of color, low-income residents, and populations with limited English proficiency will be informed and offered equitable and culturally-appropriate opportunities to participate in its planning process. ~~((The anticipated length of each detailed subarea plan will be based on the extent and complexity of the work described in each scope.))~~

B. Planning Schedule

Below is the schedule for subarea planning using the Community Service Area geography. Reviewing all ~~((seven))~~ six rural Community Service Area subareas and five large urban Potential Annexation Areas over the course of an ~~((eight))~~ approximately thirteen year period (while pausing the subarea planning process during the Eight-Year update of the Comprehensive Plan) at both the broad, policy level and at the local, community level with detailed planning will facilitate a more equitable planning process. The plan sequencing was determined by subarea plans already underway, the ability to partner with other jurisdictions, anticipated land use changes within a Community Service Area, and striving for a countywide geographic balance in alternating years. The anticipated duration of each subarea planning process will be two years, which includes time for community engagement, plan development, and Council review and adoption.

((

Year	Community Service Area	Other Planning
2016	Vashon-Maury Island CSA	Major Comp. Plan Update
2017	West King County CSA – Skyway-West Hill, and North Highline	
2018	Snoqualmie Valley/Northeast King County CSA	
2019	Greater Maple Valley/Cedar River CSA	
2020	West King County CSA – Fairwood	Major Comp. Plan Update
2024	Bear Creek/ Sammamish CSA	

2022	Southeast King County CSA	
2023	Four Creeks/Tiger Mountain CSA	

))

Schedule of Community Service Area Subarea Plans

<u>Planning Year</u>	<u>Adoption Year</u>	<u>Geography</u>	<u>Other Planning</u>
<u>2018-19</u>	<u>2019-20</u>	<u>Skyway West Hill PAA</u>	<u>2020 Comprehensive Plan</u>
<u>2019-20</u>	<u>2020-21</u>	<u>North Highline PAA</u>	
<u>2020-21</u>	<u>2021-22</u>	<u>Snoqualmie Valley/NE King CSA</u>	
<u>2021-22</u>	<u>2022-23</u>	<u>No Subarea Plan</u>	<u>Eight-Year Comp. Plan Update</u>
<u>2022-23</u>	<u>2023-24</u>	<u>Greater Maple Valley/Cedar CSA</u>	
<u>2023-24</u>	<u>2024-25</u>	<u>Fairwood PAA</u>	
<u>2024-25</u>	<u>2025-26</u>	<u>Bear Creek/Sammamish CSA</u>	
<u>2025-26</u>	<u>2026-27</u>	<u>Southeast King County CSA</u>	<u>Potential Midpoint Update</u>
<u>2026-27</u>	<u>2027-28</u>	<u>Four Creeks/Tiger Mountain CSA</u>	
<u>2027-28</u>	<u>2028-29</u>	<u>East Renton PAA</u>	
<u>2028-29</u>	<u>2029-30</u>	<u>Federal Way PAA</u>	
<u>2029-30</u>	<u>2030-31</u>	<u>No Subarea Plan</u>	<u>Eight-Year Comp. Plan Update</u>

Note: The planning year is a 12-month, July to June process. The adoption year is a 12-month, July to June process.

For each of the Community Service Area subarea planning processes, the subarea plans included in Motion 14351, which adopted the scope of work for the 2016 King County Comprehensive Plan, shall be included. This includes the following adopted scopes of work:

Study in Motion 14351	Community Service Area
Snoqualmie Pass Subarea Plan: Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should be developed in collaboration with Kittitas County, evaluate and address the current and future housing and economic development needs of this growing community, and include outreach with the local community in its development.	Snoqualmie Valley/Northeast King County CSA
((Vashon Subarea Plan: Initiate an update to the Vashon Town Plan, and incorporate the updated subarea plan into the Comprehensive plan. The updated subarea plan should include zoning and regulations that address	West King County CSA – Vashon-Maury Island GSA))

<p>community and business needs, improve economic vitality and quality of life of its residents, and have included the outreach with the local community in their development.</p>	
<p>Highline Subarea Plan: Initiate an update to the Highline Community Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.</p>	<p>West King County CSA – North Highline</p>
<p>Cedar Hills/Maple Valley Subarea Plan: Initiate a subarea plan for the "Cedar Hills/Maple Valley" area. Review land use designations and implementing zoning on parcels 2823069009, 2923069019, 2923069080, 2923069082, 2923069083, 2923069084, 3223069001, 3223069003, 3223069068, 3323069027, 3323069030, and 3323069042 and the surrounding area, which has long-standing industrial and resource material processing uses. Study and make recommendations on the potential long-term land uses for this area, including coordination with the County's planning on future closure of the adjacent Cedar Hills landfill. Include evaluation of options for land uses other than mining, including residential uses, non-residential uses; whether a four-to-one proposal is appropriate for this area; and outreach with the local community in its development.</p>	<p>Four Creeks/Tiger Mountain CSA</p>

The schedule above ensures that subarea plan goals and objectives are up-to-date and relevant based on current and future needs. ~~((The approach ensures that geographically logical areas are studied, resulting in a better understanding of cumulative impacts. The approach also allows the opportunity for routine updates of subarea trends and demographics to ensure that recommendations are current, relevant, and viable.))~~ Within this larger structure, if a property owner has an interest in a land use change outside of this planning cycle, they are able to use the existing land use processes. Property owners can submit for a Site Specific Land Use Amendment or Zone Reclassification, per King County Code 20.18.050 and 20.20 respectively. If a significant land use issue arises in a ~~((CSA))~~ Community Service Area outside of the planning cycle, the cycle may be adjusted.

In consideration of the restructure of the subarea planning program adopted in 2018, the County will evaluate initiating a performance audit of the program once the restructure has been implemented, by adding a requirement to the King County Auditor's work plan during the 2021-2022 biennium. Additionally, following the completion of the first thirteen-year subarea planning cycle, the subarea planning schedule for developing and adopting updates to the subarea plans moving forward will be reviewed as part of the 2031 major

Comprehensive Plan update. This review will include evaluation of whether the subarea plan update schedule and process can be condensed from its current thirteen-year planning cycle.

C. Background

Between 1973 and 1994 King County prepared community plans for 12 subareas of unincorporated King County. The first generation of community plans, substantially completed by 1984, were used to implement the county's 1964 Comprehensive Plan, and consisted of detailed land use policies, area zoning, and lists of capital projects (primarily roads and parks) for each planning area. The second generation of community plans, from 1985 to 1994, implemented many concepts of the 1985 King County Comprehensive Plan (for example low-density zoning for Rural Areas, Natural Resource Lands and environmentally sensitive areas, higher urban residential densities, and development guidelines for major urban activity centers such as Kenmore) that were carried over to the 1994 King County Comprehensive Plan.

Under King County's pre-Growth Management Act planning system, if a community plan conflicted with the comprehensive plan, the community plan governed. Under the Growth Management Act, the comprehensive plan prevails over "subarea" plans (RCW 36.70A.080(2)). The 1994 King County Comprehensive Plan spelled out the relationship between the comprehensive plan and community plans and directed the county to review community plans and repeal or revise them to eliminate conflicts. The county has reviewed the community plans adopted between 1973 and 1994 and determined that, while most community plans' policies are redundant (or, in a few cases, in conflict with the 1994 Comprehensive Plan), some are area-specific or issue-specific and should be readopted as part of the comprehensive plan.

1 Although the majority of the community plans (~~((except for West Hill and White Center)))~~ are no longer in effect
2 as separately adopted plans,¹ in many cases the published plan documents contain valuable historical
3 information about King County's communities and other information that provides background for the policies
4 listed below and for the portions of the local pre-Growth Management Act area zoning that remain in effect.
5 The following sections of this chapter will be updated, as appropriate, to reflect the new Community Service
6 Area subarea plans as they are adopted.

¹ The plans currently in effect are the West Hill Community Plan, White Center Community Action Plan, Fall City Subarea Plan, and the Vashon-Maury Island Community Service Area Subarea Plan.

In Chapter 11 Community Service Area Subarea Planning, starting on page 11-39, amend policy as follows:

VII. West King County Area

As noted on the Community Service Areas map at the beginning of this chapter, the West King County Area is comprised of approximately ~~((twelve))~~ five separate major unincorporated areas within the Urban Growth Boundary; these are all Potential Annexation Areas for several cities, including Federal Way, Seattle~~((,))~~ and Renton~~((, Kent, Redmond and Sammamish))~~. In addition, there are over *one hundred* other smaller areas that are affiliated with or adjacent to Kent, Auburn, Issaquah, Sammamish, Redmond, Kenmore and others.

King County's approach is that all of these areas annex into the affiliated cities or, for those areas not affiliated, the most logical adjacent city. As subarea planning occurs, adjacent cities will be encouraged to participate. Policies guiding these areas are found both in Chapter 2: Urban Communities in the Potential Annexation Area section as well as in other annexation policies found in chapters throughout the Comprehensive Plan. For the areas at the edge of the urban growth boundary, policies in other parts of this chapter may be relevant since the historical Community Plans often included these edge communities. This is further described below.

Background

The estimated population in this CSA in 2014 was approximately 113,000. The West King County CSA consists of separate unincorporated areas that were once part of larger areas with their own community plans. Today's fragmented pattern of unincorporated urban areas is the result of incorporations and piecemeal annexations since the community planning process began in the mid-1980s.

The West Hill Community Plan and White Center Community Plan, applying to portions of the original Highline Community Plan, were the last plans adopted by King County (West Hill in 1993, White Center in 1994). They were prepared in conformance with the Growth Management Act (GMA) and are already incorporated as part of the 1994 King County Comprehensive Plan.

A. East Federal Way Potential Annexation Area

Work on the Federal Way Community Plan and/or amendments occurred from 1972 to 1975, 1977 to 1980, and 1984 to 1986. Federal Way was part of the first generation of community plans in the county that were adopted separately from their implementing area zoning. After these experiences, the county decided to adopt both together to avoid going through essentially the same decisions twice for each community. The City of Federal Way incorporated in 1990, removing most of the planning area from the county's jurisdiction. None of the Federal Way Community Plan or its amendments are readopted.

B. Fairwood and East Renton Potential Annexation Areas

Fairwood and East Renton are adjacent to the City of Renton and are within the city's potential annexation area. Over the past decade, small portions (typically at the subdivision scale) have annexed to the city in a piecemeal fashion. The Fairwood area has approximately 23,000 residents. The Fairwood area was completely within the historical Soos Creek Planning Area, which is now part of both the Greater Maple Valley/Cedar River and the West King County Community Service Areas. This means that the general annexation policies in the comprehensive plan, as well as the Greater Maple Valley/Cedar River area policies are relevant to this area.

The East Renton area has approximately 6,500 residents. The East Renton area was completely part of the historical Newcastle Planning Area, which is now part of both the Four Creeks/Tiger Mountain and West King County Community Service areas. This means that the general annexation policies in the comprehensive plan, as well as the Four Creeks/Tiger Mountain area policies are relevant to this area.

C. North Highline and White Center Potential Annexation Areas

Highline has one of the longest histories of any community planning area. Between its original adoption in 1976 as the "SeaTac Communities Plan" and adoption of the 1994 King County Comprehensive Plan, the Highline Community Plan has been updated or amended 13 times, and has been partially or wholly replaced by plans for smaller areas within Highline (e.g., West Hill, Burien Activity Center, White Center Community Action Plan, and SeaTac). The City of SeaTac incorporated in 1990, the City of Burien incorporated in 1993, and numerous portions of the planning area have been annexed by Tukwila and Des Moines. Although the planning area as a whole has grown slowly since 1970, the incorporations and annexations have resulted in a significant decrease in the unincorporated area population. Because the majority of the area has now transitioned into cities, none of the Highline Community Plan is readopted with the exception of West Hill and White Center, which were adopted in 1994 as part of the comprehensive plan but published separately.

The White Center Plan was adopted by King County in 1994, and as such was prepared in conformance with the Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

D. West Hill – Skyway Potential Annexation Area

The West Hill Plan was adopted by King County in 1993, and as such was prepared in conformance with the Growth Management Act and incorporated as part of the 1994 King County Comprehensive Plan.

In 2014, the County adopted Motion 14221, which called for a comprehensive update to the West Hill Community Plan. Around this same time, the County was also providing technical assistance to a community-led effort to update some elements of the Community Plan. This community-led effort resulted in the development of a local Action Plan, which was proposed to be an addendum to the existing Community Plan.

Since then, the County reinitiated its Subarea Planning Program – and, as a result, the County now has resources available to comprehensively review the Community Plan, consistent with Motion 14221. The County will work with the community to review the proposed Action Plan and to update the Community Plan within the context of the new Subarea Planning Program. ~~((A))~~ A process to update to the Community Plan will be initiated in approximately July 2018, with adoption anticipated in June 2020~~((transmitted by the Executive to the Council by March 1, 2018 and will be considered by the Council as part of the 2018 Comprehensive Plan update))~~.

In Chapter 12 Implementation, Amendments and Evaluation, starting on page 12-1, amend text as follows:

"The Comprehensive Plan policies, development regulations and countywide policy framework have been adopted to achieve the county and region's growth management objectives. This chapter describes the tools, processes and procedures used to implement, amend and review the Comprehensive Plan.

The chapter explains the relationship between planning and zoning, lists the incentives programs, identifies actions that will be undertaken between major updates to implement or refine provisions within the Comprehensive Plan, and outlines and distinguishes between annual update cycles, midpoint updates, and ~~((four))~~eight~~((-))~~-year cycle amendments."

In Chapter 12 Implementation, Amendments and Evaluation, starting on page 12-4, amend text and policy as follows:

The Comprehensive Plan amendment process includes an annual cycle, a midpoint cycle, and ~~((a-four))~~ an eight-year cycle. The annual cycle generally is limited to those amendments that propose technical changes and adoption of CSA subarea plans. The ~~((four-year))~~ eight-year cycle is designed to address amendments that propose substantive changes. The midpoint update is an optional process that allows for consideration of a smaller range of substantive changes, but only if initiated by motion. This amendment process, based on a defined cycle, provides the measure of certainty and predictability necessary to allow for new land use initiatives to work. By allowing annual update and midpoint update amendments, the process provides sufficient flexibility to account for technical adjustments or changed circumstances. The process requires early and continuous public involvement and necessitates meaningful public dialogue.

King County has established a docket process to facilitate public involvement and participation in the Comprehensive Plan amendment process in accordance with RCW 36.70A.470. Parties interested in proposing changes to existing Comprehensive Plan policies, development regulations, land use designations, zoning, or other components of the Comprehensive Plan can obtain and complete a docket form outlining the proposed amendment. Docket forms are available via the King County website.

- I-201 **The amendment process shall provide continuing review and evaluation of Comprehensive Plan policies and development regulations.**

- I-202 **Through the amendment process, King County Comprehensive Plan policies and supporting development regulations shall be subject to review, evaluation, and amendment according to an annual cycle, a midpoint cycle, and ~~((a-four))~~ an eight-year cycle in accordance with RCW 36.70A.130 (1) and (2).**

- I-203 **Except as otherwise provided in this policy, the annual cycle shall not consider proposed amendments to the King County Comprehensive Plan that require substantive changes to Comprehensive Plan policies and development regulations or that alter the Urban Growth Area Boundary. Substantive amendments may be considered in the annual amendment cycle only if to consider the following:**
 - a. **A proposal for a Four-to-One project that changes the Urban Growth Area Boundary;**
 - 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;**

- c. Amendments necessary for the protection and recovery of threatened and endangered species; ~~((or))~~
- d. Adoption of Community Service Area subarea plans;
- e. Amendments to the workplan, only as part of the 2018 subarea planning restructure; or
- f. 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.

I-204

The ~~((four))~~eight-year cycle shall consider proposed amendments that could be considered in the annual cycle and also those outside the scope of the annual cycle, proposed amendments relating to substantive changes to Comprehensive Plan policies and development regulations, and proposals to alter the Urban Growth Area Boundary in accordance with applicable provisions of Countywide Planning Policies. A smaller-range of substantive changes to policies and amendments to the Urban Growth Area boundary may also be considered at the midpoint of the eight-year update cycle, but only if authorized by motion.

In Chapter 12 Implementation, Amendments and Evaluation, starting on page 12-6, amend text and policy as follows:

III. Review and Evaluation

In accordance with the Growth Management Act, King County and its cities will work together to employ an established review and evaluation program ~~((through the King County Benchmark Program))~~, as provided by the King County Countywide Planning Policies. The purpose of the program ~~((is))~~ will be to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing growth and development assumptions, targets, and objectives contained in the Countywide Planning Policies and the county and city comprehensive plans with actual growth and development in the county and cities.

In partnership with the King County Growth Report, the King County Buildable Lands Report and supplementary monitoring of the King County Comprehensive Plan, the ~~((King County Benchmark Program collects and reviews))~~ County and its cities will review information relating to and including, but not limited to, the following:

- Urban densities;
- Remaining land capacity;
- Growth and development assumptions, targets, and objectives;

- Residential, commercial, and industrial development;
- Transportation;
- Affordable housing;
- Economic development; and
- Environmental quality.

((As outlined in the Workplan section of this chapter, in preparation for the 2020 Comprehensive Plan update, King County intends to develop a new performance measures program to replace the current Benchmark Program.))

In Chapter 12 Implementation, Amendments and Evaluation, starting on page 12-11, amend text as follows:

VI. 2016 Comprehensive Plan Workplan

A new feature of the 2016 Comprehensive Plan is this Workplan section. While Workplan tasks have accompanied the Comprehensive Plan as part of the adoption process by the County Council, these tasks were historically included with the Ordinance rather than inside of the Comprehensive Plan. In the 2016 Comprehensive Plan, these tasks will be included in the body of the document. Workplan tasks work in conjunction with the other tools discussed in this chapter, such as regulations, incentive programs, and other core regional planning and implementation activities. Each Workplan item includes a summary description, general timeline and anticipated outcomes. In the 2018 update to the 2016 King County Comprehensive Plan, as part of the restructure adopted in Ordinance 18810 (Proposed Ordinance 2018-0153) and Motion 15142, the County modified the structure of the King County Comprehensive Plan review cycle, to include a comprehensive update every eight years, as well as potential annual and midpoint updates. As part of this review, Workplan items were amended to reflect this restructure, and to add direction for future updates to the Comprehensive Plan, including a 2020 update.

When transmitting to the Council the required report, study, ordinance, and/or motion in any of the items outlined below, the transmittal shall be in the form of a paper original and an electronic copy filed with the clerk of the Council, who shall retain the original and provide an electronic copy to all Councilmembers, the Council chief of staff, the policy staff director and the lead staff for the ~~((transportation, economy and environment))~~ planning, rural service and environment committee, or its successor.

Action 1: ~~((Initiation))~~Implementation of the Community Service Area Subarea Planning Program. Under the direction of the Department of Permitting and Environmental Review, King County ~~((is launching))~~ has launched a new regular subarea planning program. While this is described in greater detail in Chapter 11: Community Service Area Subarea Planning, launching and implementing this effort will be a major activity following the adoption of the Comprehensive Plan.

- *Timeline:* Ongoing; the Executive will propose a subarea plan for each area approximately once every ~~((seven))~~thirteen years based on planning schedule in Chapter 11.
- *Outcomes:* A proposed subarea plan for each Community Service Area for Council consideration and possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form of an ordinance that adopts the subarea plan, ~~((no later than March 1 of the year following the Community Service Area's planning period))~~ at a time consistent with King County Code Chapter 20.18. A Public Review Draft of each subarea plan shall be made available to the public and the Council for comment prior to finalizing the plan for transmittal.
- *Lead:* Department of Permitting and Environmental Review, in coordination and collaboration with the Office of Performance Strategy and Budget. Executive staff, including the Department of Permitting and Environmental Review, the Office of Performance, Strategy and Budget, or other appropriate agencies, shall update and coordinate with the Councilmember office(s) representing the applicable study area throughout the community planning process.

Action 2: Develop a Performance Measures Program for the Comprehensive Plan. The purpose of the program is to develop longer-term indicators to provide insight into whether the goals of the Comprehensive Plan are being achieved or if revisions are needed. Given the longer-term nature of the issues addressed in the Comprehensive Plan, this program will be implemented on ~~((a four))~~an eight-year cycle. Reports are to be released in the year prior to the initiation of the ~~((four-year))~~eight-year update in order to guide the scoping process for the update. Additionally, to the extent practicable for each dataset, indicators will be reported at the level most consistent with the major geographies in the Growth Management Act and Comprehensive Plan – incorporated cities, unincorporated urban areas, Rural Areas, and Natural Resource Lands.

- *Timeline:* The motion adopting the program framework shall be transmitted by June 1, 2017. A ~~((2018))~~ 2021 Comprehensive Plan Performance Measures Report released by ~~((December 1, 2018))~~March 1, 2021, will inform the ~~((2019))~~2021 Scope of Work for the ~~((2020))~~2023 Comprehensive Plan update.
- *Outcomes:* The 2017 framework for the program shall be transmitted by the Executive to the Council by June 1, 2017, in the form of a motion that adopts the framework. The ~~((2018))~~2021 Comprehensive Plan Performance Measures Report shall be completed as directed by the 2017 framework motion adopted by the Council. The Executive shall file with the Council the ~~((2018))~~2021 Comprehensive Plan Performance Measures Report. The ~~((2019))~~2021 Scope of Work for the ~~((2020))~~2023

Comprehensive Plan Update shall be informed by the ((2018))2021 Performance Measures Report. The Executive's transmitted ((2020))2023 Comprehensive Plan shall include updated references to the new Performance Measures Program.

- *Lead:* Office of Performance Strategy and Budget. Executive staff shall work with the Council's Comprehensive Plan lead staff in development of the 2017 framework for the program.

Action 3: Implement a Transfer of Development Rights Unincorporated Urban Receiving Area Amenity Funding Pilot Project. The County's Transfer of Development Rights Program has been very effective in implementing Growth Management Act goals to reduce sprawl and permanently protect open space. This Workplan item is to conduct a pilot project to determine the process for providing amenities to unincorporated urban Transfer of Development Rights receiving area communities. The focus of the pilot project will be the East Renton Plateau – an area of urban unincorporated King County that has received a substantial number of Transferrable of Development Rights. The East Renton Plateau Transfer of Development Rights Receiving Area Pilot Project will: develop a process for engaging the community to determine the type of amenities the community desires; assess the type and amounts of funding available for providing amenities; and establish an amount of amenity funding to be provided for each Transferrable of Development Rights (both past and future Transferrable of Development Rights).

- *Timeline:* 2017-2018; (18-month process). The Transfer of Development Rights Amenity Funding Pilot Project Report on the results of the pilot project shall be transmitted to the Council by June 1, 2018, so as to inform the King County 2019-2020 Biennial Budget.
- *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Amenity Funding Pilot Project Report recommending process and funding levels relative to Transferrable of Development Rights used in development projects. The report shall include identification of any necessary recommended amendments to the Comprehensive Plan and King County Code. The Executive shall transmit to the Council any recommended amendments to the Comprehensive Plan and King County Code as part of the 2020 Comprehensive Plan update.
- *Leads:* Department of Natural Resources and Parks. Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot project community throughout the process.

Action 4: Transfer of Development Rights Program Review. The County's Transfer of Development Rights Program has been very successful in protecting Rural Area and Natural Resource Lands by transferring development potential into cities and unincorporated urban areas. Typically the Transfer of Development Rights Program advances two primary policy objectives: conserving Rural Area and Natural Resource Lands, as well as focusing new growth in urban areas.

This Workplan item will do the following:

- A. Prepare a Transfer of Development Rights Program Review Study that addresses:
- 1) Tax revenue impacts of the Transfer of Development Rights Program for both sending and receiving sites.
 - 2) Analysis of potential Transfer of Development Rights Program changes that build on existing program objectives while considering other policy objectives, such as making investments in economically disadvantaged areas, promoting housing affordability, incentivizing green building, and providing for Transit Oriented Development. The analysis should take into consideration the economic feasibility of and market interest in these other policy objectives, as well as opportunities for providing amenities to communities that receive Transfer of Development Rights. This analysis will be achieved through implementation of a pilot project that utilizes such incentives and provides amenities to the community receiving increased density associated with the Transfer of Development Rights. If possible, the pilot project should be undertaken in Skyway-West Hill and help implement the Skyway-West Hill Action Plan.
 - 3) Consider possible performance criteria.
- B. Produce an annual report to the Council on the Transfer of Development Rights Program and associated bank activity.

- *Timeline:* The annual report to the Council shall commence with a report due on December 1, 2017. The Transfer of Development Rights Program Review Study, and an ordinance making Comprehensive Plan and/or King County Code changes if applicable, shall be filed with the Council by ~~((December 1, 2018))~~ September 30, 2019 as part of the 2020 Comprehensive Plan update.
- *Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Program Review Study and the annual report. The Study shall outline policy and implementation options, if applicable. If Comprehensive Plan and/or King County Code changes are recommended, an ordinance implementing those changes shall also be transmitted to the Council with the Study.
- *Leads:* Department of Natural Resources and Parks, Office of Performance Strategy and Budget. Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot project community throughout the process.

Action 5: Review 2016 King County Comprehensive Plan Implementation Needs. The 2016 Comprehensive Plan includes new policy direction that may need updates in the King County Code in order to be implemented before the ~~((2020))~~ 2023 Comprehensive Plan update. The County will utilize an interbranch team to review the 2016 Comprehensive Plan and any necessary code updates. This analysis will result in a report that identifies the areas of the code in need of updating and subsequent legislation to address the areas of inconsistencies. The legislation will also include code changes to K.C.C. 16.82.150 and 16.82.152, and associated references, to reflect court rulings and current case law.

- *Timeline:* An Implementation Report shall be filed with the Council by July 31, 2017. The Report will inform a code update ordinance(s), which shall be transmitted to the Council no later than December 31, 2019.
- *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the 2016 Comprehensive Plan Implementation Report and the code update ordinance(s).
- *Leads:* Interbranch team comprised of staff from at least the: King County Council, Office of Performance Strategy and Budget, Department of Permitting and Environmental Review, and Prosecuting Attorney's Office.

Action 6: Alternative Housing Demonstration Project. There is considerable interest to explore temporary and permanent alternative housing models to address the issues of homelessness and affordable housing in the Puget Sound region. King County is currently exploring microhousing pilot projects across the region that can inform a larger demonstration project under King County Code on alternative housing models in unincorporated King County. Based on what the County learns from the experience of pilots across the region, the County should pursue a larger demonstration project that looks at a broader range of temporary and permanent alternative housing models under its land use authority.

This work plan item will utilize an interbranch team to analyze the potential for a demonstration project under K.C.C. chapter 21A.55 for one or more temporary or permanent alternative housing projects, such as single and/or multi-family microhousing (i.e., very small units clustered around a shared kitchen and other similar models) or tiny houses, modular construction, live/work units, and co-housing projects. A demonstration project will allow the County to test development regulations and other regulatory barriers related to alternative housing models before adopting or amending permanent regulations. Such regulations could include amendments to or establishment of regulations related to permitted uses or temporary uses, building and fire codes, water and sewer supply requirements, setbacks, landscaping screening, location requirements, light and glare requirements, public notice, and mitigation of impacts to the surrounding area. This work plan item should also analyze potential funding sources and funding barriers for projects that may or may not require public funding, including funds managed by the King County Housing and Community Development Division of the Department of Community and Human Services.

- *Timeline:* Two phases. Phase One – Issuance of a request for proposals to identify a project or projects in unincorporated King County that will participate in an Alternative Housing Demonstration Project. While a project or projects are being chosen, a Demonstration Project ordinance package that pilots necessary regulatory flexibilities will be developed for approval by the Council. Such a Demonstration Project shall be transmitted to Council by ~~((December 31, 2018))~~ June 28, 2019. Phase II – An Alternative Housing Demonstration Project Report, including proposed regulations and/or amendments to implement the recommendations of the report shall be transmitted to the Council for consideration by December 31, ~~((2020))~~ 2021.

- *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the Alternative Housing Demonstration Project Report, which shall include analysis of the issues learned in the Demonstration Project(s), and identification of recommended amendments to the Comprehensive Plan and King County Code. The Executive shall also file with the Council an ordinance adopting updates to the Comprehensive Plan and/or King County Code as recommended in the Report.
- *Leads:* The King County Council will convene an interbranch team comprised of staff from at least: King County Council, Department of Community and Human Services, Department of Permitting and Environmental Review, Public Health, and Office of Performance Strategy and Budget.

Action 7: Agricultural Related Uses Zoning Code Updates. As part of the transmitted 2016 Comprehensive Plan, the Executive included recommended code changes related to agricultural uses in unincorporated King County. In order to give the Council additional time to consider these proposed changes and to address the identified policy issues, the transmitted code changes will not be adopted in 2016. Instead, the code changes will be further developed through this work plan item.

The Council identified several policy issues through review of the code changes as part of the 2016 Comprehensive Plan update. Through use of an interbranch team, this work plan item aims to resolve these policy issues, draft a new ordinance, and complete outreach to affected stakeholders such as the King County Agriculture Commission, ag-related business owners, and/or Community Service Areas. If the results of the winery study, currently being reviewed by the Executive, are not complete in time to incorporate into the 2016 Comprehensive Plan, then this work plan item should also address the recommendations of that study.

- *Timeline:* Six to nine month process. An Agricultural Related Uses Zoning Code Updates Report and proposed regulations to implement the recommendations in report shall be transmitted to the Council for consideration by September 30, 2017.
- *Outcomes:* The interbranch team shall prepare, and the Executive shall file with the Council, the Agricultural Related Uses Zoning Code Updates Report, which shall include identification of recommended amendments to the King County Code. The Executive shall also file with the Council an ordinance adopting updates to the King County Code as recommended in the Report.
- *Leads:* The King County Council will convene an interbranch team comprised of at least King County Council staff, the Department of Permitting and Environmental Review, the Department of Natural Resources and Parks, and the Office of Performance Strategy and Budget.

Action 8: Cottage Housing Regulations Review. Cottage housing is a method of development that allows for multiple detached single-family dwelling units to be located on a commonly owned parcel. In unincorporated King County, cottage housing is currently only permitted in the R-4 through R-8 urban residential zones, subject to certain conditions in the King County Code, such as in K.C.C. 21A.08.030 and 21A.12.030, which includes being only allowed on lots one acre in size or smaller. This work plan item will

review Comprehensive Plan policies and development code regulations for the potential for expanded allowances for cottage housing in unincorporated King County, including in Rural Areas, and recommend policy and code changes as appropriate. The review will include evaluation of encouraging: close proximity of garages to the associated housing unit; and development of units with a wide variety of square footages, so as to address various needs and a diversity of residents.

- *Timeline:* A Cottage Housing Regulations Report (~~((and any proposed policy or code changes to implement the recommendations in the report))~~) shall be transmitted to the Council (~~((for consideration))~~) by December 31, 2018. Any proposed policy or code changes to implement the recommendations in the report shall be transmitted to the Council for consideration by September 30, 2019 as part of the 2020 Comprehensive Plan update.
- *Outcomes:* The Executive shall file with the Council the Cottage Housing Regulations Report, which shall include identification of any recommended amendments to the King County Code and/or Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting updates to the King County Code and/or the Comprehensive Plan, if recommended in the Report.
- *Leads:* The Department of Permitting and Environmental Review and the Office of Performance Strategy and Budget.

Action 9: Carbon Neutral King County Plan. The 2016 Comprehensive Plan includes a new policy F-215b which directs the County to “strive to provide services and build and operate public buildings and infrastructure that are carbon neutral.” To support implementation of this policy, this work plan item directs the Executive to develop an Implementation Plan for making King County government carbon neutral. The Implementation Plan shall address existing and new County buildings, as well as all County operations and services, and shall identify the actions, costs and schedule for achieving carbon neutral status. This Implementation Plan will help inform the 2020 update of the Strategic Climate Action Plan, through which existing county targets for carbon neutrality and greenhouse gas emissions reduction will be updated consistent with the F-215b and the Implementation Plan.

- *Timeline:* A Carbon Neutral King County Implementation Plan and a motion adopting the Implementation Plan shall be transmitted to the Council for consideration by February 28, 2019. A Progress Report on development of the Implementation Plan shall be transmitted to the Council by December 31, 2017.
- *Outcomes:* The Executive shall file with the Council for review and potential approval the Carbon Neutral King County Implementation Plan and a motion adopting the Implementation Plan.
- *Leads:* Department of Natural Resources and Parks.

Action 10: Green Building Handbook Review. The 2016 Comprehensive Plan includes policy direction in Policies U-133, R-336a, F-215a, and ED-501a that encourages green building practices in private development.

To support these implementation of these policies, and consistent with direction in the 2015 Strategic Climate Action Plan, the County will soon be in the process of reviewing potential green building code requirements and/or encouraged standards for private development for possible adoption. In the meantime, the County intends to continue to use the Department of Permitting and Environmental Review's existing "Green Building Handbook" to help encourage private green building development, which is referenced in the 2016 Comprehensive Plan. This work plan item directs the Executive to transmit to the Council the Green Building Handbook for review and potential approval.

- *Timeline:* The Green Building Handbook and a motion approving the Handbook shall be transmitted to the Council for consideration by March 1, 2017.
- *Outcomes:* The Executive shall file with the Council for review and potential approval the Green Building Handbook and a motion adopting the Handbook.
- *Leads:* The Department of Permitting and Environmental Review.

Action 11: Bicycle Network Planning Report. The Puget Sound Regional Council has identified a regional bicycle network, for both the existing network and the associated gaps and needs, in its Active Transportation Plan, which is an element of *Transportation 2040*. King County also identifies local bicycle network needs throughout its planning, such as in the Transportation Needs Report and the Regional Trail Needs Report.

This Workplan item directs the King County Department of Transportation, in coordination with the Department of Natural Resources and Parks and the Department of Permitting and Environmental Review, to evaluate and report on how to enhance the bicycle network within unincorporated King County and address identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes, tracks and trails; plans and financing for capital improvements; bicycle racks and parking; air filling stations; etc.). This report will include:

- a. Evaluation of existing King County planning efforts and possible areas for improvement, such as addressing bicycle facility provisions in:
 - roadway designs and standards, including lighting standards,
 - plat approvals,
 - commercial developments,
 - parks & trails planning, and
 - transit planning and access to transit.
 - b. Evaluation of bicycle and/or active transportation plan elements of other jurisdictions, including the City of Seattle, for opportunities to connect to King County planning and active transportation facilities.
 - c. Working with stakeholders for identification of needs and areas for possible improvements.
- *Timeline:* The Bicycle Network Planning Report and a motion approving the report shall be transmitted to the Council for consideration by December 31, 2017.

- *Outcomes:* The Executive shall file with the Council for review and potential approval the Bicycle Network Planning Report and a motion adopting the Report.
- *Lead:* Department of Transportation.

Action 12: Update Plat Ingress/Egress Requirements. State law gives King County the responsibility to adopt regulations and procedures for approval of subdivisions and plats. The Department of Permitting and Environmental Review reviews ingress and egress to subdivisions and plats during the preliminary subdivision approval process using the Department of Transportation Roads Division's "King County Road Design and Construction Standards – 2007" (Roads Standards). In recent years, subdivision layouts have included one entry/exit (or ingress/egress) point and a looped road network within the subdivision.

Utilizing one entry/exit point can cause access issues if the roadway were to be physically impeded (such as due to: a fire, debris, flooding, ice, snow, etc.). This configuration may also cause traffic backups while waiting for the ability to turn in to or out of the development. Sometimes, this one access point may also be located too close to other intersecting roadways to the roadway that the development intersects; this can contribute to traffic back-ups.

This Workplan item directs the Executive to transmit legislation to update the code, (such as K.C.C. Title 21A), and the King County Department of Transportation Roads Standards to address these access issues. This code update will include: requiring two entry/exit points for plats and subdivisions over a certain size; requiring sufficient distance between the two entry/exit points so as to not impact traffic flows; addressing access for emergency vehicles, including requiring adequate roadway width to accommodate emergency vehicles; and increasing the distance between adjacent intersecting streets. The transmittal letter for the ordinance(s) shall indicate the rationale for the chosen size threshold for when the County will require two entry/exit points.

- *Timeline:* The proposed amendments to the King County Code and the King County Roads Standards shall be transmitted to the Council for consideration by ~~((December 31, 2018))~~ June 28, 2019.
- *Outcomes:* The Executive shall file with the Council an ordinance(s) adopting updates to the King County Code and the King County Roads Standards.
- *Lead:* Department of Transportation and Department of Permitting and Environmental Review.

Action 13: Water Availability and Permitting Study. The recent Washington State Supreme Court decision in *Whatcom County v. Western Washington Growth Management Hearings Board (aka, Hirst)* held that counties have a responsibility under the Growth Management Act to make determinations of water availability through the Comprehensive Plan and facilitate establishing water adequacy by permit applicants before issuance of development permits. *Hirst* also ruled that counties cannot defer to the State to make these determinations. This case overruled a court of appeals decision which supported deference to the State. The Supreme Court ruling will require the County to develop a system for review of water availability in King County, with a particular

focus on future development that would use permit exempt wells as their source of potable water. This system will be implemented through amendments to the King County Comprehensive Plan and development regulations. The County will engage in a Water Availability and Permitting Study to address these and related issues. This study will analyze methods to accommodate current zoning given possible water availability issues and will look at innovative ways to accommodate future development in any areas with insufficient water by using mitigation measures (e.g. water banks). This study will not include analysis of current water availability.

- *Timeline:* Eighteen month process. Initial report will be transmitted to the Council by December 1, 2017; final report, with necessary amendments, will be transmitted to the Council by ~~((July 1))~~ December 31, 2018. This report may inform the scope of work for the ~~((next major))~~ 2020 Comprehensive Plan update.
- *Outcomes:* Modifications, as needed, to the Comprehensive Plan, King County Code and County practices related to ensuring availability of water within the Comprehensive Plan and determining the adequacy of water during the development permit process.
- *Leads:* Performance, Strategy and Budget. Work with the Department of Permitting and Environmental Review, Department of Natural Resources and Parks, Department of Public Health, Prosecuting Attorney's Office, and King County Council. Involvement of state agencies, public, local watershed improvement districts, and non-governmental organizations.

Action 14: 2020 Comprehensive Plan Update. In 2018, the County restructured its comprehensive planning program and associated Comprehensive Plan update cycles. This restructure includes moving to an eight-year update cycle. As part of the transition to this new planning cycle and given that the next major plan update will not be completed until 2023, there is a need to make substantive changes in the interim. The scope of the update proposed by the executive in the motion shall include any changes as called for by applicable Workplan Action items, any policy changes or land use proposals that should be considered prior to the 2023 update, review and inclusion of changes related to docket proposals that were recommended to be reviewed as part of the next "major" update, aligning the language in the Comprehensive Plan and Title 20 regarding what is allowed during annual, midpoint and eight-year updates, and reviewing and updating the terminology to consistently describe the various updates.

- *Timeline:* A motion authorizing the 2020 Comprehensive Plan update shall be transmitted to the Council for consideration by January 2, 2019. The Council shall have until February 28, 2019 to adopt the motion. The 2020 Comprehensive Plan update shall be transmitted to the Council for consideration by September 30, 2019. The Council shall have until June 30, 2020 to adopt the 2020 Comprehensive Plan update.
- *Outcomes:* The Executive shall file with the Council a motion authorizing the 2020 Comprehensive Plan update. The Council shall have until February 28, 2019 to adopt the motion, either as transmitted or amended. In the absence of Council approval by February 28, 2019, the Executive shall proceed to implement the scope as proposed. If the motion is approved by February 28, 2019, the scope shall

proceed as established by the approved motion. The Executive shall then file with the Council the proposed 2020 Comprehensive Plan update by September 30, 2019. The Council shall have until June 30, 2020 to adopt the 2020 Comprehensive Plan update.

- Leads: Office of Performance, Strategy and Budget, in coordination and collaboration with the Department of Permitting and Environmental Review.

Action 15. Annual DLS Briefing at PRE. In order to better serve the residents of unincorporated King County, the Executive transmitted legislation in 2018 (Proposed Ordinance 2018-0312) to establish a new Department of Local Services effective January 1, 2019, following guidance for the creation of the Department adopted in Motion 15125. If approved by the Council, the Department will be evaluating processes, procedures, and policies to identify areas of improvement in the delivery of unincorporated services. In addition to this evaluation, the Department will report at least annually to the Planning, Rural Services and Environment (PRE) Committee or its successor on key issues related to unincorporated areas.

- Timeline: The Department will report to the PRE Committee or its successor at least annually.
- Outcomes: The Department of Local Services shall coordinate with the Regional Planning Unit and other departments to inform the 2020 Comprehensive Plan Update, and will brief the PRE Committee at least annually.
- Leads: Department of Local Services, in coordination with the Regional Planning Unit of Office of Performance, Strategy and Budget.

Action 16: Streamlining the Comprehensive Plan. Public participation, as expressed in Policy RP-103, is to be actively sought out throughout the development, amendment, and implementation of the Comprehensive Plan. The Plan, and various iterations before final adoption, are posted online in order to be accessible to the public, and active outreach efforts during plan updates seek to reach a wide range of County residents. However, such a lengthy document with many complex regulatory requirements can be difficult to navigate and understand. To make the Comprehensive Plan and relevant sections in King County Code Title 20 more reader-friendly and accessible to a wider audience, redundancies and excess detail should be minimized. This workplan item will initiate the process of streamlining the 2016 Comprehensive Plan and portions of King County Code Title 20 over the next several years, with the goal of becoming shorter, easier to understand, and more accessible to the general public. This review will consider: removal of text or policies that are redundant and/or repetitive within the plan; removal of text or policies that are redundant to other existing plans and policy documents; removal of outdated text or policies; removal of text or policies that are at a level of detail that is more appropriate for functional plans, implementation plans, development regulations,

etc.; increasing readability and conciseness; clarifying the process for amending the plan; and making the document and sections of the Code more streamlined, user friendly, and accessible for the public.

- Timeline: A streamlined version of the Comprehensive Plan and relevant sections of King County Code Title 20, including but not limited to KCC 20.08, 20.12, and 20.18 shall be transmitted to the Council for consideration by June 30, 2022.
- Outcomes: The Executive shall file with the Council an ordinance adopting a streamlined version of the Comprehensive Plan and associated code changes as part of the Executive's proposed 2023 Eight-Year Comprehensive Plan update.
- Leads: Office of Performance, Strategy and Budget, in coordination and collaboration with the Council's Comprehensive Planning lead staff and the Department of Permitting and Environmental Review.

Actions Related to the Growth Management Planning Council

The Growth Management Planning Council (GMPC) is a separate formal body consisting of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the Port of Seattle. The GMPC developed the Countywide Planning Policies, providing a countywide vision and serving as a framework for each jurisdiction to develop its own comprehensive plan, which must be consistent with the overall vision for the future of King County. The GMPC is chaired by the King County Executive; five King County Councilmembers serve as members. Recommendations from the GMPC are transmitted to the full King County Council for review and consideration.

The GMPC develops its own independent work program every year; this section of the 2016 Comprehensive Plan Workplan identifies issues the County will bring forward to the GMPC for review, consideration and recommendations. King County will submit these Workplan items to the GMPC for consideration at its first meeting of 2017, with a goal of completing the GMPC review and recommendations by December 31, 2018. The Executive will work with the Council to determine whether the amendments are appropriate for inclusion in an Annual or Midpoint Comprehensive Plan Amendment prior to the next Eight-Year update.

Action ((14)) 17: Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential Annexation Areas Toward Annexation. The GMPC has authority to propose amendments to the Countywide Planning Policies, and a unique defined role related to recommending approval or denial of Urban Growth Area expansions. In order to move remaining unincorporated areas, which vary in size and complexity, towards annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning and Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how to address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where annexation does not appear feasible in the near future. The report shall include review of tax revenue impacts to

the County resulting from annexations, evaluation of requirements regarding annexation of roadways within Potential Annexation Areas, and identification of current orphaned roads and potential methods to transfer ownership to cities. Deadline: December 31, 2019.

Action ((15)) 18: Review the Four-to-One Program. The County's Four-to-One Program has been very effective in implementing Growth Management Act goals to reduce sprawl and encourage retention of open space. This is done through discretionary actions by the County Council, following a proposal being submitted by a landowner(s) to the County. Over time, there have been proposals that vary from the existing parameters of the program; these have included possible conversion of urban zoning for lands not contiguous to the original 1994 Urban Growth Area, allowing the open space to be non-contiguous to the urban extension, use of transfer of development rights, providing increased open space credit for preserved lands with high ecological value (such as lands that could provide for high value floodplain restoration, riparian habitat, or working resource lands), and consideration of smaller parcels or parcels with multiple ownerships. Allowing these changes have the potential for increasing the use of the tool, with attendant risks and benefits. The Growth Management Planning Council would review the Four-to-One program and determine whether changes to the existing program should be implemented that will strengthen the program and improve implementation of the Comprehensive Plan, including evaluation of the proposals listed above.

Action ((16)) 19: Buildable Lands Program Methodology Review. As required by the Growth Management Act, King County and the 39 cities participate in the Buildable Lands Program to evaluate their capacity to accommodate forecasted growth of housing units and jobs. The program, administered by the Washington State Department of Commerce, requires certain counties to determine whether the county and its cities are achieving urban densities within urban growth areas by comparing assumptions and targets regarding growth and development with actual growth and development in the county and cities. Since issuance of the first Buildable Lands Report in 2002, jurisdictions and stakeholders have expressed the potential for possible refinements of the methodology used by King County and the cities. The Growth Management Planning Council would work with stakeholders to review the methodology, including testing the accuracy of the Buildable Lands Report model and results, for potential refinements.

In the Glossary, on page G-2, following the definition for "Applicant" add text as follows:

Area Zoning and Land Use Study

An area zoning and land use study is a study that reviews the land use designations and zoning classifications for a specified set of properties. Area zoning and land use studies are focused on a broader set of policies than a subarea study, and do not look at the larger range of issues that a subarea plan would include. Area zoning and land use studies consider specific potential changes to land use or zoning, or both, and analyze such requests based on surrounding land use and zoning, current infrastructure and potential future needs, and consistency with the King County Comprehensive Plan, countywide planning policies, and the growth management act.

In the Glossary, starting on page G-4, amend text as follows:

Community Service Area Subarea Plan

With King County's initiation of the subarea planning program, the new plans will be called Community Service Area Subarea Plans. These will ~~((be a long-range, multi-discipline, integrated tools that))~~ apply the countywide goals of the Comprehensive Plan to ~~((a))~~ smaller geographic areas. Each one of King County's ~~((seven))~~ six rural CSAs and each of the five large Potential Annexation Areas has or is scheduled to have its own CSA Subarea Plan. CSA Subarea Plans focus on land use issues in the smaller geographies, as well as community identified implementation activities while recognizing the parameters of County funding and revenue sources~~((are comprised of two primary components: a CSA Plan Profile and a CSA Subarea Plan. A CSA Plan Profile applies to an entire CSA geography and includes broad goals and policies, CSA demographics, major land uses and trends, and socioeconomic indicators. A CSA Subarea Plan is typically prepared for a targeted area of a CSA such as a rural town center, urban neighborhood or corridor. They contain a more detailed plan or analysis than a CSA Plan Profile and often address the intersection of land use, transportation, housing, and/or the environment))~~. These plans implement and are consistent with the Comprehensive Plan's policies~~((,))~~ and development regulations~~((, and Land Use Map))~~.

In the Glossary, on page G-20, following the definition for "Public Benefit Rating System (PBRs)" add text as follows:

Public Review Draft

A Public Review Draft is a draft of executive proposed Comprehensive Plan amendments, including proposed Community Service Area subarea plans, made available to the public for review and comment. A Public Review Drafts is published prior to transmittal of proposed Comprehensive Plan amendments to the council so as to provide the public an opportunity to record comments before the executive finalizes the recommended amendments.

In the Glossary, on page G-26, amend text as follows:

Subarea ((Planning)) Plans

~~((This level of planning brings the policy direction of the comprehensive plan to a smaller geographic area. Subarea plans are meant to provide detailed land use plans for local geographic areas. These plans are meant to implement the King County Comprehensive Plan and be consistent with the County's Comprehensive Plan's policies, development regulations, and Land Use Map.))~~ A subarea plan is a detailed local land use plan that implements, is consistent with, and is an element of the Comprehensive Plan containing specific policies, guidelines and criteria adopted by the council to guide development and capital improvement decisions within specific subareas of the county. Subareas are distinct communities, specific geographic areas or other types of

districts having unified interests or similar characteristics within the county. Subarea plans may include: community plans, community service area subarea plans, , neighborhood plans, basin plans, and plans addressing multiple areas having common interests. The relationship between the 1994 King County Comprehensive Plan and subarea plans is established by K.C.C. 20.12.015.

Subarea Study

A subarea study is a study that is required by a policy in the Comprehensive Plan to evaluate a proposed land use change, such as the establishment of new community business centers, adjusting Rural Town boundaries, or assessing the feasibility of zoning reclassifications in urban unincorporated areas. Subarea studies are focused on specific areas of the County, but do not look at the larger range of issues that a subarea plan would include. Subarea studies are separate from area zoning and land use studies defined in K.C.C 20.08.030. The Comprehensive Plan policies and accompanying text shall guide the scope and content of the subarea study.



King County

**2018 Amendment to the
Vashon-Maury Island Community Service Area
Subarea Plan**

September 12, 2018

In Chapter 11 Implementation, starting on page 89, amend text of workplan as follows:

VMI CSA Workplan Action 1: P-suffix Conditions

During community outreach and development of the subarea plan, the need to update property specific, or p-suffix, development conditions on Vashon-Maury Island arose. Conditions VS-P2B and VS-P29, which apply to specific parcels within the Vashon Rural Town, were reviewed during plan development and the Executive's transmitted 2017 subarea plan included proposed changes to these two conditions. Council review of the proposed changes to the conditions identified several policy issues in need of further review and potential refinement. Additionally, the Council identified the need to comprehensively review all of the existing p-suffix conditions on Vashon-Maury Island. As a result, the transmitted changes to VS-P28 and VS-P29 will not be adopted in 2017.

Instead, this Workplan action item directs an Interbranch Team to comprehensively review, and propose updates as appropriate, all p-suffix conditions and special district overlays for Vashon-Maury Island. This review will include: 1) review of the legislative history and current status of each existing p-suffix condition and special district overlay and evaluation of its consistency with the Vashon-Maury island subarea plan as adopted by the County, as well as other adopted laws, rules and policies, 2) evaluation of any changes needed to accommodate farmer's markets within the Rural Town, and 3) updates to conditions for marijuana uses to reflect consistency with other unincorporated areas of King County and taking into consideration the marijuana industry studies underway by the Executive required by Ordinance 18326. The review of the p-suffix conditions and special district overlays, and any proposed changes shall include community outreach to be completed by the Executive. This outreach shall specifically include notification the property owners impacted by the current p-suffix conditions and special district overlays and any proposed changes – both to the property owners of conditioned parcels and adjacent property owners.

- *Timeline:* A Vashon-Maury Island P-Suffix Conditions Report and proposed ordinance to implement the recommendations in report shall be transmitted to the Council for consideration by (~~December 31, 2018~~) June 30, 2022.
- *Outcomes:* The Interbranch Team shall develop and the Executive shall file with the Council the Vashon-Maury Island P-Suffix Conditions Report, which shall include identification of recommended amendments to the p-suffix conditions and special district overlays. The Executive shall also file with the Council an ordinance adopting updates to the p-suffix conditions and special district overlays as recommended in the Report.
- *Lead:* The Department of Permitting and Environmental Review shall lead an Interbranch Team including the Office of Performance, Strategy and Budget, Council staff, and the Prosecuting Attorney's office. Other departments may need to participate depending on the requirement of the p-suffix condition and special district overlay requirements. Executive staff shall update and coordinate with the Councilmember office(s) representing Vashon-Maury Island throughout the community planning process.



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

PO Box 47600, Olympia, WA 98504-7600 • 360-407-6000

April 28, 2026

The Honorable Girmay Zahilay
King County
401 Fifth Avenue, Suite 800
Seattle, WA 98104

Re: Final Ecology Approval of the King County Shoreline Master Program Locally Initiated Amendment

Dear Executive Zahilay:

The Washington State Department of Ecology is pleased to announce final approval of the King County Shoreline Master Program (SMP) locally initiated amendment. Congratulations to you, your staff, and the King County community for completing this locally initiated amendment of your SMP. We appreciate your commitment to comprehensive land-use planning for Washington's unique and valuable shorelines.

As you know, the following correspondence regarding the recent SMP amendment took place between Ecology and the County:

- February 28, 2025 – Ecology accepted your locally-adopted SMP amendment (Ordinance No. 18810, 19648, 19820) submittal as complete.
- March 25, 2026 – Ecology conditionally approved the County's SMP amendment with required changes.
- April 17, 2026 – The County sent an email to Ecology accepting all of Ecology's required changes (Ordinance No. 20024).

Ecology therefore approves the County's locally initiated amendment, which includes the required changes. This action represents Ecology's final decision and there shall be no further modifications to the County's proposal.

The Honorable Girmay Zahilay

April 28, 2026

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The effective date of the County's SMP amendment is 14 days from the date of this letter, Ecology's final approval letter. This 14-day period was established by legislative action in 2011 and is intended to provide lead time for the County to prepare to implement the amended SMP.

Ecology is required to promptly publish notice that your SMP has received final approval. The notice, in the form of a legal advertisement, will begin a 60-day appeal period. We will provide a copy of the notice to the County for its records.

Finally, please integrate the changes referenced in this correspondence into a final clean copy version of the complete approved SMP, including appendices, and forward a digital copy of the complete approved SMP to Ecology within 30 days.

If you have any questions, please contact our regional shoreline planner, Brooke Sullivan, at Brooke.Sullivan@ecy.wa.gov or 425-570-2028.

Sincerely,

A handwritten signature in blue ink that reads "Misty Blair". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Misty Blair
Shoreline Management Policy Lead

ec: Jenny Ngo, King County
Joe Burcar, Ecology
Chad Yunge, Ecology