



**King County**

**2012 Comprehensive Plan Review Committee**

**STAFF REPORT**

<b>Agenda Item:</b>	3	<b>Name:</b>	Kendall Moore Rick Bautista
<b>Proposed No.:</b>	2012-0103	<b>Date:</b>	September 12, 2012

**SUBJECT**

Proposed Ordinance 2012-0103 would adopt the 2012 updates to the County’s growth management Comprehensive Plan (“KCCP”).

**BACKGROUND**

The Transportation, Economy and Environment (“TREE”) Committee conducted nine committee briefings, as well as, three special night meetings in Fall City, Woodinville and Maple Valley to discuss the Executive’s proposed changes to the KCCP, as well as take testimony from the public. The Committee briefings included overviews of proposed text and policy revisions for each chapter of the KCCP, as well as, proposed revisions to land use or zoning map designations.

In addition, the Executive proposal has been subject to more rigorous, detailed review by the KCCP Leadership Team, which is composed of the Comprehensive Plan Review Committee and TREE chair Phillips and Councilmembers Hague, Lambert and Gossett. The Leadership Team has sponsored a striking amendment.

Attached to this staff report are matrices for all chapters and the introduction to the KCCP, as well as the proposed ordinance and land use changes.

**OVERVIEW OF KEY ISSUES**

**Introduction**

- **General clean-up** - As proposed, the Executive's revisions to the Introduction were not always readily apparent. In addition, additional transitory information was included in the Introduction that did not help define the role of the KCCP to growth management. Working with Executive staff, Council staff revised the Introduction to provide a better flow of information and overall description of the role the KCCP plays in the development of King County.

- **King County Strategic Plan** - One of the changes suggested by staff is to move the text and policy regarding the interface of the King County Strategic Plan ("KCSP") to the KCCP from Chapter 1 - Regional Planning to the Introduction. The KCSP is not a regional planning document - it is how the County plans to run itself; managing growth is part of that operation. Therefore, a new section in the Introduction is dedicated to explaining the interrelationship of the KCSP to the KCCP and creation of a new "Guiding Principle."
- **Framework policies** - In 2008, three framework policies were added to the Introduction. As intended, those policies were to be the lenses through which the rest of the KCCP issue-specific policies were to be viewed. In the striking amendment, the generalized "guiding principles" of preserving open space and farmland, directing development toward existing communities, and providing a variety of transportation choices have been expanded to policy statements and added with the existing framework policies to form the seven "Guiding Principles."

## **Chapter 2 – Urban Communities**

- **Healthy Communities** - A major focus of the Executive's proposed changes to this Chapter is greater emphasis on the benefits of healthy communities can bring to the residents of urban, unincorporated King County. However, as proposed the added text was scattered and undefined. The striker's edited text to bring cohesion to the concepts of healthy communities so that the reader can better understand the policies that are intended to foster such communities.
- **Annexations** – In prior versions of the KCCP, the role of annexations in achieving and ensuring the efficient provision of urban services was clearly spelled out and financially supported in the form of the "Annexation Initiative" program. While the Annexation Initiative is no longer funded to provide financial incentives to annexing cities, the County is still highly supportive of city efforts to annex lands and engages in efforts to make annexations still attractive to its cities. The Executive's proposed deletions to text in this section of Chapter 2 leave the reader with the impression that the County's support for annexations has waned. Therefore, striker includes revisions that reinstate substantive textual context detailing the County's support of future annexation efforts.
- **Sustainable Development** – Similar, if not sometimes identical, sustainable development policies are present in three different locations of the KCCP. In order to eliminate confusion or inconsistencies, the striker consolidates text and policies into Chapter 8 – Facilities as they relate to County operations and Chapter 9 - Economic Development as the policies relate to private development.
- **Affordable Housing** - The affordable housing section of this Chapter was significantly rewritten in the Executive's proposal. Working with Executive staff,

further clarifications were made in the striker, including moving policies to Chapter 8's service section that have implications to a broader constituency than just those interested in affordable housing.

### **Chapter 3 – Rural Area and Natural Resource Lands**

- **Salmon habitat projects in APDs** – The issue of salmon habitat projects within APDs has been subject to on-going discussions since 2008 between proponents of such projects and the farming communities. The Executive's proposal contains a revision to existing policy on this issue (R-648 and renumbered in the striker as R-649) and a new policy calling for further work on it by a broader group of interests to develop a list of actions that address within each watershed both the needs of habitat restoration and agriculture (R-648a and renumbered in the striker as R-650).
- **Rural schools** – The issue of sewer service to public schools located within the Rural Area has been subject to lengthy consideration over the past year as part of the Growth Management Planning Council ("GMPC") deliberations of revisions to the Countywide Planning Policies ("CPPs"). To further their deliberations on this issue, the GMPC convened the School Siting Task Force to develop recommendations for GMPC consideration. The Task Force recommendations were approved by the GMPC on June 6, 2012. The Executive transmitted KCCP policy changes and code revisions to implement these recommendations. The School siting policies in Chapter 3 are found at R-326 and 327.
- **Transfer of Development Rights program** – Urban Separators are an important element of the urban landscape in that they (1) help to define and delineate between the various cities and (2) protect key open space corridors that provide opportunities for both recreation and wildlife habitat protection. The Executive proposal included a number of policy and code revisions, which would allowed a 50 percent reduction in the density transfer ratio from sending sites designated as an "Urban Separator" by the KCCP. The Executive proposal effectively reduces the incentives that have been necessary for the preservation of these open space corridors. The striker does not adopt the Executive's proposal on this matter and retains the current policy of providing significant incentives to preserve urban separator sending sites.
- **Sustainable Development** – See earlier discussion in Chapter 2 – Urban Communities.

### **Chapter 4 – Environment**

In 2008, Chapter 4 was significantly rewritten to reflect the myriad of pressing issues: climate change, adaptive management, water quality. This Executive's proposed revisions in this chapter are more technical in nature and do not represent major policy changes.

- **Critical animal/plant species/habitats** - The striker revisions build on the Executive's proposed clarifications and streamlining of policies regarding designating species and habitat of local importance.
- **Climate change** – The striker includes text to clarify the role of the Strategic Climate Action Plan has to the climate change policies in the KCCP. The striker policy revisions more accurately reflect the status of the County's efforts with its cities on jointly developing a regional approach greenhouse gas emissions reduction.

### **Chapter 5 – Shoreline Master Program**

- **State Department of Ecology Review** – A substantial re-write of the King County Shoreline Master Program ("SMP") was adopted in 2010 and with the intent that the SMP would be incorporated as a chapter of the KCCP. A provision of state law provides that a county-adopted SMP is subject to final approval by the state Department of Ecology ("DOE"). The necessary documentation was submitted to DOE in 2011 and Executive staff has been working with DOE staff on DOE's comments. Once issues from these comments are resolved, if any additional text or policy revisions are needed to address the DOE directive, these will be made to the Executive's proposal by amendment.

### **Chapter 6 – Parks, Open Space and Cultural Resources**

- **King County Open Space Plan** – Revisions to the Executive's proposed text and policy regarding the County's Open Space lands relate primarily to lining up of language with the 2010 County Open Space Plan. The striker also retains some policy language proposed by the Executive for deletion related to local rural parks.
- **Cultural Resources** – The Executive proposed significant deletions from the section on Cultural Resources, relying more particularly on the relationship with 4Culture as the County's role in providing such services. While recognizing that the implementation of the County's cultural resources services may be delegated to 4Culture, it is still the County that has the role of ensuring policies are in place to address cultural resources. Therefore, the striker restores several policies proposed for deletion.

### **Chapter 7 – Transportation**

- **Road and Transit Functional Plans** – The striker better aligns the KCCP policies and text with the functional plans for roads and transit, which have been adopted since 2008, the last major update to the KCCP policies.

## **Chapter 8 – Services, Facilities and Utilities**

- **Sustainable Development** – See earlier discussion in Chapter 2 – Urban Communities.
- **Energy and GHG Reduction** – A predominate theme in the 2008 KCCP was the County's leadership role in promoting policies and actions to reduce its energy consumption and, as a by-product, reduce its greenhouse gas emissions. In the last four years, there have been tremendous changes in the energy field. The Leadership Team took a careful look at the Executive's proposed policies with the intent to hone them to address issues on the four year cycle as well as on the long term horizon with regard to energy. The striker makes changes to proposed policies to better reflect both the current and anticipated roles the County expects to play and actions to take in this arena, including a reliance on the Strategic Climate Action Plan to set the County's functional approaches to reducing greenhouse gas emissions.
- **Water Service** – Over the past decade, water purveyors and King County have had often contentious discussions regarding the role King County has asserted in water supply planning. In the last three years, the County and the water utilities have worked to resolve misunderstandings and to bring clarity to text and policies, without changing the substance as to the responsibilities that King County. Except for textual additions to provide context, no substantive changes to these policies are made in the striker.
- **Floodplain Management** – The King County Flood Hazard Management Plan ("KCFHMP") contains a number of policies related to floodplain management. Revisions to the KCFHMP are currently being developed for consideration by the Council in early 2013. The Executive-proposed 2012 KCCP contains new policies relating to levee vegetation management. The Leadership Team reviewed the proposed policies to ensure that they address the need to comply with US Corp of Engineers levee maintenance program requirements and US National Marine Fisheries aquatic habitat requirements.

## **Chapter 9 – Economic Development**

- **Rural Area Economy** – In prior versions of the KCCP, there was a clear understanding that a robust resource-based economy was a key to defining the Rural Area character and that the County wished to continue to foster economic growth in the Rural Areas. An example of this was text and policies that addressed the County's intent through the Rural Economic Strategy effort. The Executive-proposed revisions eliminated much of the text and policy framework that spoke to such support. The Leadership Team felt that policies and text language is still important to illustrate the County's support of Rural Area economic growth and therefore the striker reinstates many of the policies proposed for elimination.

- **Sustainable Development** – A new section has been added to this Chapter for policies relating to sustainable development in the private sector. See earlier discussion in Chapter 2 – Urban Communities.

## **Chapter 10 – Community Plans**

- **Fall City** – In the 2012 Fall City Area Zoning Study, the Executive recommended revisions to Fall City Subarea Plan policy L-4 and KCCP policy CP-937, relating to the development within the Fall City business district. The basic intent of the revisions was (1) to "decouple" the actualization of potential zoning on several parcels from the requirement for Health Department's approval of alternative sewage treatment systems and (2) state the conditions under which a sewer system could be developed to serve the business district.

In response to a number of issues raised by Fall City residents and to clarify the intent of recommendations of the Fall City Area Zoning Study, the striker makes additional revisions necessary to (1) clarify the role and responsibilities of commercial property owners and the county in the development and operation of a sewage treatment system, and (2) strengthen the intent that such system will be paid for by, and designed to serve only, commercial property owners.

## **Glossary**

The Glossary is an important tool that aids the reading and interpretation of the KCCP document. The Executive proposal failed to include this portion of the KCCP. The Leadership Team determined that the Glossary must be retained. In addition, the striker adds several definitions to make it easier for the reader to understand technical or term-of-art terms.

## **Map Amendments**

The Executive transmittal included eight map amendments. All of these were included in striker as transmitted. However, the Executive's proposed map amendment for Taylor Mountain was modified by the striker to require the County to execute and record an ingress and egress easement for a landlocked property owner before the land use designation will be effective. See Map Amendment 3 in Book 1, provided to members previously. Additionally, a technical map amendment was added to the striker to move the Urban Growth Boundary that bisects a parcel that is totally within the city limits of Maple Valley. See Map Amendment 9 in Book 1.

The Executive's proposed land use change for Reserve Silica (Map Amendment 2, Book 1), while included in the striker as proposed, is the subject of an amendment by Councilmember Hague. See Book 3. Finally, while the Leadership Team was in favor of an amendment for Pacific Raceways to ensure the County received a conservation

easement before any land use designations change, which is the subject of an amendment offered by Councilmember von Reichbauer.

There are also other amendments to the striker. These include:

- Melki - both a map and policy amendment offered by Councilmember Dunn. See Book 3.
- Rainier Christian both a map and policy amendment offered by Councilmember Dunn. See Book 3.
- Duthie Hill - a map amendment offered by Councilmember Lambert. See Book 3.

## **ATTACHMENTS**

1. Matrices





Chapter One  
**KING COUNTY COMPREHENSIVE PLAN 2012**  
**EXECUTIVE PROPOSED / STRIKER MATRIX**

2012 policy or text changes as proposed by Executive.	Exec proposal (white book) page	striker language	striker (blue book) page	issue/rationale/amendment
	1-1 thru 1-2	1. chapter and section name changes to add <u>Growth Management</u> (see pp. 1-1, 1-3, 1-8) 2. Text changes made to the paragraphs on p. 1-1. 3. deletion of the table	1-1 thru 1-2	1. To better clarify that I planning is related to growth management issues 2. Grammar changes for consistency and phrasing or word choice changes for better context 3. Table deleted because of replacement table in introduction
	1-3 thru 1-5	Text changes	1-3 thru 1-5	Grammar changes for consistency and text changes for better context
<b>RP-102</b> King County shall actively solicit <del>((citizen))</del> participation from individuals, <del>((and organized groups, including))</del> Unincorporated Area Councils, <u>community councils, community development associations, and other organized groups</u> in the development and implementation of its plans.	1-5	The general policies in this section call on King County to strive to provide a high quality of life <del>((,))</del> by actively soliciting public participation to help shape its plans, including strategic, comprehensive, functional, and subarea plans, and use <del>these</del> <del>((its))</del> planning processes to strengthen communities.  <b>RP-102</b> King County shall actively solicit <u>public</u> participation from a <u>wide variety of sources</u> <del>((f individuals, Unincorporated Area Councils, community councils, community development associations, and other organized groups))</del> in its planning processes, including the development, amendment and implementation of its plans.	1-5	Clarified in revised text above policy that plan processes includes comp plan  In policy, to avoid calling out specific groups and leaving others out, listing removed.  Also added amendment to the policy so can delete a similar policy calling for public participation when amending comp plan found in chapter 11 and deleted in striker (I-206 at p. 11-5 of white book).
<b>RP-103</b> King County shall seek comment during its planning processes from tribes.		<b>RP-103</b> King County shall seek comment <u>from tribes</u> during its planning processes <del>((from tribes))</del>	1-5	Grammar
<b>RP-104</b> King County's planning should strengthen communities by addressing all the issues, resources and needs that make a community whole, including: economic growth and the built environment, environmental sustainability, health and human potential, and justice and safety.	1-5	<b>RP-104</b> King County's planning should strengthen communities by addressing all the <del>((issues))</del> <u>elements</u> , resources and needs that make a community whole, including: economic growth and the built environment, environmental sustainability, health and human potential, and justice and safety.	1-6	Word choice

## Chapter One

KING COUNTY COMPREHENSIVE PLAN 2012  
EXECUTIVE PROPOSED / STRIKER MATRIX

2012 policy or text changes as proposed by Executive.	Exec proposal (white book) page	striker language	striker (blue book) page	issue/rationale/amendment
<p><b>RP-105</b> King County shall integrate responses to the listings under the Endangered Species Act into future planning and economic development efforts and resource management programs to achieve a balance between environmental, social and economic goals and objectives, and collaborate with others to conserve species and their habitats in order prevent future listings under the Endangered Species Act</p>	1-6	<p><b>RP-105</b> King County shall integrate <u>mandated</u> responses to the listings under the Endangered Species Act into future planning and economic development efforts and resource management programs to achieve, where consistent with the Endangered Species Act, a balance between environmental, social and economic goals and objectives<del>((, and))</del>. King County shall collaborate with others to conserve species and their habitats in order prevent future listings under the Endangered Species Act.</p>	1-6	To clarify role of ESA
<p><b>RP-106</b> King County <del>((should))</del> shall incorporate the most promising actions to reduce emissions of greenhouse gasses or otherwise respond to climate change into future <u>land use and transportation planning</u>, economic development efforts, and natural resource management.</p>	1-6	<p><b>RP-106</b> King County shall incorporate <del>((the most promising actions to reduce emissions of greenhouse gasses or otherwise respond to climate change into future land use and transportation planning, economic development efforts, and natural resource management))</del> <u>into its land use and transportation planning, economic development efforts, and natural resource management the most promising actions to respond to climate change, especially those actions that will reduce emissions of greenhouse gasses.</u></p>	1-6	Exec version awkwardly drafted
<p><b>RP-108</b> The Comprehensive Plan Land Use Map is adopted as part of this plan. It depicts the Urban Growth Area, Rural Area, Resource Lands and other land uses. The Land Use Map at the end of this chapter generally represents the official Comprehensive Plan Land Use Map.</p>	1-6	<p><b>RP-108</b> The Comprehensive Plan Land Use Map is adopted as part of this plan. It depicts the Urban Growth Area, <u>Urban Growth Boundary</u>, Rural Area, Resource Lands and other land uses. The Land Use Map at the end of this chapter generally represents the official Comprehensive Plan Land Use Map.</p>	1-6	Added UGB as critical element depicted on Land Use Map.
		<p>1. Text changes (pp. 1-8 thru 1-9) 2. Adding examples to give context of types of plans (p. 1-10 1<sup>st</sup> para) 3. Adding examples of types of functional plans (p. 1-11 1<sup>st</sup> para)</p>	1-8, 1-9	<p>1. Use of acronyms, grammar or verb tense 2. Context 3. Context</p>
<p><b>RP-202</b> King County shall implement the Countywide Planning Policies through its comprehensive plan and through Potential Annexation Area, preannexation and other interlocal agreements with the cities.</p>	1-9	<p><b>RP-202</b> King County shall implement the Countywide Planning Policies through its comprehensive plan and through Potential Annexation Area, preannexation and other interlocal agreements with <del>((the))</del>its cities.</p>	1-9	clarity

Chapter One  
**KING COUNTY COMPREHENSIVE PLAN 2012**  
**EXECUTIVE PROPOSED / STRIKER MATRIX**

2012 policy or text changes as proposed by Executive.	Exec proposal (white book) page	striker language	striker (blue book) page	issue/rationale/amendment
<u>RP-206a Planning in King County shall be consistent with the King County Strategic Plan by:</u> <u>a. encouraging vibrant, economically thriving and sustainable communities;</u> <u>b. enhancing the county's natural resources and the environment;</u> <u>c. supporting safe communities; and</u> <u>d. providing equitable opportunities for all individuals.</u>	1-11	Policy deleted by Council		A whole new section in the introduction was added relating to KCSP. This policy becomes GP-108. See p. Introduction-18.

Chapter One

**KING COUNTY COMPREHENSIVE PLAN 2012  
EXECUTIVE PROPOSED / STRIKER MATRIX**

2012 policy or text changes as proposed by Executive.	Exec proposal (white book) page	striker language	striker (blue book) page	issue/rationale/amendment
---	---------------------------------	------------------	--------------------------	---------------------------

Existing policies (i.e. 2008) to which exec made no change	striker (blue book) did not change policies, except for possibly page in striker (blue book)
RP-109 & 110, p. 1-6	RP-109 & RP-110, pp.1-6 - 7
RP 203, p. 1-9	RP-203, p. 1-10
RP 204 through 206, pp. 1-10 - 11	RP-204 through RP-206, p. 1-11 - 12

Existing policies (i.e. 2008) to which exec made changes	Executive proposed changes included in striker (blue book), except for potentially page in striker (blue book)
RP-101, 1-5	RP-101, p. 1-5
RP-107 p. 1-6	RP-107, p. 1-6
RP-201, p. 1-7	RP-201, p.1-8

**KING COUNTY COMPREHENSIVE PLAN 2012  
EXECUTIVE PROPOSED / STRIKER MATRIX**

2012 policy or text changes as proposed by Executive.	Exec proposal (white book) page	striker language	striker (blue book) page	issue/rationale/amendment
	2-1	<p>Added the following paragraph to chapter intro:</p> <p><u>It is the goal of King County to work toward a model sustainable community to balance growth with natural resource protection while addressing climate change. Sustainable development creates a balance between people, economy and environment; balancing using resources to meet current needs while ensuring future generations can benefit from equivalent resources. Sustainable development seeks to achieve this goal by addressing the impacts of the built environment in which the residents of King County live and work. To highlight the importance of sustainable development and consolidate policies applicable to both rural and urban communities, text and policies regarding sustainable development for public projects have been moved to Chapter 8 Section II, (Facilities and Services), subpart D (Capital Facility Planning). Text and policies regarding sustainable development in the private sector have been moved to move to Chapter 9 Section V (Sustainable Development in the Private Sector)</u></p>	2-1	<p>To reduce redundancy of policies relating to sustainable development and surface water management that were found in three different chapters, including this chapter 2 in subpart IV have been moved to chapters 8 (re county development at pp. 8-26 thru 29) and 9 (re private development at pp. 9-15 thru 16).</p> <p>This paragraph was added to alert the reader and acknowledge the importance of these concepts to urban communities.</p>
<p><b>U-101</b></p> <p>Development within the Urban Growth Area should create and maintain safe, healthy and diverse communities. These communities should contain a range of affordable, <u>healthy</u> housing and employment opportunities, school and recreational facilities and should be designed to protect the natural environment and significant cultural resources.</p>	2-2	<p>Added new text added to paragraph preceding this policy:</p> <p><u>In short, they need to become and be sustained as "healthy communities." The design goals of healthy communities including making it easier for people to live healthy lives by: encouraging mixed land use and greater land density to shorten distances between housing, workplaces, schools and recreation so people can choose to walk or bike more easily to them. Incorporating good pedestrian and bicycle infrastructure, including sidewalks and bike paths that are safely removed from automobile traffic, fosters the use of non-motorized travel. People are more likely to walk to their destination if the distance is less than one-half mile ("walking distance") or to bike if the distance is less than three miles ("biking distance"). Healthy communities provide opportunities for people to be physically active and socially engaged as part of their daily routine and include access to open space and parks. Allowing people, if they choose, to age in place and remain in their community as their lifestyle changes or as they face changing physical capabilities contributes to a healthy community, as does ensuring access to affordable and healthy food,</u></p>	2-2	<p>Puts into context what are "healthy communities" and "healthy housing," terms used throughout this chapter:</p>

Chapter Two

KING COUNTY COMPREHENSIVE PLAN 2012  
EXECUTIVE PROPOSED / STRIKER MATRIX

2012 policy or text changes as proposed by Executive.	Exec proposal (white book) page	striker language	striker (blue book) page	issue/rationale/amendment
		<p><u>especially fruits and vegetables. An integral part of a healthy community is "healthy housing," which protects residents from exposure to harmful substances and environments, and reduces the risk of injury. These goals can be achieved, in part, through implementing building practices that promote indoor health.</u></p> <p>Also added "as well as" before the word schools in the 3rd line from the end of the policy</p>		clarity
<p><b>U-102</b></p> <p>The Urban Growth Area designations shown on the official Land Use Map includes enough land to provide the capacity to accommodate growth expected over the period <del>((2001-2022))</del> <u>2006-2031</u>. These lands should include only those lands that meet the following criteria:</p> <p>a. Are characterized by urban development <del>((which))</del> <u>that</u> can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools and other urban governmental services within the next 20 years;</p> <p>....</p> <p>(EXECUTIVE PROPOSED NO OTHER CHANGES TO REST OF POLICY)</p> <p>.....</p>	2-3	<p><b>U-102</b> The Urban Growth Area designations shown on the official Land Use Map include<del>((s))</del> enough land to provide the capacity to accommodate growth expected over the period 2006-2031. These lands should include only those lands that meet the following criteria:</p> <p>....</p> <p>e. Are included within the Bear Creek Urban Planned Development <del>((UPD))</del> sites; and</p> <p>.....</p>	2-3	Grammar changes
<p><b>U-103</b></p> <p>Parcels <del>((which))</del> <u>that</u> are split by the Urban Growth Area boundary line should be <u>reviewed for possible</u> <del>((redesignated))</del> <u>redesignation</u> to either all urban or all rural unless the parcel is split to recognize environmentally sensitive features, <u>geographic features</u>, <del>((or))</del> <u>the requirements of interlocal agreements, or the requirements of King County plans.</u></p>	2-3	<p><b>U-103</b> Parcels that are split by the Urban Growth Area boundary line should be reviewed for possible redesignation to either all urban or all rural <del>((unless))</del> <u>taking into consideration:</u></p> <p>a. <u>Whether</u> the parcel is split to recognize environmentally sensitive features<del>((;))</del>;</p> <p>b. <del>((t))</del> <u>The</u> parcel's geographic features;</p> <p>c. <del>((w))</del> <u>Whether</u> the parcel will be added to an adjoining city's <del>((p))</del> <u>Potential Annexation Area; and</u></p> <p>d. <del>((t))</del> <u>The</u> requirements of interlocal agreements, or the requirements of King County plans.</p>	2-4	Revised to provide better clarity of elements, including new one <del>((c))</del> whether the adjoining city agrees to add the land to its PAA

**KING COUNTY COMPREHENSIVE PLAN 2012  
EXECUTIVE PROPOSED / STRIKER MATRIX**

2012 policy or text changes as proposed by Executive.	Exec proposal (white book) page	striker language	striker (blue book) page	issue/rationale/amendment
<p><b>U-108</b></p> <p>King County supports land use and zoning actions that promote public health by increasing opportunities for every resident to be more physically active. Land use and zoning actions include: concentrating growth into the Urban Area, promoting urban centers, allowing mixed-use developments, and adding pedestrian and bicycle linkages</p>	2-5	Renumbered as U-107 and replaced the word "supports" with the phrase "should support"	2-6	Adds auxiliary verb
<p><b>U-109</b></p> <p>King County supports the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation and to promote <del>((health))</del> <u>healthy communities that encourage walking and bicycling</u>. Strategies may include exploring opportunities for <del>((J))</del> joint <del>((D))</del> development or <del>((F))</del> transit <del>((O))</del> oriented <del>((D))</del> development, siting civic uses in mixed-use areas, and leveraging or utilizing existing county assets in urban centers.</p>	2-5	<del>U-((409))108</del> King County <u>should</u> support((s)) the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation and to promote healthy communities( <del>that encourage walking and bicycling</del> ). Strategies may include exploring opportunities for joint development or transit <del>(-)</del> oriented development, siting civic uses in mixed-use areas, and leveraging or utilizing existing county assets in urban centers	2-6	Adds auxiliary verb and eliminates part of description of healthy community which is more fully described on p. 2-2
<p>Text:</p> <p><u>King County is successfully promoting and supporting policies and programs that focus on the health of students at school. However, the school environment is only one aspect of the overall health of the student. A new King County strategy, Healthy Routes to School, is presented in order to consider the impact the broader environmental factors have on the health of a student. This strategy focuses on the environment surrounding a school and the routes a typical student travels to school or nearby school-related destinations. A Healthy Routes to School strategy includes consideration of managing density of retail uses that primarily sell alcohol, tobacco, and low-nutrition products; enhancing green space sites; creating safe areas to walk and bicycle to school;</u></p>	2-7	King County is successfully promoting and supporting policies and programs that focus on the health of students at school. However, the school environment is only one aspect of the overall health of the student. <del>((A new King County strategy, Healthy Routes to School, is presented in order to consider the impact the broader environmental factors have on the health of a student. This strategy focuses on t))</del> The environment surrounding a school and the routes a typical student travels to school or nearby school-related destinations also <u>must be considered, including</u> ( <del>(. A Healthy Routes to School strategy includes consideration of))</del> managing density of retail uses that primarily sell alcohol, tobacco, and low-nutrition products; enhancing green space sites; creating safe areas to walk and bicycle to school; providing for transit and related facilities; and, reducing exposure to environmental toxins and other types of unsafe environments ( <del>(along routes to school))</del> ).	2-7, 8	Took out reference to Healthy Routes to Schools as no program has been implemented yet.

Chapter Two

KING COUNTY COMPREHENSIVE PLAN 2012  
EXECUTIVE PROPOSED / STRIKER MATRIX

2012 policy or text changes as proposed by Executive.	Exec proposal (white book) page	striker language	striker (blue book) page	issue/rationale/amendment
<p><u>providing for transit and related facilities, and reducing exposure to environmental toxins and other types of unsafe environments along routes to school.</u></p> <p><b>U-113a</b> Promote children's health by encouraging and supporting land uses in the environment surrounding a school and on travel routes to schools that complement and strengthen other formal programs, such as Safe Routes to School.</p>		<p><b>U-113((a))</b> <u>King County should</u> <del>((P))</del> promote children's health by encouraging and supporting land uses in the environment surrounding a school and on travel routes to schools that complement and strengthen other formal programs, such as Safe Routes to School.</p>		<p>Added auxiliary verb</p>
<p><b>U-118</b> King County shall seek to achieve through future planning efforts over the next twenty years, an average zoning density of at least <del>((seven to))</del> eight homes per acre in the Urban Growth Area through a mix of densities and housing types. <del>((A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment.))</del></p>	2-10	<p>Renumbered policy as U-119 and kept the last sentence of the policy</p>	2-11	<p>Because not sure that the conditions that make the last sentence operable have not been exhausted left that provision in.</p>
<p><b>U-119</b> King County should <del>((apply))</del> limit the application of the urban residential, low land use designation <u>and only use:</u> to protect floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and link these environmental features into a network of open space, fish and wildlife habitat and urban separators. The residential density for land so designated should be maintained at one unit per acre <del>((; provided that lands that are sending sites))</del> and further <u>protected through density transfers under the Transfer of Development Rights Program</u> <del>((may transfer density at a rate of at least four units per acre)).</del></p>	2-10	<p><del>U-((419))120</del> King County should limit the application of the urban residential, low land use designation <del>((and only use:))</del> to protect: floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and <u>the link these environmental features have</u> <del>((in))</del> to a network of open space, fish and wildlife habitat and urban separators. The residential density for land so designated should be maintained at one unit per acre, <u>and lands that are sending sites under the Transfer of Development Rights Program may transfer density at a rate of at least four units per acre</u> <del>((and can be further protected through density transfers under the Transfer of Density Rights Program)).</del></p>	2-11	<p>Revised to provide clarity of when limit density and that in such instances for TDR purposes maintain the incentive of 4 units per 1 acre. 1.</p>



KING COUNTY COMPREHENSIVE PLAN 2012  
EXECUTIVE PROPOSED / STRIKER MATRIX

2012 policy or text changes as proposed by Executive.	Exec proposal (white book) page	striker language	striker (blue book) page	issue/rationale/amendment
		<p><del>U-((423))124</del> Requests for increases in density of urban residential property zoned for one dwelling unit per acre <del>shall be considered unless ((must include a demonstration that)) the property ((does not)) meets the criteria</del> low land use designation in set forth in <del>((ef))</del> Policy U-<del>((419))120</del>.</p>	2-13	Striker revises this policy based on the revisions made to what is now U120 to provide better clarity
<p><b>U-124</b> King County shall <del>((not approve))</del> support proposed zoning changes to increase density within the Urban Area <del>((unless))</del> when consistent with the King County Comprehensive Plan Land Use Map and when the following conditions are present:</p> <p>a. The development will be compatible with the character and scale of the surrounding neighborhood;</p> <p>b. Urban public facilities and services are adequate, consistent with adopted levels of service and meet GMA concurrency requirements, including King County transportation concurrency standards;</p> <p>c. The proposed density change will not increase unmitigated adverse impacts on environmentally critical areas, either on site or in the vicinity of the proposed development;</p> <p>d. The proposed density increase will be consistent with or contribute to achieving the goals and policies of this comprehensive plan, and subarea plan, if applicable; and</p> <p>e. <del>((The proposal is consistent with the adopted city comprehensive plan for the Potential Annexation Area where the rezone is located if the proposed density exceeds eight dwelling units per acre. If the city is not planning for urban densities and efficient land use patterns consistent with the Countywide Planning Policies, then this paragraph shall not apply.))</del> The development is in close proximity to transit hubs or</p>	2-12	<p><del>U-((424))125</del> King County <del>((shall))</del> <u>should</u> support proposed zoning changes to increase density within the Urban Area when consistent with the King County Comprehensive Plan Land Use Map and when the following conditions are present:</p> <p>a. The development will be compatible with the character and scale of the surrounding neighborhood;</p> <p>b. Urban public facilities and services are adequate, consistent with adopted levels of service and meet GMA concurrency requirements, including King County transportation concurrency standards;</p> <p>c. The proposed density change will not increase unmitigated adverse impacts on environmentally critical areas, either on site or in the vicinity of the proposed development;</p> <p>d. The proposed density increase will be consistent with or contribute to achieving the goals and policies of this comprehensive plan, and subarea plan, if applicable; <del>((and))</del> <u>or</u></p> <p>e. The development is <del>((in close proximity to transit hubs or regular transit service, is))</del> <u>within walking distance of transit corridors or transit activity centers</u>, retail and commercial activities, and is accessible to parks and other recreation opportunities.</p>	2-13	Changed should to shall because of listing and allowing flexibility depending on the number of criteria met. In subsection e changed to match language used in Metro's Service Guidelines

