



## King County

### **Dow Constantine**

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March 5, 2014

The Honorable Larry Phillips  
Chair, King County Council  
Room 1200  
COURTHOUSE

Dear Councilmember Phillips:

This letter transmits an ordinance adopting 2014 amendments to the King County Comprehensive Plan (2014 Update) in conformance with the annual cycle of minor amendments set forth in King County Code (KCC) 20.18.030. The annual cycle is limited to technical updates and corrections and amendments that do not require substantive changes to policy language. It may include redesignation proposals under the Four-to-One program. The 2014 Update includes two land use proposals:

#### Vashon Island Amendments

This proposed ordinance will fully implement the provisions of Ordinance 17710, which amended KCC Title 21A to allow recreational marijuana uses in various zoning districts throughout the County. It will complete the County's zoning framework for recreational marijuana uses allowed under Initiative 502.

Ordinance 17710 provides for recreational marijuana uses in Community Business (CB) and Industrial (I) zoning districts. The current zoning on Vashon Island restricts the allowed uses on CB and I zoned properties within the town center. This ordinance will add recreational marijuana uses to the list of allowed uses in the CB and I zones.

This ordinance amends property-specific zoning conditions VS-P29 (restricting uses in CB zones) and VS-P30 (restricting uses in I zones). It adds recreational marijuana producer, processor and retailer uses to the list of allowed uses in the CB zone, and adds recreational marijuana producer and processor uses to the list of allowed uses in the I zone.

A public meeting on Vashon Island was held on February 19, 2014, to gather comments on these proposed amendments. The Department of Permitting and Environmental Review (DPER) received over 150 comments; a variety of perspectives were represented and an

additional approximately 75 names were added to the “parties of record” list. A summary of DPER’s public involvement process is included as part of this transmittal.

#### Rainier Ridge Four-to-One Proposal

The King County Four-to-One Program allows limited expansions of the Urban Growth Area (UGA). For each acre of land added to the UGA, four acres of rural land must be dedicated as permanent open space. The King County Comprehensive Plan and the King County Code allow Four-to-One proposals to be considered during the annual cycle. DPER received a timely docket request in 2013 for Rainier Ridge. Approval of the proposal requires amendments to the Comprehensive Plan to extend the UGA and to redesignate a portion of the site from Rural Area to Urban Reserve. The City of Maple Valley has stated its intent in writing to annex the newly created urban area if the Four-to-One proposal is approved by County Council. This ordinance amends the Potential Annexation Area map to add Rainier Ridge to the City of Maple Valley’s PAA. The Rainier Ridge UGA change will be submitted to the Growth Management Planning Council in 2014 for review and approval.

This proposal would add 14 acres to the UGA adjacent to the City of Maple Valley and would create approximately 57 acres of dedicated open space adjacent to the Black Diamond Natural Area (owned by King County). The area added to the UGA will be annexed by the City of Maple Valley prior to actual development. Maple Valley has provided verbal and written support for the project and of their intent to process the development permits.

The Four-to-One Program required a formal public notification and application review process through DPER, and a public hearing before the Hearing Examiner. DPER and the Hearing Examiner provided a path for approval of the proposal with conditions. The Executive recommends approval of the proposal with the conditions which are laid out in the enclosed comprehensive plan amendment.

#### King County Strategic Plan

Adoption of the King County Strategic Plan in 2010 created a unified vision to guide County government in its policies, programs and operations. The 2014 Update helps integrate the goals of the Strategic Plan by recognizing the role of land use planning in shaping an environmentally sustainable and economically viable future for all people in King County.

Adoption of the 2014 Update addresses:

- Promoting consistency in the land uses allowed throughout the County;
- Protecting and sustaining rural communities by supporting the rural economy;
- Supporting economic vitality by encouraging the location of jobs and housing in the same community; and
- Integrating environmental sustainability by increasing the greenbelt between urban and rural areas through additional passive recreational open space.

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Required public notice and State Environmental Policy Act (SEPA) Procedures

In accordance with KCC 20.18.110, the 2014 Update must be advertised in a newspaper of general circulation at least thirty days before the Council's public hearing. Pursuant to KCC 20.18.120, changes to area zoning must be advertised in a newspaper of general circulation in the areas where the new zoning is proposed at least 30 days before the Council's public hearing. Under KCC 20.18.150 and RCW 36.70A.106, within ten days of adoption, the Council must transmit the 2014 Update to the state and provide published notice in the official county newspaper.

SEPA review is underway and will be completed in advance of any action by the King County Council.

If you have any questions about this transmittal, please contact John Starbard, Director of the Department of Permitting and Environmental Review, at 206-477-0382.

Thank you for your consideration of this ordinance. This legislation will provide consistency in the County's regulation of marijuana uses under Initiative 502, and will create new permanent open space for King County residents to enjoy.

Sincerely,



Dow Constantine  
King County Executive

Enclosures

cc: King County Councilmembers  
    ATTN: Michael Woywod, Chief of Staff  
          Anne Noris, Clerk of the Council  
Carrie S. Cihak, Director, Policy and Strategic Initiatives, King County  
    Executive Office  
Dwight Dively, Director, Office of Performance, Strategy and Budget  
John Starbard, Director, Department of Permitting and Environmental Review