

# 2020 Amendment to the 2016 King County Comprehensive Plan

King County Council  
Mobility and Environment Committee  
Briefing

November 5, 2019

# Today's Presentation

- ▶ Brief Overview, then Q&A
  - ▶ Summary of Process
  - ▶ Summary of Amendments & Studies
- ▶ Presenters
  - ▶ Lauren Smith, Director of Regional Planning, Office of Performance, Strategy and Budget (PSB)
  - ▶ Ivan Miller, Comprehensive Plan Manager, PSB

# What is the Comprehensive Plan

- ▶ The King County Comprehensive Plan **guides growth and development** in the unincorporated areas of King County and sets County policy on major issues, including annexations, transportation, urban area boundaries, and environmental protection.
- ▶ The Plan is **implemented through development regulations** in the King County Code, such as land use, the urban growth area boundary, forest and agricultural district boundaries, zoning, planning, land segregation, sewer and water, and more.

# Summary of Process

- ▶ First four-year “Midpoint Update”
- ▶ Based in goals in 2018 Restructure Ordinance
- ▶ Directs that topics be limited to those adopted in Scope of Work, per policy and code

## Timeline

- ▶ Jan. 2019: Executive Proposed Scope of Work Transmitted
- ▶ Feb. 2019: Scope of Work Adopted
- ▶ July 2019: Public Review Draft and Comment Period
- ▶ Sep. 2019: Executive Recommended Plan Transmitted
- ▶ Council Review Process
- ▶ June 2020: Plan Scheduled for Adoption

# Summary of Amendments & Studies

## Major Thematic Areas

- ▶ Land Use and Zoning Map Changes
- ▶ Housing
- ▶ Public Health and Environment
- ▶ Equity Analysis
- ▶ Other Policy Reviews and Updates

# Deeper Dive on Amendments & Studies

- ▶ Land Use and Zoning Map Changes
  - ▶ Agricultural Production District boundary changes: Snoqualmie Valley and Sammamish River
  - ▶ Urban Growth Area boundary changes: East Cougar, Woodinville, Maple Valley
  - ▶ Increased densities: White Center Hub
  - ▶ Establish Land Use & Zoning: Bear Creek Urban Planned Development
  - ▶ Floodplain Densities Special District Overlay: Remove from all properties
  - ▶ Shoreline Designations: Shoreline list, Shoreline designations

# Deeper Dive on Amendments & Studies

## ▶ Housing

- ▶ Four to One: Linkage to annexation, evaluation criteria changes, fix level of review, clarify linkage to docket
- ▶ Cottage Housing: Remove maximum site size, address design issues, update parking and garage provisions
- ▶ Transfer of Development Rights: Net positive tax benefits, expand to address underserved equity areas
- ▶ Residential Density Incentive: Recommendations for future consideration in Regional Affordable Housing work
- ▶ Accessory Dwelling Unit: Reduce minimum lot size, establish regulations for Accessory Living Quarters
- ▶ County Owned Properties and Affordable Housing: Inventory work
- ▶ Regional Affordable Housing Strategy: Recognize in Plan

# Deeper Dive on Amendments & Studies

## ▶ Public Health & Environment

- ▶ Sea Level Rise: establishes risk area, elevation, well, and steep slope setback requirements
- ▶ Fossil Fuel Facilities: proposed changes to zoning code definitions, permitted zones, permitting processes, periodic review process
- ▶ Vaping products: consistency with state law and board of health code, additive to tobacco regulations

## ▶ Equity Analysis

- ▶ Based on Equity Impact Review (EIR) tool process
- ▶ Organized by EIR phases for each Scope of Work item



# Deeper Dive on Amendments & Studies

- ▶ Other Policy Reviews and Updates
  - ▶ Agricultural Production District Offsite Mitigation: proactive approach, refined criteria and sequencing
  - ▶ Organics Composting: numerous areas available, no proposed changes to code or policy
  - ▶ Non-Resource Industrial Uses in Rural Area: clarifies policies to limit expansion and establishment of new uses and areas
  - ▶ Transportation Appendix: minor updates
  - ▶ Transportation Needs Report: updates to inventories, lists of projects, financial assumptions

# Discussion

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[www.kingcounty.gov/council/CompPlan/  
2020compplan.aspx](http://www.kingcounty.gov/council/CompPlan/2020compplan.aspx)

