

Summary of Proposed Changes to the King County Code King County Comprehensive Plan 2012

Title 4 – Funds

- Update reference to Chicago Climate Exchange

Title 14 – Roads and Bridges

- Update non-motorized vehicle program code to reflect the policy changes in the proposed comprehensive plan and align with the King County Strategic Plan, Strategic Plan for Public Transportation, and Strategic Plan for Road Service and integrate Equity and Social Justice principles.

Title 16 – Building and Construction Standards

- Forest practices
 - Exempt from building permit requirement construction of forestry related accessory buildings less than 200 sq. ft.
 - Modify forest practice provisions to conform to recent state law changes redefining what forest practices King County regulates
 - Clarify application of moratorium under the Forest Practices Act
- Clearing and Grading
 - Modify clearing and grading thresholds to establish different thresholds for urban and rural sites
 - Clarify definition of "cumulative clearing"

Title 19A – Land Segregation

- Clarify standards for boundary line adjustments to eliminate loopholes that allow circumvention of subdivision requirements
- Disallow innocent purchaser status after seller has been notified to cease illegal segregations

Title 20 – Planning

- Application process
 - Update preapplication provisions to clarify when preapplication meeting is required
 - Update requirements for a complete application
 - Modify requirements for providing public notice in the rural area
 - Create a process for an "administrative conditional use" that allows public notice and comment and conditions, but is not subject to hearing examiner appeal
- Consider exemption from SEPA greenhouse gas reporting requirement for projects below certain thresholds, e.g. single family residences and short subdivisions

- Landmarks and Historic Preservation
 - Allow additional flexibility for development that will serve to preserve historic buildings
 - Clarification to landmark designation process

Title 21A – Zoning

- Permitted uses
 - Modify permitted uses related to forest product processing
 - Alternative energy, e.g. solar, wind, etc.
 - Transportation projects by public agencies other than WSDOT, e.g. Sound Transit
 - Allowance for some additional density on sites listed on historic registers
 - Clarify standards for materials processing facilities
- Agriculture and Forestry
 - Aquatic habitat restoration projects in the APDs
 - Clarify standards for placing farm pads in flood hazard areas
 - Clarify when farm plan is needed for regulatory flexibility
 - Modify standards governing temporary agricultural worker housing
 - Clarify circumstance when hog fuel is not considered to be fill within a flood hazard zone
 - Develop alternative mitigation standards for new development of existing farm fields that are classified as wetlands
 - Clarify when forest practices are allowed within open space, resource, and critical area tracts
- Critical Areas
 - New definition of "effective base flood storage volume"
 - Update provisions for designating volcanic hazard areas
 - Modify provisions for coal mine hazard areas to implement proposed changes in policy
 - Modify wildlife species protections based on changes to lists on comprehensive plan
 - Clarify standards for maintenance of utilities not located in a right of way or utility corridor
 - Modify standards for off-site mitigation
 - Expand allowance for vegetation management
 - Allow new bridges within critical areas
 - Create an administrative exception process for selected, minor projects that is simpler than the alteration exception
 - Make alteration exceptions valid for a specified period of time
 - Define a site to include lands only above the ordinary high water line
 - Modify requirements for off-site mitigation to make it a more feasible option
 - Clarify mitigation requirements for public vs. private utility facilities
- TDR modifications to be consistent with comp plan policy changes