

# **NOTICE OF PUBLIC HEARING**

## **2016 Amendment to the King County Comprehensive Plan Proposed Substitute Ordinances 2016-0155.2 and 2016-0159.2**

NOTICE IS HEREBY GIVEN that the Metropolitan King County Council (Council) will hold a public hearing in the Council Chambers on the 10th Floor of the King County Courthouse, 516 Third Avenue, Seattle, WA, on Monday, November 28, 2016, beginning at 1:30 p.m. The purpose of this public hearing is to consider adoption of Proposed Substitute Ordinances (PSO) 2016-0155.2 and 2016-0159.2 (hereinafter “subject legislation”) adopting amendments to the 2012 King County Comprehensive Plan, and as amended in 2014, (KCCP) and the 2016 Real Property Asset Management Plan (RAMP).

### **Public Hearing**

King County encourages public comment at the November 28 public hearing. Testimony is limited to two minutes per individual speaker or five minutes for an individual speaking on behalf of a group in attendance at the meeting. If you wish to submit written materials for the Councilmembers’ review, please provide 15 copies to the Council Clerk. Testimony sign-up will begin at 1:00 pm. November 28 in the lobby outside the Council Chambers. Comments can also be submitted at any time by emailing [CouncilCompPlan@kingcounty.gov](mailto:CouncilCompPlan@kingcounty.gov) or clicking on the “submit online testimony” button on the Council’s KCCP webpage: <http://www.kingcounty.gov/council/2016compplan.aspx>. If you prefer to call, mail, or fax your comments to Councilmembers, please call the Council office at (206) 477-1000 for addresses and/or numbers.

### **For More Information**

The complete text of the subject legislation is available in the Council Clerk’s office, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, WA. Complete public review copies will also be available at the following locations:

- <http://www.kingcounty.gov/council/2016compplan.aspx>
- <http://mkcclegisearch.kingcounty.gov> (Type in the Ordinance Number, 2016-0155 or 2016-0159)

For background information on the proposed 2016 Amendments to the KCCP, please visit the Council’s 2016 Comprehensive Plan Update website at <http://www.kingcounty.gov/council/2016compplan.aspx>.

### **Summary**

Proposed amendments to the KCCP and RAMP were transmitted by the King County Executive on March 1, 2016 and reviewed by the Council's Transportation, Economy and Environment (TREE) Committee. The TREE Committee completed its review on September 20, 2016 and reported out to the full Council striking amendments to the subject legislation, with a “do pass” recommendation.

Proposed 2016 KCCP policy amendments, contained in Attachment A to PSO 2016-0155.2, as reported out of the TREE Committee, would affect the following chapters in the KCCP: Introduction; Regional Planning Growth Management Planning; Urban Communities; Rural Areas and Natural Resource Lands; Housing and Human Services; Environment; Shorelines; Parks, Open Space and Cultural Resources; Transportation; Services, Facilities and Utilities; Economic Development; Community Service Area Planning; Implementation, Amendments and Evaluation; and the Glossary. Proposed amendments to the land use map and/or zoning atlas are contained in Attachment B to PSO 2016-0155.2. Also proposed are: updates to the Technical Appendices (Attachments D through I to PSO 2016-0155.2); adoption of the Skyway West Hill Action Plan (Attachment J to PSO 2016-0155.2); and an amendment to the Vashon Town Plan (Attachment K to PSO 2016-0155.2). Proposed changes to the development code are also included in PSO 2016-0155.2.

Proposed RAMP amendments, as reported out of the TREE Committee, would affect the update requirements and schedule for the RAMP and would decouple future RAMPs from the KCCP. The 2016 RAMP, contained in Attachment A to PSO

2016-0159.2 as reported out of the TREE Committee, would also amend the following sections in the RAMP: Facility Management Policies; Policy Implementation Strategies; and Space Use and Planning.

## **Final Consideration**

In addition to the proposed amendments contained in the subject legislation, and as amended in committee, Councilmembers may offer additional amendments for consideration by the Council. As a result, persons interested in any of the issues raised in the subject legislation should make their views known at the public hearing on November 28, 2016. Amendments that may be considered for adoption by the Council on December 5 or thereafter include, but are not necessarily limited to:

- any amendment contained in the Executive's proposed versions of the subject legislation (either in the Public Review Draft or as transmitted);
- any amendment to the subject legislation passed out committee;
- any amendment offered or discussed during the review of the subject legislation in committee;
- any matter preserved for consideration by the Council by a member during the committee meetings;
- any amendment regarding the Growth Management Planning Council's (GMPC) recommendations to move the Urban Growth Area (UGA) boundary in the County's comprehensive plan updating process; and
- any other proposed amendment that is within the scope of the alternatives and has been available for public comment.

A copy of Proposed Substitute Ordinances 2016-0155.2 and 2016-0159.2 will be mailed upon request to the Clerk of the Council, Room 1200, King County Courthouse, 516 Third Avenue, Seattle, WA 98104, telephone 206-477-1020. They are available on the Internet at:

- <http://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=2594294&GUID=050D99B0-CE2F-4349-BD0D-46D46F673458&Options=ID|&Search=2016-0155>, and
- <http://mkcclegisearch.kingcounty.gov/LegislationDetail.aspx?ID=2594431&GUID=3C85F2A0-F5A9-4F93-922A-4D285AC9C596&Options=ID|&Search=2016-0159>, or
- [http://www.kingcounty.gov/council/clerk/ordinances\\_advertised.aspx](http://www.kingcounty.gov/council/clerk/ordinances_advertised.aspx).

Dated at Seattle, Washington, this 17th day of October 2016.

METROPOLITAN KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON  
Melani Pedroza  
Acting Clerk of the Council

The pages that follow contain a summary of the significant proposed changes to the KCCP, the guiding policy document for all land use and development regulations in unincorporated King County, and for such countywide regional services as transit, solid waste, wastewater treatment, parks, trails and open space. This Plan is required by the state Growth Management Act (GMA).

The Council's TREE Committee held twelve meetings on the 2016 KCCP update, which included the opportunity for public testimony in committee at each of those meetings. A special evening Committee of the Whole meeting was also held in Covington to hear public testimony on the legislation. Public comments were also received via mail, e-mail and the web.

# OVERVIEW OF PROPOSED AMENDMENTS

## COMPREHENSIVE PLAN POLICY AMENDMENTS (ATTACHMENT A TO PSO 2016-0155.2)

### Changes across all chapters

- Replacement of all acronyms with their full names throughout the Plan.
- Where appropriate, references to the “Urban Area” or the “Urban Growth Area” are restated as the “Unincorporated Urban Area” when the intent is to apply the policy only to areas where King County has local government authority, as opposed to policies that provide regional government policy guidance that would apply to both unincorporated areas and cities.
- The definition for “Rural Area” is updated to clarify it is a collective geography that includes Rural Towns, Rural Neighborhood Commercial Centers, and rural residential zoned properties (RA-2.5, RA-5, RA-10, and RA-20). The terminology for “Rural Cities” is also updated to be “Cities in the Rural Area”. Where appropriate, references to these terms are updated throughout the plan.
- Acknowledges the County’s role as both a local and regional government.
- Current demographic information and technical references to adopted planning documents and terminology are also updated throughout the plan.
- Updates to background text for various policies.

### Introduction

- Consolidates the Introduction into Chapter 1: Regional Growth Management Planning to streamline Plan and remove redundancy.

### Chapter 1: Regional Growth Management Planning

- Consolidates the Introduction into Chapter 1 to streamline Plan and remove redundancy.
- Clarifies that the County shall strive to develop attractive, safe and accessible communities in both urban and rural areas, at appropriate service levels.
- New policy gives direction for participating in regional partnerships, including those related to the Eastside Rail Corridor (ERC).
- Amends Guiding Principles policies to inform more detailed policies in the topical chapters of the KCCP, including:
  - Directing the County to seek to ensure that benefits and impacts of County activities are equitably distributed.
  - Removing the “economically feasible” qualifier to pursuing opportunities for preservation and maintenance of open space lands.
  - Clarifying that the County will support growth consistent with adopted growth targets.
  - Including new Equity and Social Justice (ESJ) text that includes how the Determinants of Equity, disparate outcomes, and Equity Impact Review Tool (EIRT) are used in land use planning and implementing the KCCP.
  - Directing that the County will seek to proactively address issues of equity, social, and environmental justice when evaluating and implementing its land use policies.
  - Directing the County to consider inequities and disparities that may be caused by climate change.
- Revises text and policies to be consistent with current King County Strategic Plan (KCSP) goals.
- Updates land use map.

## **Chapter 2: Urban Communities**

- Moves housing policies into a new chapter, Chapter 4 Housing and Human Services.
- Strengthens ESJ considerations in unincorporated urban areas.
- Clarifies that the capacity to accommodate growth in the UGA is calculated on a countywide basis.
- Includes new support for increasing access to healthy, affordable retail and local foods, as well as the creation of mixed-use food innovation districts.
- New policy encourages compact communities that transit can serve efficiently and effectively to coordinate with policy language in Chapter 8 Transportation.
- Requires, rather than encourages, the County to promote children's health by supporting urban land uses that compliment programs such as Safe Routes to School.
- Updates growth targets table to reflect areas that have annexed into cities.
- New policy encourages zoning policies and tools that increase density and affordable housing opportunities.
- Encourages development standards and increased coordination with cities to incentivize annexations.
- Encourages and incentivizes Green Building techniques for private development.
- Provides encouragement to allow the creation of local improvement districts.
- Encourages common facilities to be smoke-free.
- Preserves Four-to-One program.
- Adds new text and policy direction in support of the dual use and multiple objective goals of the ERC.
- New policy encourages the County to seek authority to impose taxes in unincorporated urban areas consistent with the taxing authorities and rates of cities.
- Directs that the County will work with the GMPC to develop a plan to move the remaining unincorporated urban Potential Annexation Areas (PAAs) towards annexation.
- Updates PAAs map and Urban Centers map.

## **Chapter 3: Rural Areas and Natural Resource Lands**

- Strengthens ESJ considerations in rural and natural resource areas.
- Encourages a broad range of public engagement.
- Clarifies that encouraged uses in the Rural Area should not include primarily urban-serving facilities.
- Encourages protection of pollinators in pest management strategies.
- Amends policies related to the Transfer of Development Rights (TDR) Program to: require a study for use of TDR receiving densities in formal subdivisions; allow TDR amenity funding in unincorporated urban areas; and clarify TDR sending site allocations consistent with the current code.
- Further recognizes the role of tourism in the Rural Area.
- Promotes management of stormwater runoff and associated pollutants and encourages Low Impact Design (LID) principles, consistent with the County's National Pollutant Discharge Elimination System (NPDES) permit requirements.
- Encourages Green Building codes for private development.
- Provides further support for Farmers Markets and increasing access to healthy, affordable local food. Also encourages building a more sustainable and resilient local food system, supportive of the Local Food Initiative.
- Integration of the King County Strategic Climate Action Plan (SCAP) goals in lead-in text.
- New policy requires the County to promote children's health by supporting rural land uses that compliment programs such as Safe Routes to School.
- Supports mining policies and practices that minimize conflicts with neighboring land uses and mitigate environmental impacts.

- New policies encourages agricultural and agricultural-supportive activities, as well as Best Management Practices (BMPs) and other sustainable farming methods, on land where the County has financial investments.
- Maintains requirement for a watershed-level planning effort to identify future projects in Agricultural Production Districts (APDs) while protecting the viability of farming. New text and policy also reflects the work of the Snoqualmie Valley watershed planning effort that is ongoing.
- Supports improving drainage and the availability and efficiency of water for agriculture.
- Directs consideration of climate change impacts from coal mined for energy production.
- Encourages state and federal review of proposals for underground mining, oil and gas extraction consider regional impacts from transport and assessment of climate change impacts from end-use.
- Updates Agriculture and Forest Lands map and Mineral Resources map.

#### **Chapter 4: Housing and Human Services**

- Creation of a new chapter that addresses King County’s regional role in promoting housing choice and opportunity, as well as regional health and human services.
- Strengthens ESJ considerations in how we support the housing needs of and the health and human services offerings for County residents, and clarifies of the range of particularly vulnerable communities.
- Moves housing policies from Chapter 2 Urban Communities into Chapter 4, which causes most of the housing policies to now apply to both urban and rural unincorporated King County, rather than just in urban areas.
- New policy encourages regional efforts related to tenant protections.
- Encourages a wide range of housing options throughout the county, including the preservation of current and development of new affordable housing.
- Supports housing stability, and a new policy directs work to reduce and prevent displacement of very low to moderate income households from transit oriented locations.
- Encourages coordinating regional affordable housing funding, resources, and programs and provides linkages to targets adopted in the Countywide Planning Policies (CPPs).
- New text and policy directs regional work to develop a affordable housing plan to meet housing needs
- Strengthens housing linkages with transportation, particularly in aligning affordable housing and transit.
- Adds mandatory programs to the list of housing tools for the County to use in its role as a regional convener and administrator.
- Encourages micro-housing and other types of affordable, high-density housing.
- Responds to the region’s homelessness crisis and supports the King County All Home Plan.
- Requires Green Building standards for affordable housing.
- Clarifies surplus property policy.
- Incorporates goals for healthy communities and healthy housing, including addressing smoke-free housing, lead poisoning and gun violence.
- Identifies the County’s efforts to define, build, sustain and coordinate regional human service-delivery systems.
- Emphasizes services and opportunities that are prevention-focused, strengthen resilience and may reduce needs for costlier, acute care or crisis interventions.
- Provides direction to lead and support place-based initiatives.
- Addresses the social determinants of health and the built environment.
- Provides direction to develop and implement mandated county-wide specialty systems.
- Identifies improvements for participation in program development and delivery by residents living in communities with disproportionate outcomes.

## **Chapter 5: Environment**

- New policy directs consideration of environmental and climate justice impacts, including use of the Equity Impact Review Tool to address impacts of climate change.
- Updates policies to be consistent with state laws and regulations, including stormwater management regulations to be consistent with the County’s NPDES permit requirements.
- Requires, rather than encourages, certain environmental actions related to monitoring, stewarding public lands, integration of habitat considerations in capital projects, and reviewing fish and wildlife surveys and assessments.
- Require the County to take actions to moderate impairments to water quality that are caused by human activities, versus impairments as a whole.
- Reflects updated Puget Sound Partnership Action Agenda.
- Memorializes authority to establish a noxious weed board and management program.
- Updates to be consistent with SCAP, including updating facts about climate change impacts and the targets and strategies of the SCAP.
- Clarifies County’s reporting on greenhouse gas (GHG) emissions reductions.
- Clarifies County’s long term GHG emissions reduction goals.
- New policies reflect commitments towards carbon neutral County government operations.
- Requires development and implementation of an operational “cost of carbon”.
- Includes new direction to prepare for the impacts of climate change.
- Supports a limits and market-based price on carbon pollution and other GHG emissions.
- Updates direction on insecticide and herbicide use.
- Clarifies salmon recovery monitoring requirements.
- Clarifies intent for buffer and vegetation requirements related to habitat protection.
- Updates when alterations and/or mitigation for impacts to wetlands are allowed.
- Encourages collaboration with local and state agencies to identify and reduce pollutants that affect aquatic life or human health in lake and marine waters.
- Encourages evaluation and mitigation, where appropriate, of impacts on groundwater and domestic water supplies.
- Supports collaboration to proactively address failing septic systems, particularly in environmentally sensitive areas.
- New policy address creation of a beaver management program.
- New policies direct how to approach flood hazard areas, including exceeding minimum federal standards through the National Flood Insurance Program.
- Requires County planning to incorporate actions that would prepare for and reduce impacts from natural hazards (earthquakes, flooding and landslide risk), including mapping of and sharing information on landslide hazard areas.
- Updates Wildlife Habitat Network and Public Ownership map.

## **Chapter 6: Shorelines**

- Technical updates and clean-up.
- Updates Shorelines of the State map.

## **Chapter 7: Parks, Open Space and Cultural Resources**

- Strengthens ESJ considerations in parks and open space planning and facilities, and maintains commitment to consider equity in the open space system to help in the reduction of health disparities.
- Supports public-private funding opportunities for trail development and maintenance.
- Adds new text and policy direction in support of the dual use and multiple objective goals of the ERC.
- New policy acknowledges the diverse roles of multi-use sites.

- Supports the Executive’s work program to protect and conserve land and water resources.
- New policy encourages the County to develop management plans for open space sites.
- New policy requires use of integrated pest management principles.
- New policies direct additional public participation and engagement.
- Updates King County’s Open Space System map.

## **Chapter 8: Transportation**

- Strengthens ESJ considerations in transportation planning, services and facilities, including consideration of equity impacts and benefits.
- Minor chapter restructures.
- New policies address role of strategic plans for the Ferry District, Roads Services Division, and King County International Airport (KCIA).
- Clarifies emergency management planning and roles, consistent with the County’s Comprehensive Emergency Management Plan.
- New policy supports alternative service options for areas not well suited to fixed route transit.
- New policy directs refinements to the concurrency management methodology.
- Clarifies regional and local active transportation infrastructure (including bicycle and pedestrian facilities) planning efforts.
- Reflects the County’s employee transportation programs.
- Updates tolling and high-occupancy references and goals to reflect current state programs and methodologies.
- New policies direct considerations and goals for providing passenger-only ferry service.
- Clarifies framework for roadway investments and closures, consistent with the Strategic Plan for Road Services.
- New policy provides guidance for operations, services, and facilities at the KCIA.
- Encourages use of low-carbon fuels, zero-emission technologies, and strategies to reduce GHG emissions from County fleets, vessels and off-road vehicles.
- Clarifies considerations to be included in assessment of revenue shortfalls.
- Reflects recommendations from Bridges and Roads Task Force to pursue new funding sources for transportation system investments, and that those sources should not be regressive.
- Adds new text and policy direction in support of the dual use and multiple objective goals of the ERC.
- New policy encourages working with partners to address truck parking in high-demand locations while being supportive of GHG reducing technologies.

## **Chapter 9: Services, Facilities and Utilities**

- Relocates housing and human services text policies to Chapter 4 Housing and Human Services.
- Strengthens ESJ considerations in County planning, services and facilities, including encouraging addressing historic inequities, requiring translation processes, and directing utilization of the EIRT.
- Clarifies roles of the County as both a regional and local service provider, as well as local roles of other jurisdictions and special purpose districts.
- Strengthens connections to and consistency with the GMA.
- Encourages community service providers to share facilities.
- Supports County facilitation of renewable energy production and usage.
- New policies direct planning for County facilities and the development of the RAMP.
- Reflects SCAP goals, including encouraging net-zero GHG emissions associated with new residential and commercial buildings, as well as in new County capital construction projects, by 2030.

- New policies reflect commitments towards carbon neutral County government operations.
- Updates LEED certification requirements for County capital facilities, consistent with the current King County Code.
- Requires water efficiency and conservation, reduced water consumption, and regenerative and net positive resources in County buildings and operations.
- Supports consistency with policies R-326 and R-327 in siting of schools.
- Clarifies responsibilities for connections for public water systems.
- Clarifies when sewer service is allowed in the Rural Area or on Natural Resource Lands.
- Updates solid waste goals, including waste reduction, increased recycling, maximizing system efficiencies, and energy recovery.
- Promotes management of stormwater runoff and associated pollutants and encourages Low Impact Design (LID) principles, consistent with the County's NPDES permit requirements.
- Supports collaboration to proactively address failing septic systems, particularly in environmentally sensitive areas.
- Directs increasing use of GHG reducing fuels, all-electric battery buses, and carbon offsets and other environmental attributes for purchase.
- Clarifies energy considerations and life-cycle costs in procurement decisions.
- Encourages that hydropower projects not be located within a Protected Area as designated by the Northwest Power and Conservation Council.
- New policies address risks and impacts of oil-by-rail transport.

## **Chapter 10: Economic Development**

- Strengthens ESJ considerations in economic development planning.
- Supports workforce development and skill training, including opportunities for youth.
- Encourages partnerships with other regional organizations.
- Includes the Local Food Initiative in policy considerations, including support for food innovation districts.
- Supports regional and international trade.
- Encourages community based efforts to retain existing small business.
- Supports infrastructure in locations and at a size and scale that is consistent with the KCCP.
- Supports adequate and high-quality technology infrastructure to meet demand.
- Promotes management of stormwater runoff and associated pollutants and encourages Low Impact Design (LID) principles, consistent with the County's NPDES permit requirements.
- Promotes Green Building practices.
- Updates Rural Economic Strategies (RES) text and policy to reflect current RES Plan and practice.

## **Chapter 11: Community Service Area Planning**

- Includes text to reflect new Community Service Area (CSA) subarea planning program.
- Restructures community plan policies to follow the CSA geographies.
- Technical updates and clean-up.

## **Chapter 12: Implementation, Amendments and Evaluation**

- Further integration of ESJ principles, including new text on locally unwanted land uses and a new policy calling for consideration of ESJ in developing zoning and development regulations and in evaluating land use decisions.

- Removes consideration of a mining site conversion demonstration project as part of the annual KCCP update cycle. Also adds allowance for annual amendments resulting from subarea studies that do not require substantive changes to policy language and allows an annual amendment related to wastewater services for a Rural Town.
- Updates Buildable Lands Program text to reflect current methodology.
- Moves the KCCP Workplan from the adopting ordinance to Chapter 12 of the Plan. The 2016 KCCP Workplan includes the following actions:
  - Initiation of Community Service Area Planning Program as directed by Chapter 11, and transmittal of applicable subarea plans as part of the annual KCCP update cycle.
  - Development and transmittal of KCCP Performance Measures Program.
  - Implementation of and reporting on TDR Unincorporated Urban Receiving Area Amenity Funding Pilot Project.
  - TDR Program review and annual reporting, including a study of tax revenue impacts, a pilot project and potential program changes to achieve additional policy objectives, and possible performance criteria.
  - Review and reporting on 2016 KCCP implementation needs.
  - Implementation of and reporting on an Alternative Housing Demonstration Project, which will include evaluation of various microhousing models.
  - Development code updates for agricultural related uses.
  - Review of and reporting on cottage housing regulations.
  - Development and transmittal of a Carbon Neutral King County Plan.
  - Review and transmittal of King County’s Green Building Handbook.
  - Review of and reporting on bicycle network planning.
  - Update plat ingress/egress requirements.
  - Actions related to the GMPC:
    - Developing a countywide plan to move remaining unincorporated urban PAAs toward annexation.
    - Reviewing the Four-to-One Program.
    - Reviewing the Buildable Lands Program methodology.

## Glossary

- New definitions for: Community Service Areas, Community Service Area Plan, Food Innovation District, High Capacity Transit Facilities, and Landslide Hazard Areas.
- Revised definitions for: Cities in the Rural Area, Rural Area, Rural Zoning, Water Availability, Water Reuse, and Water Supply Availability.

## LAND USE AND ZONING MAP AMENDMENTS (INCLUDED IN ATTACHMENT B TO PSO 2016-0155.2)

### Map Amendments Affecting the Urban Growth Area Boundary

- **East Cougar Mountain** – Amends the UGA boundary to re-designate and rezone 24 parcels (totaling 188 acres) from urban to rural to reflect current lack of development, existing lower density, environmental constraints, and the unlikelihood of annexation by the City of Issaquah.
- **King County Road Rights-of-Way** – Three County-owned road segments adjacent to the cities of Covington and Enumclaw are re-designated (urban to rural or vice versa) to reflect responsibilities for future maintenance of the road segments by either the city or County.

## **Map Amendments Not Affecting the Urban Growth Area Boundary**

- **Fairwood A** – Amends the land use designation and zoning on four parcels from R-6 to R-18, and adds P-suffix conditions for a senior housing facility and/or affordable housing elements.
- **Federal Way** – Amends the land use designation and zoning on one parcel from R-4 to NB (Neighborhood Business) to allow for mixed use development.
- **Allison Docket Request (Preston)** – Removes the Special District Overlay (SDO) on five parcels, and changes the zoning on one parcel from RA-5/RA-10 split zoning to RA-5.
- **Taylor Mountain** – Eleven County-owned Taylor Mountain Natural Area parcels near Hobart are re-designated and rezoned from RA-10 to Forest. Adds the parcels to the Forest Production District (FPD).
- **Tall Chief** – Amends the land use designation and zoning three RA-10 and RA-5-SO zoned parcels in the Snoqualmie Valley (former Tall Chief golf course) to A-35 and A-10. Adds the parcels to the APD.
- **Vashon #1** – Replaces current mobile/manufactured home P-suffix limitation with low-income housing P-suffix limitation on one parcel within the Vashon Town boundary, in order to allow for a broader range of affordable housing development. A related amendment to the Vashon Town Plan in Attachment K is also proposed.
- **Rainier Ridge** – Refines current P-suffix condition with an updated deadline and no requirement for an Interlocal Agreement.

## **TECHNICAL APPENDICES AMENDMENTS (INCLUDED IN ATTACHMENTS D THROUGH I TO PSO 2016-0155.2)**

- Technical updates.

## **SKYWAY-WEST HILL ACTION PLAN (INCLUDED IN ATTACHMENT J TO PSO 2016-0155.2)**

- Adopts Skyway-West Hill Action Plan (SWAP) as an addendum to the existing 1994 West Hill Community Plan.
- Includes detailed projects, priorities, and policies that intend to guide planning for the community.
- Includes specific proposed actions - with identified agency or community lead responsibility, potential funding sources and a timeline - to implement the SWAP.

## **VASHON TOWN PLAN AMENDMENT (INCLUDED IN ATTACHMENT K TO PSO 2016-0155.2)**

- Modifies a P-suffix condition for one parcel in the Vashon Town Plan, consistent with a proposed land use map change in Attachment B. Replaces current mobile/manufactured home P-suffix limitation with low-income housing P-suffix limitation, in order to allow for a broader range of affordable housing development.

## **KING COUNTY CODE AMENDMENTS (PSO 2016-0155.2)**

### **Title 14 – Roads and Bridges**

- 14.56.010 – Repeals findings and purpose section related to the county’s nonmotorized transportation program.
- 14.56.020 – Updates how the County will complete nonmotorized transportation planning and the relationship of that planning to the KCCP.
- 14.56.030 – Clarifies the role of the County’s department of transportation in nonmotorized transportation planning.

## **Title 20 – Planning**

- 20.12.140 – Reflects Vashon Town Plan amendment in Attachment K to the ordinance.
- 20.18.030 – Removes consideration of a mining site conversion demonstration project as part of the annual KCCP update cycle; adds allowance for annual amendments resulting from subarea studies that do not require substantive changes to policy language; and allows an annual amendment related to wastewater services for a Rural Town.
- 20.54.010 – Outdated code section related to the agricultural lands policy is de-codified.
- 20.54.020 through 20.54.130 – Outdated code sections related to the agricultural lands policy are repealed.

## **Title 21A – Zoning Code**

### **Transfer of Development Rights (TDR)**

- 21A.37.020 – Clarifies when a publicly owned property may be a TDR sending site.
- 21A.37.030 – Limits when a formal subdivision can be a TDR receiving site, to match policy changes in the KCCP.
- 21A.37.110 – Clarifies when a publicly owned property may be a TDR sending site.
- 21A.37.150 – Allows TDR amenity funding to be used in receiving areas in unincorporated King County.

## **Title 26 – Agricultural and Open Space Lands**

- 26.08.010 – Outdated code section related to a requirement to review agricultural land acquisition and land use policies by August 15, 1987 is repealed.

## **REAL PROPERTY ASSET MANAGEMENT PLAN AMENDMENTS (PSO 2016-0159.2)**

- Changes the update the requirements and schedule for the RAMP.
- Decouples future RAMPs from the KCCP, consistent with new policy language in Chapter 9 Services, Facilities and Utilities in the KCCP.
- Revises facility management policies.
- Proposes new “Policy Implementation Strategies” or initiatives to address issues and meet policy objectives presented in the facilities management policies.
- Updates information about the status of past space planning initiatives, FTE growth assumptions by department, and usable space per employee targets by building.
- Provides information for near-term space plans by building and longer-term initiatives for several larger projects.

## **ADDITIONAL AMENDMENTS TO PSO 2016-0155.2 – SPONSORED BY COUNCILMEMBERS**

### **Comprehensive Plan Policy Amendments**

- **Amendment U-3** – Would no longer encourage institutions of higher education to be located in the UGA in U-149.
- **Amendment U-4** – Would remove current prohibition on new Fully Contained Communities in U-181.
- **Amendment R-1** – Would remove limitation for uses that provide products and services for only nearby residents in R-324.
- **Amendment F-1** – Would remove policy F-208, which encouraged public spending to be directed to the UGA.
- **Amendment I-3** – Would revise Policy I-203 to allow the consideration of changes related to the 2016 Sammamish Valley Area Wine and Beverage Industry Study as part of the annual KCCP update cycle.

### **Technical Appendices Amendments**

- **Amendment APPX D-1** – Would revise Appendix D Growth Targets and the Urban Growth Area to express the intention that the growth targets set by the GMPC would refer to a minimum.

## **King County Code Amendments**

- **Amendment 2** – Would revise 20.18.030 to allow the consideration of changes related to the 2016 Sammamish Valley Area Wine and Beverage Industry Study as part of the annual KCCP update cycle.

## **ADDITIONAL KCCP ISSUES FOR POTENTIAL CONSIDERATION AT COUNCIL**

- **Local Food Initiative** – Potential revisions to policies related to implementing the Local Food Initiative.
- **Subarea Study** – Potential revisions related to a new “subarea study” terminology and process that is proposed to be added the KCCP.
- **“Rural Areas” terminology** – Potential revisions related to changes to the “Rural Areas” terminology changes.
- **Technical Appendices** – Additional technical updates to the appendices that are attached to the KCCP.
- **Carnation Four-to-One** – Potential amendment to the UGA boundary and the land use map and zoning atlas for three parcels in the Carnation area that would dedicate four acres of park and open space lands in the Rural Area for each acre of land added to the UGA, as allowed under the Four-to-One Program.
- **Skyway-West Hill Action Plan (SWAP)** – Potential changes to the transmitted SWAP, including possible amendments to: Section V (SWAP Concepts), Section VI (Implementation Matrix), and how other plans and policies are referenced within the SWAP.