

NOTICE OF PUBLIC HEARING

2018 Amendments to the 2016 King County Comprehensive Plan

Proposed Substitute Ordinance 2018-0153.2

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, October 29, 2018, beginning at 1:30 p.m. The purpose of this public hearing is to consider adoption of Proposed Substitute Ordinance (PSO) 2018-0153.2 (hereinafter “subject legislation”), which would adopt the 2018 amendments to the 2016 King County Comprehensive Plan (KCCP).

Public Hearing

King County encourages public comment at the October 29 public hearing. Testimony is limited to two minutes per individual speaker. If you wish to submit written materials for the Councilmembers’ review, please provide 20 copies to the Council Clerk at the meeting. Testimony sign-up will begin at 1:00 p.m. October 29 in the lobby outside the Council Chambers. Comments can also be submitted at any time by emailing CouncilCompPlan@kingcounty.gov or clicking on the “submit online testimony” button on the Council’s 2018 KCCP webpage:

<https://www.kingcounty.gov/council/CompPlan/2018compplan.aspx>. If you prefer to call, mail, or fax your comments to Councilmembers, please call the Council 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 telephone 206-477-1020. Complete public review copies will also be available online at the following locations:

- <https://www.kingcounty.gov/council/CompPlan/2018compplan.aspx>
- <http://mkcclegisearch.kingcounty.gov> (Type in the ordinance number: 2018-0153)
- http://www.kingcounty.gov/council/clerk/ordinances_advertised.aspx

Summary

The KCCP is 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. The KCCP is required by the state Growth Management Act (GMA).

Proposed 2018 amendments to the 2016 KCCP were transmitted by the King County Executive on March 1, 2018, and reviewed by the Council's Planning, Rural Service, and Environment (PRE) Committee. The Council’s PRE Committee held five meetings on the 2018 KCCP, which included the opportunity for public testimony at each of those meetings. Public comments were also received via e-mail. The PRE Committee completed its review on September 12, 2018 and reported out to the full Council the subject legislation, with a “do pass” recommendation.

The PSO includes these overarching substantive policy changes:

- New comprehensive planning schedule: eight-year major updates aligned with the GMA mandated update requirements, more modest midpoint updates at year four of the eight year cycle, limited to an adopted scope of work, and annual updates that include one new Community Service Area (CSA) subarea plan each year;
- Shift from a March to December Council review timeframe, to a June to June Council review timeframe;
- Authorization for a 2020 KCCP update, with deadlines for transmittal and adoption of the motion specifying the scope of work, and deadlines for transmittal and adoption of the 2020 update;
- Modification of the schedule for the CSA subarea planning to reflect updated plan development and Council review and adoption and to add additional areas that will have a CSA subarea plan;

- Updated timelines for several Workplan action items;
- Updated substantive requirements for several Workplan action items; and
- Addition of three new Workplan action items.

The proposed 2018 KCCP amendments, contained in Attachment A to PSO 2018-0153.2, as reported out of the PRE Committee, would affect the following chapters of the KCCP: Cover Letter; Executive Summary; Chapter 1: Regional Growth Management Planning; Chapter 2: Urban Communities; Chapter 3: Rural Areas and Natural Resource Lands; Chapter 8: Transportation; Chapter 10: Economic Development; Chapter 11: Community Service Area Planning; Chapter 12: Implementation, Amendments and Evaluation; and the Glossary.

The proposed 2018 KCCP amendments to the Vashon-Maury Island CSA Subarea Plan, contained in Attachment B to PSO 2018-0153.2, as reported out of the PRE committee, would affect the following chapters of the Subarea Plan: Chapter 11: Implementation.

Proposed changes to the development code are also included in PSO 2018-0153.2.

Final Consideration

The Council will review the subject legislation as recommended by the Council’s PRE committee. Councilmembers may offer amendments to that legislation 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 October 29, 2018. Amendments that may be considered for adoption by the Council on October 29 or thereafter include, but are not necessarily limited to:

- Specific amendments detailed in the online version of this public notice that the Council may consider include: Technical edits and non-substantive changes, Midpoint Updates scope of work, Midpoint Updates “data requirement”, CSA Subarea Planning Schedule, and Amendments to K.C.C. 21A.24.180;
- Any amendment contained in the Executive’s transmitted version of the subject legislation;
- Any amendment offered or issue discussed during the PRE Committee’s review of the subject legislation; and
- Any other proposed amendment that is within the scope of the alternatives and has been available for public comment.

Dated at Seattle, Washington, this 26th day of September, 2018.

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

The following contains a more detailed summary of the proposed 2018 changes to the 2016 KCCP.

OVERVIEW OF PROPOSED AMENDMENTS

KING COUNTY CODE AMENDMENTS

Title 20 – Planning

- Adds new definitions to 20.08 for "area zoning and land use study," "public review draft," and "subarea study"
- 20.08.060 – modifies definition of "subarea plan."
- 20.18.030, General procedures:

- Updates the allowance for annual updates to include: CSA subarea plans, updates to the Comprehensive Plan update schedule to respond to adopted ordinance and improve alignment with the Growth Management Act, multicounty and countywide planning activities, and Workplan changes as part of the 2018 subarea planning restructure; and remove outdated language related to priority areas map;
- Update the language to reflect a new eight year major update cycle;
- Modifies the language for the midpoint update to: remove a requirement that the County determine that the purposes of the KCCP are not being achieved as evidenced by data; require a scope of work be adopted by motion; allow amendments to the urban growth area boundary; require a fiscal note; set deadlines for transmittal and adoption of the motion specifying the scope of work, and deadlines for transmittal and adoption of the midpoint update;
- Authorizes a 2020 KCCP update, and sets deadlines for transmittal and adoption of the motion specifying the scope of work, and deadlines for transmittal and adoption of the 2020 update; and
- Requires a public review draft be published for each KCCP amendment.
- 20.18.040, Site-specific land use map or shoreline master program map amendment classification:
 - Updates language to state that site specific land use or shoreline map amendments can be considered as part of an annual, midpoint or eight-year update.
- 20.18.056, Shoreline environment redesignation:
 - Updates language to state that shoreline environment designations can be considered as part of a midpoint or eight-year update.
- 20.18.060, Eight-year cycle process:
 - Modifies the timelines for transmittal of the major updates, reflecting a shift from a four-year to an eight-year cycle;
 - Requires the scoping motion to be transmitted by the Executive on the last business day of June 2021 (and every eight years thereafter). The Council will have until September 15 of that year to approve the scoping motion; and
 - Requires the eight-year KCCP update to be transmitted by the Executive on the last day of June 2022 (and every eight years thereafter). The Council will have until June 30 of the next year to adopt the KCCP update.
- 20.18.070, Annual cycle process:
 - Modifies the timeline for transmittal of the annual updates, reflecting a shift from a March to December Council review timeframe, to a June to June Council review timeframe;
 - Annual updates are required to be transmitted by the Executive on the last day of June each year (the existing exceptions to that still apply); and
 - Adds language that amendments that require environmental impact statements can be included in the next annual, midpoint or eight-year update following completion of the environmental process.
- 20.18.080, Subarea plan procedures:
 - Adds language specifying that the schedule for the CSA subarea planning is established in the KCCP;
 - Adds language that adoption of amendments of subarea plans outside of the CSA planning schedule can occur with annual updates, if initiated by motion; and
 - Updates language regarding fiscal analysis and resources to complete non-CSA subarea plans.
- 20.18.140, Provision for receipt, review of and response to the docket:
 - Modifies the timelines for the docket process to reflect the a shift from a March to December Council review timeframe, to a June to June Council review timeframe;
 - Specifies that docket request submittals are due by December 31 of each year for consideration in the update process for the following year;
 - Directs that PSB issue a docket report that is forwarded to the Council by the last day of April the following year, which includes a recommendation on whether to include the change in an annual, midpoint or eight-year amendment; and

- Adds language that the docket report forwarded to the Council shall include the docket request submittals and the executive response sent to the proponents.
- 20.18.170, The four to one program – process for amending the urban growth area to achieve open space:
 - Updates language to reflect the change to an eight-year update cycle, and allowance for Four-to-One proposals to be adopted as part of a midpoint update.

COMPREHENSIVE PLAN POLICY AMENDMENTS (ATTACHMENT A)

Changes across all chapters

- Removes references to the major updates to the KCCP being every four years, or changes it from a four-year cycle to an eight-year cycle for major updates.
- Adds language recognizing that a midpoint KCCP update could be completed at year four of the eight year planning cycle.
- Clarifies terminology related to subarea planning.

Chapter 1: Regional Growth Management Planning

- Makes a technical correction to the purpose of subarea studies.
- Clarifies the scope of the annual updates, to reflect the fact that the scope of annual KCCP updates are now more than “technical” changes.

Chapter 2: Urban Communities

- Makes a correction to Policy U-183.

Chapter 3: Rural Areas and Natural Resource Lands

- Corrects a cross reference to a Countywide Planning Policy.
- Updates Policy R-650a to change the timing for the Fish, Farm, Flood Advisory Committee recommendations to the next eight-year update.

Chapter 10: Economic Development

- Corrects a cross reference to a Countywide Planning Policy.

Chapter 11: Community Service Area Planning

- Changes language about purpose of CSA subarea plans, to focus on land use.
- Modifies the schedule for the CSA subarea planning, to reflect updated plan development and Council review and adoption, and to add additional areas that will have a CSA subarea plan.
- Removes language related to the Vashon Subarea Plan that was completed in 2017.
- Clarifies language about site specific land use or zone reclassification.
- Adds language calling for a performance audit of the subarea planning structure in the 2021-2022 biennium.
- Adds language calling for an evaluation of the subarea planning schedule after the first thirteen year cycle is completed in 2031.
- Updates description of the West King County Community Service Area.
- Updates lead-in text regarding the West Hill – Skyway Potential Annexation Area CSA plan.

Chapter 12: Implementation, Amendments and Evaluation

- Policy I-202 is updated to recognize a midpoint update and that the major update is now every eight years.

- Policy I-203 is updated to recognize that annual amendments can include:
 - Changes to the Workplan tied to the 2018 subarea planning restructure, and
 - Amendments to the schedule to respond to adopted ordinances to improve alignment with the Growth Management Act, multicounty and countywide planning activities.
- Removes outdated reference to the King County Benchmarks Program.
- Removes outdated reference to performance measures program being created.
- Adds language to the lead-in text for the Workplan to explain the reasons for modifying the Workplan as part of this Ordinance.
- Action 1: Implementation of the Community Service Area Subarea Planning Program:
 - Updates the language to reflect that this program has already begun;
 - Updates timeline to reflect the longer planning cycle (thirteen years instead of seven) as a result of the longer timeline for plan development and Council review and adoption, and the additional urban areas receiving CSA plan;
 - Updates language on transmittal to Council to reflect other changes in the restructure (see description in the Ordinance section);
 - Requires a public review draft for each CSA subarea plan; and
 - Calls out that “Department of Permitting and Environmental Review, the Office of Performance, Strategy and Budget, or other appropriate agencies” will update and coordinate with Councilmember offices representing the area for each specific CSA plan.
- Action 2: Develop a Performance Measures Program for the Comprehensive Plan:
 - Updates language on transmittal to Council to reflect other changes in the restructure (see description in the Ordinance section); and
 - Updates language to reflect the change from a four-year cycle to an eight-year cycle.
- Action 3: Implement a Transfer of Development Rights Unincorporated Urban Receiving Area Amenity Funding Pilot Project:
 - Retains 2020 transmittal, to be included as part of the 2020 Comprehensive Plan update proposed by the PSO.
- Action 4: Transfer of Development Rights Program Review:
 - Updates transmittal date for final policy and code changes to be part of the 2020 Comprehensive Plan update.
- Action 5: Review 2016 King County Comprehensive Plan Implementation Needs:
 - Updates language to reflect the change from a four-year cycle to an eight-year cycle.
- Action 6: Alternative Housing Demonstration Project:
 - Updates transmittal dates to June 2019 for demonstration project ordinance and December 2021 for permanent policy and code changes.
- Action 7: Agricultural Related Uses Zoning Code Updates: no changes.
- Action 8: Cottage Housing Regulations Review:
 - Adds to scope to include evaluation of encouraging close proximity of garages to the associated housing unit; and development of units with a wide variety of square footages, so as to address various needs and a diversity of residents; and
 - Updates transmittal dates for policy or code changes to be part of the 2020 Comprehensive Plan update.
- Action 9: Carbon Neutral King County Plan: no changes.
- Action 10: Green Building Handbook Review: no changes.
- Action 11: Bicycle Network Planning Report: no changes.
- Action 12: Update Plat Ingress/Egress Requirements:

- Adds to scope to include evaluation of requiring sufficient distance between the two entry/exit points so as to not impact traffic flows; addressing access for emergency vehicles, including requiring adequate roadway width to accommodate emergency vehicles; and
- Updates transmittal dates for code and road standards changes to June 30, 2019.
- Action 13: Water Availability and Permitting Study:
 - Updates transmittal dates for a final report to reflect an already requested extension; and
 - Updates language regarding when policy changes could be considered to be part of the 2020 Comprehensive Plan update.
- NEW Action 14: 2020 Comprehensive Plan Update:
 - Scope of the update is required to include any changes as called for by applicable Workplan Action items, any policy changes or land use proposals that should be considered prior to the 2023 update, review and inclusion of changes related to docket proposals that were recommended to be reviewed as part of the next “major” update, aligning the language in the Comprehensive Plan and Title 20 regarding what is allowed during annual, midpoint and eight-year updates, and reviewing and updating the terminology to consistently describe the various updates;
 - Scoping motion would be transmitted in January 2019, adopted by the end of February 2019;
 - Plan would be transmitted at the end of September 2019, and adopted by the end of June 2020; and
 - The lead for this work would be the Office of Performance, Strategy and Budget, in coordination and collaboration with the Department of Permitting and Environmental Review.
- NEW Action 15: Annual Department of Local Services Briefing in the Planning, Rural Service and Environment Committee:
 - Scope of the action item is the Department will report on key issues related to unincorporated areas;
 - Briefing would occur at least annually; and
 - The lead for this would be the Department of Local Services, in coordination with the Regional Planning Unit of Office of Performance, Strategy and Budget.
- NEW Action 16: Streamlining the Comprehensive Plan:
 - Scope of the action item would be to streamline the 2016 Comprehensive Plan and portions of King County Code Title 20 with the goal of becoming shorter, easier to understand, and more accessible to the general public. This could include: removal of text or policies that are redundant and/or repetitive within the plan; removal of text or policies that are redundant to other existing plans and policy documents; removal of outdated text or policies; removal of text or policies that are at a level of detail that is more appropriate for functional plans, implementation plans, development regulations, etc.; increasing readability and conciseness; clarifying the process for amending the plan; and making the document and sections of the Code more streamlined, user friendly, and accessible for the public;
 - The streamlining project could result in changes to the 2023 Comprehensive Plan update; and
 - The lead for this work would be the Office of Performance, Strategy and Budget, in coordination and collaboration with the Council’s comprehensive planning lead staff and the Department of Permitting and Environmental Review.
- For Actions 17, 18, 19, that require review and recommendation by the the Growth Management Planning Council (GMPC), language is added that the three action items could be included in an annual, midpoint, or eight-year update, depending on the scope.
- Action 17: Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential Annexation Areas Toward Annexation:
 - Adds to scope to include a review of tax revenue impacts to the County resulting from annexations, evaluation of requirements regarding annexation of roadways within Potential Annexation Areas, and identification of current orphaned roads and potential methods to transfer ownership to cities.

- Updates the deadline to December 31, 2019.
- Action 18: Review the Four-to-One Program: no changes.
- Action 19: Buildable Lands Program Methodology Review: no changes

Glossary

- Adds a definition for “Area Zoning and Land Use Study.”
- Modifies the definition for “Community Service Area Subarea Plan.”
- Adds a definition for “Public Review Draft.”
- Modifies the definition for “Subarea Plans.”
- Adds a definition for “Subarea Study.”

VASHON-MAURY ISLAND COMMUNITY SERVICE AREA SUBAREA PLAN (ATTACHMENT B)

Chapter 11: Implementation

- Modifies Workplan Action 1 (review and potential update of all property specific (or p-suffix) development conditions on the island) to change the deadline for transmittal to Council from December 31, 2018 to June 30, 2022.

ADDITIONAL ISSUES FOR POTENTIAL CONSIDERATION AT FULL COUNCIL

- **Technical edits and non-substantive changes** – All elements of the PSO and its attachments will be reviewed for potential additional refinements.
- **Midpoint Updates** – The scope of work for a midpoint will be reviewed to evaluate whether Council or the Executive should be able to add items to the scope of work after the motion is adopted by Council, and if so, what the criteria and process should be to do so.
- **Midpoint Updates** – The PSO calls for removal of the “data” requirement as a threshold for authorizing a midpoint update. Potentially add back this requirement as it currently exists, or in some modified form.
- **CSA Subarea Planning Schedule** – Potentially revising the order of the “Schedule of Community Service Area Subarea Plans” in Chapter 11 of the KCCP.
- **Amendments to K.C.C. 21A.24.180** – Potential code change to allow a zoning code text amendment to Subsection D of this section, to allow agricultural activities within critical areas or buffers within a resource tract, subject to certain criteria, so that a property owner can continue existing farming activities within a critical areas placed in a farm resource tract as part of a rural cluster subdivision.