



King County

Metropolitan King County Council Transportation, Economy and Environment Committee

STAFF REPORT

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SUBJECT

A briefing on the proposed 2016 update to the King County Comprehensive Plan (KCCP).

SUMMARY

This year marks a four-year, “major” update to the KCCP, which allows for consideration of substantive policy changes to the Plan and potential revisions to the Urban Growth Area (UGA). The Executive transmitted the proposed 2016 KCCP to the Council on March 1. The Council is in the process of reviewing and deliberating on the Executive’s proposal. The Council’s review will include briefings in the Transportation, Economy and Environment Committee (TrEE) over the next several months and possible final adoption in mid-to-late 2016.

Today’s briefing will cover Chapter 1 (Regional Growth Management Planning), Chapter 3 (Rural Areas and Natural Resource Lands), Chapter 8 (Transportation), Chapter 10 (Economic Development), Proposed Ordinance 2016-0155 and Development Code Proposals, and Technical Appendix C Transportation and C1 Transportation Needs Report. Key issues identified by Council staff in these chapters include:

Chapter 1 Regional Growth Management Planning

- **Guiding Principles structure.** The transmitted 2016 KCCP proposes to relocate the 2012 Guiding Principles policies from the Introduction into the second half of Chapter 1 and to change the name of these policies from “Guiding Principles” to “Planning Objectives.” These changes may change the perception of the importance of these policies in relation to the remainder of the KCCP. The Council may wish to evaluate the placement of and reference to these policies within the context of the Plan in its entirety.

- **Amendments to Guiding Principles policies.** The Council may wish to evaluate the impacts of the proposed changes to the former Guiding Principles policies. The proposed changes relate to:
 - ensuring the social, environmental and economic benefits of County activities in RP-201;^{1,2}
 - broadening the scope and reducing fiscal considerations for preservation of open space lands in RP-202³;
 - focusing growth in the existing UGA in RP-203;⁴
 - reducing environmental impacts of transportation in RP-204;⁵
 - adding ESJ lead-in text stating that countywide services, such as recreation, transit service, and public health, will be focused on cities in the contiguous UGA and that ESJ considerations are less of a factor in planning in rural and natural resource areas; and
 - no longer including performance measurement and management as a guiding principle/planning objective.

Chapter 3 Rural Areas and Natural Resource Lands

- **“Rural Areas” definition and usage.** Where appropriate, use of the “Rural Area” terms is clarified throughout the transmitted 2016 KCCP; the majority of these changes can be found in Chapter 3. Staff analysis of these proposed changes to ensure consistency with existing policy intent is ongoing.
- **Local Food Initiative.** Several policy changes relate to implementation of the Executive’s Local Food Initiative. This initiative has not been reviewed or adopted by the Council. The Council may desire to evaluate the underlying goals of this program before adopting the proposed 2016 KCCP policy changes associated with the Local Food Initiative.
- **Nonresidential/urban uses in the Rural Area.** Proposed changes to two policies, R-324 and R-201, would limit nonresidential uses in the rural area. The proposed changes are more limiting than existing restrictions regarding schools, institutions, and community facilities listed in R-326, which could affect the types of uses that are allowed in the Rural Area and may lead to unanticipated changes in the uses permitted outside the UGA. The Council may want to consider whether these changes meet the Council's policy goals.
- **Scoping Motion.** The transmittal did not address several items the Scoping Motion, including consideration of: expanded urban-to-urban Transfer of Development Rights (TDRs) allowances; updating Farm, Fish, Flood related policies; supporting housing for aging demographics, such as expanded cottage

¹ The policy numbers referenced in the staff report are those from the transmitted 2016 KCCP. If the policy number is different from the adopted 2012 KCCP, that will be highlighted in the footnotes.

² The policy is currently GP-101 in the adopted 2012 KCCP, and is proposed to be changed to RP-201 as part of the transmitted 2016 KCCP.

³ The policy is currently GP-102 in the adopted 2012 KCCP, and is proposed to be changed to RP-202 as part of the transmitted 2016 KCCP.

⁴ The policy is currently GP-103 in the adopted 2012 KCCP, and is proposed to be changed to RP-203 as part of the transmitted 2016 KCCP.

⁵ The policy is currently GP-104 in the adopted 2012 KCCP, and is proposed to be changed to RP-204 as part of the transmitted 2016 KCCP.

housing; further integration of the Rural Economic Strategies (RES); streamlining regulations for home-based businesses; and matching rural densities to water resources.

Chapter 8 Transportation

- **Disaster Coordination.** Existing 2012 policy T-105 states that King County shall protect its transportation system against disasters, to the extent possible, by developing prevention and recovery strategies. King County has specific responsibilities relative to managing and restoring the countywide transportation network in the event of a disaster, and the Council may wish to consider this policy in light of these roles.
- **Regional Growth Strategy.** Proposed new language in policy T-231 refers to the “regional growth strategy,” but does not clearly define the meaning of this term. Council and Executive staff are reviewing the narrative and policy language, including Chapter 1 Regional Growth Management Planning to determine if Chapter 8 references to the regional growth strategy should be clarified and possibly included in another policy.
- **Scoping Motion.** The transmittal did not address several items in the Scoping Motion, including consideration of substantive updates to the Concurrency Program and Mitigation Payment System; consideration of adding policies for stormwater management and culvert replacements to allow for fish passage; and updating policies to further support the King County International Airport (KCIA) master plan.

Chapter 10 Economic Development

- **Local Food Initiative.** Several policy changes relate to implementation of the Executive’s Local Food Initiative. This initiative has not been reviewed or adopted by the Council. The Council may wish to evaluate the underlying goals of this program before adopting the proposed 2016 KCCP policy changes associated with the Local Food Initiative.
- **Infrastructure development policies.** Proposed changes to infrastructure development policies, ED-401 and ED-404, more clearly state the County’s support for infrastructure and facilities related to economic development that are consistent⁶ with the locations in which they are sited. These changes appear to relate to other proposed changes elsewhere in the Plan,⁷ which further limit siting urban or largely urban serving uses or facilities in the rural area. The Council may want to consider whether these changes meet the Council’s policy goals, as they could affect the types of uses that are allowed in the Rural Area and may lead to unanticipated changes in the uses permitted outside the UGA.
- **Scoping Motion.** The transmittal did not address several items the Scoping Motion, including consideration of: further advancement of the RES Plan; place-based workforce training policies; and addressing fragmented economic

⁶ Consistency is related to size, scale, adjacent land uses, and applicable policy restrictions regarding where the uses are allowed to be sited.

⁷ Such as noted in the Chapter 3 staff report related to policies R-324 and R-201.

development activities across the county and improving regional coordination to achieve agreed-upon results in job and wage growth and in economic diversity.

Proposed Ordinance 2016-0155 and Development Code Proposals

- **Agricultural Uses.** The changes in the Proposed Ordinance include several policy considerations for the Council to review, including:
 - whether the inclusion of new, broad uses within the existing permitted use table structure is appropriate;
 - whether these new uses should be allowed in the zoning districts shown, or whether they should be allowed in other zones (such as the Urban Reserve zone, as currently allowed in the code);
 - whether the proposed development conditions for the new uses are adequate;
 - whether the requirement that 60 percent of products be grown or processed in Puget Sound counties, proposed to be retained and expanded in the Proposed Ordinance, is appropriate;
 - whether the language for the new administrative review process proposed to allow increases to the square footage allowed for some "Agricultural Activities" and to approve "Agricultural Support Services" is clear enough; and
 - whether the proposed changes have unintended impacts on other requirements of the County's development regulations, such as the landscaping and parking standards.
- **Winery Study.** The Executive is currently conducting a study regarding the wineries in the Sammamish Valley Agricultural Production District area, and intends to make recommendations on policy and code changes this summer for possible inclusion in the 2016 KCCP. The consultant's report is expected to be completed at the end of July. When the study is complete, the Council may want to consider how to incorporate the recommended policy and code changes into the 2016 KCCP update.
- **Scoping Motion.** The Scoping Motion included direction for six development code proposals. The Proposed Ordinance includes code changes for two of the items, both related to the agricultural land policy and agricultural use permitted uses. The Council may want to consider whether to include any of the remaining four unaddressed code proposals in this Proposed Ordinance.

Technical Appendix C Transportation and C1 Transportation Needs Report (TNR)

- **Rural Regional Corridors.** The Road Services Division (RSD) has not updated the Average Daily Trips reported for Rural Regional Corridors since the 2012 TNR, which may result in underreporting the traffic volume and congestion for the Rural Regional Corridors. Additionally, the 2016 TNR does not propose any additional capacity projects as a result of the deficiency analysis performed with the travel demand forecast model; this is despite the plan also noting that there

are deficiencies on unincorporated arterial roadways including, but not limited to, the Rural Regional Corridors.

- **Vulnerable Road Segments.** The 2016 TNR does not include any new vulnerable road segments, as the RSD has not completed any new studies since the 2005 study. This may result in underreporting the magnitude of vulnerable road segments.
- **Baseline data.** The nonmotorized projects baseline data pre-dates 2007. Similarly, the Intelligent Transportation Systems Corridor projects date back to a 2005 strategic plan. Utilizing updated baseline data for nonmotorized projects and Intelligent Transportation Systems Corridor projects may provide a more accurate list of project needs in the TNR.
- **Prioritization Methodologies.** It is unclear how RSD, which faces a significant funding shortfall, allocates funds across project categories for budgeting purposes (e.g. bridges vs. roadway reconstruction, or guardrails vs. high accident locations). In addition, the TNR includes detailed information on evaluation and prioritization methodologies for most project categories, but some of the methodologies are incomplete and/or could not be replicated using information provided in the narrative.

BACKGROUND

The KCCP is the guiding policy document for land use and development regulations in unincorporated King County, as well as for regional services throughout the County, including transit, sewers, parks, trails, and open space. The King County Code dictates the allowed frequency for updates to the KCCP.

Annual cycle. On an annual basis, only technical changes and other limited amendments to the KCCP are allowed to be adopted.⁸ This is known as the “annual cycle.” While the Code states that the KCCP “may be amended” annually,⁹ it is not required to be reviewed or amended on an annual basis.

Four-year cycle. Substantive changes to policy language and amendments to the UGA boundary¹⁰ are only allowed to be considered once every four years.^{11,12} This is known as the “four-year cycle.” The Code requires the County to complete a “comprehensive review” of the KCCP once every four years in order to “update it as appropriate” and

⁸ K.C.C. 20.18.030

⁹ K.C.C. 20.18.030(B)

¹⁰ Note that Four-to-One UGA proposals may be considered during the annual cycle (see K.C.C. 20.18.030(B)(10), 20.18.040(B)(2), 20.18.170, and 20.18.180).

¹¹ From year 2000 and forward. Substantive updates to the KCCP can be considered on a two-year cycle, but only if: “the county determines that the purposes of the KCCP are not being achieved as evidenced by official population growth forecasts, benchmarks, trends and other relevant data” (K.C.C. 20.18.030(C)). This determination must be authorized by a motion adopted by the Council. To date, this option has not been used by the County.

¹² The annual Capital Improvement Plan (CIP), Transportation Needs Report (TNR), and school capital facilities plans are elements of the KCCP but are adopted in conjunction with the County budget, and thus follows separate timeline, process, and update requirements (see K.C.C. 20.18.060 and 20.18.070).

ensure continued compliance with the Growth Management Act (GMA).¹³ The Code requires the Executive to transmit to the Council a proposed ordinance amending the KCCP once every four years.¹⁴ However, the Code does not require the Council to adopt a KCCP update during the four-year cycle.¹⁵ This year's four-year review of the KCCP is the fifth major review since 2000.

GMA update requirements. It is worth highlighting how the County's KCCP cycles fit into the GMA planning cycles. The GMA requires cities and counties to update their comprehensive plans once every eight years.¹⁶ The GMA authorizes, but does not require, cities and counties to amend their comprehensive plans annually.

For King County, the GMA-established plan update deadlines are in 2015 and 2023. For the purposes of the GMA, the 2012 update to the KCCP¹⁷ satisfied the State's requirement to update the County's comprehensive plan by 2015. The GMA does not require the County to complete another comprehensive update until 2023. Under the County's current policies and Code, the County will complete this update in the 2020 four-year cycle.

Under the County's policies and regulations, the 2016 review of the KCCP constitutes a "four-year amendment." However, under GMA requirements, the County's 2016 review is subject to the rules applicable to an "annual amendment," which is not a required action.

Actions to date for the 2016 KCCP. In May 2015, the Council adopted the Scoping Motion¹⁸ for the 2016 KCCP update, which is included in Attachment 4 to the staff report. The Scoping Motion outlined the key issues the Council and Executive identified for specific consideration in the forthcoming KCCP update. While the scope of work approved through the Scoping Motion was intended to be as thorough as possible, it does not establish the absolute limit on the scope of issues that can be considered. Based on subsequent public testimony, new information, or Council initiatives, other issues may also be considered by the Executive or the Council – except for UGA expansion proposals, which must follow the limitations of KCCP policy RP-107¹⁹ as discussed in the Area Zoning Studies and Land Use Map Amendments section of the March 15 staff report.²⁰

¹³ K.C.C. 20.18.030(C)

¹⁴ K.C.C. 20.18.060

¹⁵ If the Council decides not to adopt a four-year update, the County may still need to formally announce that it has completed the required review; the mechanism to do that, whether legislatively or not, would need to be discussed with legal counsel.

¹⁶ Revised Code of Washington (RCW) 36.70A.130

¹⁷ Ordinance 17485

¹⁸ Motion 14351, which was required to be transmitted by the Executive by K.C.C. 20.18.060. The Council approved the 2016 KCCP scoping motion after the April 30 deadline for Council action. However, as noted in the adopted Motion, the Executive agreed to treat the scope as timely and would proceed with the work program as established in the Council-approved version of the motion.

¹⁹ This policy is currently RP-203 in the adopted 2012 KCCP, and is proposed to be changed to RP-107 as part of the 2016 KCCP. Does not apply to Four-to-One proposals.

²⁰ <http://www.kingcounty.gov/council/2016compplan/materials.aspx>

King County Code (K.C.C.) 20.18.160 and RCW 36.70A.140 call for “early and continuous” public engagement in the development and amendment of the KCCP and any implementing development regulations. As part of that public engagement process, the Executive published a Public Review Draft (PRD) of the KCCP on November 6, 2015, which was open for public comment through January 2016.²¹ During that time, the Executive hosted six PRD community meetings: one each in Fairwood, Skyway, Fall City, Issaquah, and two in Vashon. A summary of the Executive’s outreach efforts can be found in Appendix R “Public Outreach for Development of KCCP.” A detailed listing of all of the public comments received during development of the Plan can be found in the Public Participation Report that is located on the Council’s KCCP website.²²

Council review of the transmitted 2016 KCCP began with a briefing of the Transportation, Economy and Environment Committee on March 15, 2016. Council review will continue with briefings on selected sections of the transmitted 2016 KCCP, as well as opportunities for public comment and engagement. As noted above, today’s briefing will cover Chapter 1 (Regional Growth Management Planning), Chapter 3 (Rural Areas and Natural Resource Lands), Chapter 8 (Transportation), Chapter 10 (Economic Development), Proposed Ordinance 2016-0155 and Development Code Proposals, and Technical Appendix C Transportation and C1 Transportation Needs Report.

ANALYSIS

How the Analysis section is organized. The analysis in this staff report includes a review of selected chapters of the transmitted 2016 KCCP. Analysis of other chapters in the transmitted plan has been provided already or will be provided at subsequent TrEE meetings, as noted in the schedule in Attachment 2 to the staff report.²³ Staff analysis of each chapter will include identification of what is new in the transmitted 2016 KCCP compared with the adopted 2012 KCCP, discussion of any issues or inconsistencies with adopted policies and plans and/or the Scoping Motion, and highlights of any additional issues for Council consideration.²⁴

This staff report includes:

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²¹ General public comment was open through January 6, 2016. Additional comments on the late addition of the East Cougar Mountain Potential Annexation Area to the Public Review Draft were allowed from January 27 to February 3.

²² <http://www.kingcounty.gov/council/2016compplan.aspx>

²³ Subject to change.

²⁴ For information on the Executive’s rationale for the proposed changes, please refer to the Policy Amendment Analysis Matrix that was included in the 2016 KCCP transmittal package as required by policy I-207, which can be found here: <http://www.kingcounty.gov/council/2016compplan/transmittal.aspx>

Chapter 8 Transportation	Page 188
Chapter 10 Economic Development	Page 197
Proposed Ordinance 2016-0155 and Development Code Studies	Page 208
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<p align="center">Transmitted 2016 KCCP Overview</p>

The transmitted 2016 KCCP is proposed as a four-year, “major” update to the KCCP, which includes significant policy changes throughout the plan, as well as evaluation of several proposals to revise the UGA boundary. The following is a summary of the overarching changes proposed in the 2016 KCCP.

Restructures. The transmitted 2016 KCCP proposes several significant changes to the existing structure of the Plan. A welcome letter from the Executive and an Executive Summary are both proposed to be included in the beginning of the Plan to frame the document and the issues addressed in the plan. The Introduction is proposed to be removed and integrated into Chapter 1 Regional Growth Management Planning. A new Housing and Human Services chapter is proposed to be created as Chapter 4, which both consolidates existing policies into one place and adds more robust policies in each of these policy areas.

Readability improvements and technical updates. The transmitted 2016 KCCP aims to improve readability by the general public and makes necessary technical updates. Changes include:

- A more detailed **Table of Contents** that outlines the topical areas that are covered in each of the chapters.
- Replacement of all **acronyms** with their full names, such as “GMA” being written out as the “Growth Management Act” 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). This change makes it clearer that **Natural Resource lands** are separate from Rural Area lands. The terminology for “Rural Cities” is also updated to be “**Cities in the Rural Area**” to reflect that they are urban geographies that are located in the

rural area and outside of the contiguous UGA. Where appropriate, references to these terms are updated throughout the plan to ensure consistency with existing policy intent.

- Current **demographic information and technical references** to adopted planning documents and terminology (such as using “recycled water” instead of “reclaimed water”) are also updated throughout the plan.

Key policy themes. A summary of the large policy changes across the transmitted 2016 KCCP include:

- **Elimination of the Guiding Principles** structure that was created in 2012 as part of the Introduction section to the KCCP to set the tone.
- Increased **Equity and Social Justice (ESJ)** integration throughout the Plan.
- **Climate change and the Strategic Climate Action Plan (SCAP)** goals and targets incorporated throughout the Plan.
- The new **Housing and Human Services** chapter includes significant increased attention to affordable and healthy housing issues.
- New policies in directing **urban facilities** that serve urban development to be sited in the UGA.
- Updates to **stormwater policies** to address the new requirements in the County’s National Pollution Discharge Elimination System (NPDES) permit, including increased attention to **Low Impact Development (LID)**.
- Increased attention on **local and healthy food** options.
- Stronger connections and references to the **Regional Growth Strategy and GMA**.
- Creation of a new **subarea planning process**, and inclusion of proposed land use and zoning map changes for **eight land use proposals** – none of which would expand of the UGA, aside from two minor technical corrections.²⁵

Chapter 1 Regional Growth Management Planning

The Introduction and Chapter 1 Regional Growth Management Planning from the 2012 KCCP are proposed to be consolidated into one chapter in the transmitted 2016 KCCP. The policies in this new consolidated Chapter 1 for Regional Growth Management

²⁵ Twenty land use proposals were ultimately reviewed as part of the Public Review Draft, which were included as an attachment to the 2016 KCCP transmittal package and were discussed in the Area Zoning Studies and Land Use Map Amendments section of the March 15 staff report:

Planning address the King County planning framework,²⁶ regional partnerships, and planning objectives.

What's new in the transmitted 2016 KCCP?

Preserving open space. In a section in Chapter 1 that provides direction for public outreach, the transmitted 2016 KCCP proposes that the County shall work with its residents to “preserve resource and open space lands,” rather than “maintain” them.

RP-101 King County shall strive to provide a high quality of life for all of its residents by working with cities, special purpose districts and residents to develop attractive, safe and accessible urban communities, retain rural character and rural neighborhoods, support economic development, promote equity and social justice, ((maintain)) preserve resource and open space lands, preserve the natural environment, and to protect significant cultural and historic resources.

Regional partnerships. The transmitted 2016 KCCP adds a new policy, RP-109, requiring the County to establish and/or participate in regional and subregional partnerships to advance the objectives of the KCCP, such as the King County Cities Climate Collaboration (K4C), PSRC's Regional Transit Oriented Development Program, and the Eastside Rail Corridor (ERC).

RP-109 King County shall establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan such as:

- a. The King County Cities Climate Collaboration (the "K4C") to confront climate change,
- b. The Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs, and
- c. The Eastside Rail Corridor to support a multi-use vision for the corridor.

Expanding community elements. RP-110²⁷ currently encourages “strengthening communities by addressing the elements, resources and needs that make a community whole.” In the transmitted 2016 KCCP, this policy is proposed to be expanded to include “regional and local mobility” as one of those community aspects.

~~((RP-104))~~ **RP-110** King County's planning should strengthen communities by addressing all the elements, resources and needs that

²⁶ Including relationships to Growth Management Act (GMA); the Puget Sound Regional Council's (PSRC) VISION 2040, Regional Growth Strategy, and Multicounty Planning Policies (MPPs); and the Growth Management Planning Council's (GMPC) Countywide Planning Policies (CPPs); the KCCP; and County functional plans.

²⁷ This policy is currently RP-104 in the adopted 2012 KCCP, and is proposed to be changed to RP-110 as part of the transmitted 2016 KCCP.

make a community whole, including: economic growth and the built environment, environmental sustainability, regional and local mobility, health and human potential, and justice and safety.

Appropriate service levels. In the current 2012 KCCP, policy RP-117²⁸ states that functional plans should define required service levels for the urban and rural areas. The transmitted 2016 KCCP adds new language qualifying that the defined service levels should be “appropriate” for the geography in which the services will be provided.

- ((RP-206)) **RP-117** Functional plans for facilities and services should:
- a. Be consistent with the comprehensive plan and subarea and neighborhood plans;
 - b. Define required service levels that are appropriate for the Urban Growth Area, Rural Area and Natural Resource Lands;
 - c. Provide standards for location, design and operation of public facilities and services;
 - d. Specify adequate, stable and equitable methods of pay for public facilities and services;
 - e. Be the basis for scheduling needed facilities and services through capital improvement programs; and
 - f. Plan for maintenance of existing facilities.

Elimination of Guiding Principles structure. The 2012 KCCP was structured with an Introduction and a separate chapter for Regional Planning in Chapter 1. In the adoption of the 2012 KCCP, the Council added a set of “Guiding Principles” policies to the Introduction to guide funding decisions, creation and operation of programs and projects, and the County’s interactions with local, state and federal agencies. The transmitted 2016 KCCP proposes to make two changes to the Guiding Principles. First, the Guiding Principles would be removed from the Introduction, and would be integrated into a new subsection within Chapter 1 Regional Growth Management Planning. Second, the transmitted 2016 KCCP now identifies them as “Planning Objectives” instead of “Guiding Principles,” as in the 2012 KCCP.

Expanding Planning Objectives implementation areas. In the lead-in text for the new proposed Planning Objectives Section, the transmitted 2016 KCCP proposes to include managing stormwater runoff as one of the implementation areas of the Planning Objectives.

Amendments to Guiding Principles. The transmitted 2016 KCCP proposes a number of amendments to the 2012 Guiding Principles, including:

- **Benefits of County activities.** In addition to existing Guiding Principle language that calls for promoting sustainable communities, RP-201²⁹ is proposed to be

²⁸ This policy is currently RP-206 in the adopted 2012 KCCP, and is proposed to be changed to RP-117 as part of the transmitted 2016 KCCP.

²⁹ This policy is currently GP-101 in the adopted 2012 KCCP, and is proposed to be changed to RP-201 as part of the transmitted 2016 KCCP.

expanded to “ensure that all County activities provide social, environmental and economic benefits.”

~~((GP-101))~~ **RP-201** In its policies and regulations, King County shall strive to promote sustainable neighborhoods and communities, and seek to ensure that all county activities provide social, environmental and economic benefits.

- **Preservation of open space lands.** In RP-202,³⁰ the underlying 2012 Guiding Principle requires King County to pursue economically feasible opportunities to preserve open space lands. The transmitted 2016 KCCP proposes to remove the “economically feasible” qualifier and would add maintenance in addition to preservation. Additionally, while already included in the definition for the King County Open Space System in the KCCP glossary, the transmitted 2016 KCCP proposes to specifically call out forest and agriculture lands in addition to open space lands in RP-202. The policy is also now focused on preservation and maintenance of “remaining high-priority” lands, as opposed to just open space lands in general as in the current policy.

~~((GP-102))~~ **RP-202** King County shall pursue ~~((economically feasible))~~ opportunities to preserve and maintain remaining high-priority forest, agriculture, and other open space lands.

- **Existing UGA.** In RP-203,³¹ the 2012 Guiding Principle that called for focusing growth in the UGA, now explicitly focuses growth in the “existing” UGA, and also now clarifies that growth should occur consistent with adopted growth targets.

~~((GP-103))~~ **RP-203** King County shall continue to support the reduction of sprawl by focusing growth and future development in the existing urban growth area, consistent with adopted growth targets.

- **Reducing impacts of transportation.** The 2012 KCCP included a Guiding Principle that called for promoting a transportation system that provides a “range of transportation choices” that respond to community needs and environmental concerns. As amended in RP-204,³² that policy is proposed to now include an “efficient multimodal” system, as well as reducing “impacts on the natural environment” rather than just responding to “environmental concerns.”

³⁰ This policy is currently GP-102 in the adopted 2012 KCCP, and is proposed to be changed to RP-202 as part of the transmitted 2016 KCCP.

³¹ This policy is currently GP-103 in the adopted 2012 KCCP, and is proposed to be changed to RP-203 as part of the transmitted 2016 KCCP.

³² This policy is currently GP-104 in the adopted 2012 KCCP, and is proposed to be changed to RP-204 as part of the transmitted 2016 KCCP.

~~((GP-104))~~ **RP-204** King County shall continue to promote an efficient multimodal transportation system that provides residents with a range of transportation choices that respond to ~~((both))~~ community needs and reduces impacts on the natural environmental ~~((concerns))~~.

- **Equity and Social Justice (ESJ).** Information about the Determinants of Equity³³ is proposed to be added to the text of the Planning Objectives section. Significant text is added regarding connecting ESJ issues to land use planning. This includes a statement that addressing ESJ through long-range planning relates to the County's role as a regional service provider; additionally, where the County provides countywide services, such as recreation, transit service, and public health, the transmitted 2016 KCCP notes that those services "will be focused on cities in the contiguous UGA." The transmitted 2016 KCCP goes on to state: "While ESJ considerations will remain an important factor in planning across all geographies, the County's unincorporated rural and natural resource areas have much lower concentration of these demographic groups."³⁴

The transmitted 2016 KCCP also proposes to amend the existing Guiding Principle that calls for addressing ESJ issues. In RP-205,³⁵ this policy is expanded to "proactively" address ESJ issues and now applies this to "implementing" the County's policies, programs, and practices instead of just when "evaluating" those areas. Similarly, in the Guiding Principle that calls for protecting and enhancing natural resources and the environment, RP-206³⁶ now also calls for "consideration of inequities and disparities that may be caused by climate change."

~~((GP-105))~~ **RP-205** King County will seek to reduce health ~~((disparities))~~ inequities and proactively address issues of equity, social and environmental justice when ~~((evaluating))~~ implementing its land use policies, programs, and practices.

~~((GP-106))~~ **RP-206** King County will protect, restore and enhance its natural resources and environment, encourage sustainable agriculture and forestry, reduce climate pollution and prepare for the effects of climate change, including considering of the inequities and disparities that may be caused by climate change.

³³ As outlined in Ordinance 16948.

³⁴ It is worth noting that Councilmembers have previously expressed interest in applying ESJ considerations to underserved rural area residents as well.

³⁵ This policy is currently GP-105 in the adopted 2012 KCCP, and is proposed to be changed to RP-205 as part of the transmitted 2016 KCCP.

³⁶ This policy is currently GP-106 in the adopted 2012 KCCP, and is proposed to be changed to RP-206 as part of the transmitted 2016 KCCP.

- **Managing performance.** The 2012 KCCP included a Guiding Principle that called for measuring and assessing agency performance and achievement of the CPPs and the KCCP goals. The transmitted 2016 KCCP no longer includes this policy, nor any other performance management policies in the Planning Objectives section. Instead, the transmitted 2016 KCCP proposes to move that policy elsewhere in the chapter as RP-120,³⁷ which is located in a section related to review and amendment of the KCCP.

Consistency with adopted policies and plans

ESJ and climate change. Proposed changes regarding ESJ and climate change will be reviewed at a later briefing on the 2016 KCCP.

Consistency with the Scoping Motion

No issues identified.

Other issues for Councilmember consideration

Elimination of Guiding Principles structure. In the 2012 KCCP, the Council placed the Guiding Principles in the Introduction section of the plan. The Council's stated intent of locating the policies in the Introduction instead of one of the standalone chapters was to set the tone for the entire KCCP, ensure applicability to all chapters within the Plan, and to apply to both regional and local government planning. The transmitted 2016 KCCP proposes to relocate those policies into the second half of Chapter 1 Regional Growth Management Planning. The transmitted 2016 KCCP also proposes change the name of these policies from "Guiding Principles" to "Planning Objectives." While it is currently unclear if there are any unintended policy and planning impacts of these changes, it is possible that they could change the perception of the importance of these policies in relation to the remainder of the KCCP. The Council may wish to evaluate the placement of and reference to these policies within the context of the Plan in its entirety.

Amendments to Guiding Principles. The Council may wish to evaluate the impacts of the proposed changes to the former Guiding Principles policies, including:

- **Benefits of county activities.** RP-201 amends a 2012 Guiding Principle to state that the County shall seek to ensure that all County activities provide social, environmental and economic benefits. This proposed language is very broad and it is unclear how this would be defined, measured, or enforced.
- **Preservation of open space lands.** RP-202 amends a 2012 Guiding Principle to remove the "economically feasible" qualifier and add maintenance in addition to preservation as a requirement of the policy. The fiscal impacts of these two changes are currently unknown, but it could increase expenditures to implement the amended policy. Additionally, it is unknown what the scope of "remaining

³⁷ This policy is currently GP-107 in the adopted 2012 KCCP, and is proposed to be changed to RP-120 as part of the transmitted 2016 KCCP.

high-priority” forest, agriculture, and open space lands would include. Through adoption of Motion 14458, the Council has asked the Executive to provide a work plan for the preservation of these resources, as well as criteria for preservation, by the end of the first quarter of 2016.

- **Existing UGA.** RP-203 amends a 2012 Guiding Principle, which now calls for focusing growth within the “existing” UGA consistent with adopted growth targets. It appears that this policy change is intended to be consistent with general growth management principles in the GMA, Multicounty Planning Policies (MPPs), Countywide Planning Policies (CPPs), and existing KCCP to focus growth within the UGA. It is currently unclear whether changing the policy to the focus on the existing UGA would further limit consideration of UGA expansions in the future.
- **Reducing impacts of transportation.** RP-204 amends an existing Guiding Principle to require a range of transportation choices now reduce impacts on the natural environment rather than just responding to environmental concerns. While this does not appear to be inconsistent with the County’s current approach to multimodal transportation planning, this does appear to be a more explicit regional policy directive to use transportation planning to benefit the environment, such as addressing climate change.
- **ESJ.** The transmitted 2016 KCCP includes text in the Planning Objectives section stating that countywide services, such as recreation, transit service, and public health, will be focused on cities in the contiguous UGA and that ESJ considerations are less of a factor in planning in rural and natural resource areas. While this directive is not located in policy, it does imply intent for County operations. This statement implies that such services, including recreation and public health, could be less available to:
 - Residents of cities in eastern King County, such as Carnation, Duvall, Enumclaw, North Bend, Skykomish, and Snoqualmie.
 - Urban unincorporated residents, such as those in Fairwood, Highline, Skyway-West Hill, and White Center.
 - Residents in the rural area.
- **Managing performance.** The transmitted 2016 KCCP proposes to relocate a 2012 performance management Guiding Principle, which called for measuring and assessing agency performance and achievement of the CPPs and the KCCP goals, to elsewhere in the chapter. As a result, the KCCP would no longer include performance measurement and management as a planning objective, though it is still called for elsewhere in the plan related to implementation.

Chapter 3 Rural Areas and Natural Resource Lands

The policies in Chapter 3 address rural residential, rural commercial, forestry, agricultural, and mineral resource areas. Policies regarding the County’s approach to Cities in the Rural Area are also included in this chapter.

What's new in the transmitted 2016 KCCP?

“Rural Areas” definition and usage. The definition in the glossary for “Rural Area” is proposed to be updated to clarify that it is a collective geography that includes Rural Towns, Rural Neighborhood Commercial Centers, and rural residential zoned properties.³⁸ This change makes it clearer that Natural Resource lands are distinct from Rural Area lands. The terminology for “Rural Cities” is also proposed to be updated to “Cities in the Rural Area” to reflect that they are urban geographies that are located in the rural area and outside of the contiguous UGA. Where appropriate, the use of these terms is clarified throughout the transmitted 2016 KCCP; the majority of these changes can be found in Chapter 3. Staff analysis of these proposed changes to ensure consistency with existing policy intent is ongoing.

Public engagement. Three policies regarding public engagement are proposed to be modified. Policy R-101, related to preservation and sustaining rural legacy and communities, would be changed to recognize that collaboration is needed with a broader range of parties than the current policy recognizes.

R-101 King County will continue to preserve and sustain its rural legacy and communities through programs and partnerships that support, preserve, and sustain its historic, cultural, ecological, agricultural, forestry, and mining heritage through collaboration with local and regional preservation and heritage programs, community groups, rural residents and business owners including forest and farm owners, rural communities, towns, and cities, and other interested stakeholders.

Policy R-102 would be modified to remove a reference to Unincorporated Area Councils (UACs). Instead, public engagement would occur mainly through the Community Service Area (CSA) program.³⁹

R-102 King County will continue to support the diversity and richness of its rural communities and their distinct character by working with its rural constituencies (~~((and the unincorporated area councils and))~~) through its Community Service Areas program to sustain and enhance the rural character of (~~((rural and resource lands))~~) Rural Area Zoned Land, Natural Resource Lands, Rural Neighborhood Commercial Centers, and Rural Towns.

Policy R-611, related to notice to neighbors on nearby resource management activities, is proposed to be modified to more closely match current code requirements for public notice on development applications.

³⁸ RA-2.5, RA-5, RA-10, and RA-20

³⁹ Created by Ordinance 17139 in 2011 and refined in Ordinance 17415 in 2012 to replace the County sponsored UAC model with a broader framework for public engagement with unincorporated area residents.

R-611 King County should develop and employ effective means to inform affected property owners about nearby resource management activities. This may include, but not be limited to:

- a. Notice on title, notification for subdivisions, short subdivisions and development permits for properties within five hundred feet of designated agriculture, forestry, and mineral resource lands, or the surrounding twenty (20) different property owners, whichever is greater;
- b. Signage; and
- c. Community meetings and other public notification tools.

Nonresidential/urban uses in the Rural Area. The transmitted 2016 KCCP includes changes to two policies that would limit nonresidential uses in the rural area. Policy R-324 would limit nonresidential uses in the rural area to those that provide local products and services for “nearby Rural Area residents,” rather than “nearby residents” as in the 2012 policy. The proposed changes also further limits these uses to comply with development standard criteria in policy R-201.

- R-324** Nonresidential uses in the Rural Area shall be limited to those that:
- a. Provide convenient local products and services for nearby Rural Area residents;
 - b. Require location in a Rural Area;
 - c. Support natural resource-based industries;
 - d. Provide adaptive reuse of significant historic resources; or
 - e. Provide recreational opportunities that are compatible with the surrounding Rural Area.

These uses shall be sited, sized and landscaped to complement rural character as defined in policy R-101 and R-201, prevent impacts to the environment and function with rural services including on-site wastewater disposal.

Policy R-201 sets the criteria for development regulations for the Rural Area. Changes are proposed to this policy that would add language to:

- further describe that the criteria are those “attributes associated with a rural lifestyle;”
- call out home occupations and home industries;
- clarify that historic resources, character and continuity to protect and enhance are those important to “local communities;” and
- add a new criteria that rural uses do not include urban or largely urban-serving facilities.

This last proposed change is more limiting than existing restrictions regarding schools, institutions, and community facilities listed in R-326, and including this statement regarding R-201 may have impacts to other uses besides these listed facilities.

R-201 It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. The ~~((GMA))~~ Growth Management Act specifies the rural element of comprehensive plans include measures that apply to rural development and protect the rural character of the area (RCW 36.70A.070 (5)). The ~~((GMA))~~ Growth Management Act defines rural character as it relates to land use and development patterns (RCW 36.70A.030 (15)). This definition can be found in the Glossary of this Plan. Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. In order to implement ~~((GMA))~~ Growth Management Act, it is necessary to define the development patterns that are considered rural, historical or traditional and do not encourage urban growth or create pressure for urban facilities and service.

Therefore, King County's land use regulations and development standards shall protect and enhance the following ~~((components of))~~ attributes associated with a rural lifestyle ((the)) and the Rural Area:

- a. The natural environment, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian corridors;
- b. Commercial and noncommercial farming, forestry, fisheries, mining, home-occupations and ~~((cottage))~~ home industries;
- c. Historic resources, historical character and continuity important to local ((, including)) communities, as well as archaeological and cultural sites important to tribes;
- d. Community small-town atmosphere, safety, and locally owned small businesses;
- e. Economically and fiscally healthy Rural Towns and Rural Neighborhood Commercial Centers with clearly defined identities compatible with adjacent rural, agricultural, forestry and mining uses;
- f. Regionally significant parks, trails and open space;
- g. A variety of low-density housing choices compatible with adjacent farming, forestry and mining and not needing urban facilities and services; and
- h. Traditional rural land uses of a size and scale that blend with historic rural development~~((-))~~; and
- i. Rural uses that do not include urban or largely urban-serving facilities.

Rural Forest Focus Areas. Policy R-207, related to preservation of forest cover and sustainable forestry in the Rural Area, is proposed to be modified to require targeting "fee and easement acquisition strategies" to the Rural Forest Focus Areas.

R-207 Rural Forest Focus Areas are identified geographic areas where special efforts are necessary and feasible to maintain forest cover and the

practice of sustainable forestry. King County shall target funding, when available, new economic incentive programs, regulatory actions, fee and easement acquisition strategies and additional technical assistance to the Rural Forest Focus Areas. Strategies specific to each Rural Forest Focus Area shall be developed, employing the combination of incentive and technical assistance programs best suited to each focus area.

Equestrian trails. Policy R-213 sets a standard for equestrian trails that are located within road rights-of-way. This policy is proposed to be revised to reduce the gravel shoulder on a local access road from 4.5 to 4.0 feet in width, which Executive staff state is the current road standard for a local access shoulder.

R-213 Soft-surface multiple-use trails in corridors separate from road rights-of-way are the preferred option for equestrian travel for safety reasons and to avoid conflicts with residential activities associated with the street. Existing off-road trails should be preserved during site development, with relocation as appropriate to accommodate development while maintaining trail connections. The King County Road Design and Construction Standards will accommodate safe equestrian travel within road rights-of-way. Where appropriate, capital improvement programs for transportation and park facilities shall also enable the use of new facilities by equestrians. Construction standards for multiple-use nonmotorized trails to be established in road rights-of-way within the Rural Area should assure a minimum eight-foot-wide gravel shoulder on arterial roads and ((4.5)) 4.0 foot gravel shoulder on local access roads, or provide a trail separated from the driving lanes by a ditch or other barrier. Construction standards for soft-surface multiple-use nonmotorized trails in corridors separate from road rights-of-way shall be consistent with current trail construction and maintenance practices as promulgated by the U.S. Forest Service.

Growth rate in Rural Area. Policy R-301 is proposed to be changed to include Rural Neighborhood Commercial Centers in the policy, which states that a low growth rate is desirable in the Rural Area. While this change would give additional emphasis to Rural Neighborhood Commercial Centers, the impact would be minimal as Rural Neighborhood Commercial Centers are considered part of the “Rural Area” definition, which is referenced in the existing 2012 KCCP policy.

R-301 A low growth rate is desirable for the Rural Area, including Rural Towns and Rural Neighborhood Commercial Centers, to comply with the State Growth Management Act, continue preventing sprawl and the overburdening of rural services, reduce the need for capital expenditures for rural roads, maintain rural character, protect the environment and reduce transportation-related greenhouse gas emissions. All possible tools may be used to limit growth in the Rural Area. Appropriate tools

include land use designations, development regulations, level of service standards and incentives.

Transfer of Development Rights (TDRs). The transmitted 2016 KCCP includes changes to the TDR policies. Changes to policy R-314 would add language stating that conservation of agricultural lands through TDRs and other land use tools helps to mitigate the impact of urban development on climate change.

R-314 King County supports and shall work actively to facilitate the transfer of Rural Area and Natural Resource Lands development rights to:

- a. Preserve the rural environment, encourage retention of resource-based uses and reduce service demands;
- b. Provide permanent protection to significant natural resources;
- c. Increase the regional open space system;
- d. Maintain low density development in the Rural Area and Natural Resource Lands;
- e. Steer development growth inside the Urban Growth Area in ways that promote quality urban neighborhoods where residents want to work and live; and
- f. Provide mitigation for the impacts of urban development on global climate change by simultaneously reducing transportation-related greenhouse gas emissions and sequestering carbon through retention of forest cover and conserving agricultural lands through zoning, land use planning, transfer of development rights and similar tools.

Policy R-317 sets the allocation of development rights for sending sites. The proposed change sets an allocation of one TDR per every 2.5 acres of gross land area for RA-2.5 zoned lands. Under the 2012 KCCP policy, RA-2.5 zones would have an allocation of one TDR per 5 acres of gross land area (like other RA zoned areas); however, this proposed policy change for RA-2.5 properties is consistent with current code regulations.

R-317 For transfer of development rights purposes only, qualified sending sites are allocated development rights as follows:

- a. Sending sites in the Rural Area zoned RA-2.5 shall be allocated one TDR for every two and one-half acres of gross land area
- b. Sending sites with Rural Area (RA-5, RA-10, and RA-20) or Agricultural zoning shall be allocated one TDR for every five acres of gross land area;
- ~~((b-))~~ c. Sending sites with Forest zoning shall be allocated one TDR for every eighty acres of gross land area;
- ~~((c-))~~ d. Sending sites with Urban Separator land use designation shall be allocated four TDRs for every one acre of gross land area;
- ~~((d-))~~ e. If a sending site has an existing dwelling or retains one or more development rights for future use, the gross acreage shall be reduced in accordance with the site's zoning base density for the purposes of TDR allocation; and

~~((e-))~~f. King County shall provide bonus TDRs to sending sites in the Rural Area as follows:

1. The sending site is a vacant RA zoned property and is no larger than one-half the size requirement of the base density for the zone; and
2. The sending site is a RA zoned property and is located on a shoreline of the state and has a shoreline designation of conservancy or natural.

New policy R-319a would limit TDR receiving sites in urban unincorporated areas to short subdivisions; use of TDRs in long subdivisions⁴⁰ would only be allowed after a subarea study is completed. Under current policies and code, both short and long subdivisions are allowed to be receiving sites in urban unincorporated areas.⁴¹ Executive staff has noted that this change is proposed in response to community concerns regarding the breadth of using TDRs for increased density in urban unincorporated areas. Council staff continues to evaluate the use of the term "subarea study" and what the impacts of this term would have on a potential development hoping to be a TDR receiving site.

R-319a King County should designate urban unincorporated areas as TDR receiving sites for short subdivisions. Use of TDRs in formal subdivisions shall be allowed on through a subarea study.

New policy R-320a would require the County to provide amenities for urban unincorporated TDR receiving areas. The type, timing, and location of amenities would be determined by a public engagement process. A pilot project for such a process is proposed in "Action 5" of the Workplan in Chapter 12 of the transmitted 2016 KCCP.

R-320a King County shall provide amenities to urban unincorporated TDR receiving areas to improve the livability of the receiving area. Amenities should be provided at levels commensurate with the number of TDRs used in the receiving area. The type, timing and location of amenities provided to urban unincorporated TDR receiving areas should be informed by a public engagement process including members of the affected receiving area and the city affiliated with annexation.

A change to policy R-323, would clarify that TDRs from Natural Resource Lands (in addition to Rural Area lands) can be used to satisfy transportation concurrency requirements, which is consistent with the existing program. Explanatory language is

⁴⁰ Short subdivisions in urban unincorporated King County are those subdivisions with nine or fewer lots; long subdivisions in urban unincorporated King County are those with ten or more lots. In the rural area, short subdivisions are those with four or fewer lots; long subdivisions are those with five or more lots.

⁴¹ The proposed code changes in the Executive's transmittal inadvertently omitted the necessary code change to implement this proposed policy change. As a result, an amendment to the development code in 2016-0155 would be needed if the council wishes to adopt this policy change.

also added to the policy of why the use of TDRs to satisfy transportation concurrency is allowed.

R-323 The *Rural and Resource Land Preservation TDR Program* shall include, but is not limited to, the following:

- a. In addition to the density that is allowed on a receiving site in the urban growth area from the purchase of TDRs, the county shall evaluate the climate change benefits achieved by reducing transportation related greenhouse gas emissions that result from the transfer of development rights from the sending site, provided that such consideration is not precluded by administrative rules promulgated by the state;
- b. In order to satisfy transportation concurrency requirements in the Rural Area in a transportation concurrency travel shed that is non-concurrent, a development proposal for a short subdivision creating up to four lots may purchase TDRs from other Rural Area or Natural Resource Land properties in the same travel shed; allowing this is intended to reduce overall traffic impacts in rural travel sheds by permanently removing development potential. The transfer shall not result in an increase in allowable density on the receiving site. A short subdivision creating two lots where the property has been owned by the applicant for five or more years and where the property has not been subdivided in the last ten years shall satisfy the transportation concurrency requirements without having to purchase TDRs;
- c. King County shall provide an added density bonus of up to a 100% increase above the base density allowed in K.C. Code 21A.12.030, when TDRs are used for projects within any designated commercial center or activity center within the Urban Growth Area that provides enhanced walkability design and incorporates transit oriented development;
- d. King County may allow accessory dwelling units in the Rural Area that are greater than one thousand square feet, but less than 1,500 square feet, if the property owner purchases one TDR from the Rural Area; and
- e. King County may allow a detached accessory dwelling unit on a RA-5 zoned lot that is two and one-half acres or greater and less than three and three-quarters acres if the property owner purchases one TDR from the Rural Area.

Site design for Rural Area subdivisions. Policy R-332, related to site design standards for subdivisions in the rural area, is proposed to be changed to encourage minimization of "impervious" surface, instead of "paved" surfaces. "Impervious" is a broader term than "paved", as it can include gravel and compacted earth. This change is likely intended to reflect current changes in stormwater runoff and surface water management policies that now require minimization of impervious surfaces and use of low impact development techniques.⁴²

⁴² Adopted as part of Ordinance 18257.

R-332 Site design standards for new subdivisions in the Rural Area should include: minimization of ~~((paved))~~ impervious surfaces; limitations on entrance signage; preservation of natural contours, existing meadows and opportunities for keeping of horses; and other standards to limit features typical of urban or suburban development.

Low Impact Development (LID)/Stormwater. A change to policy R-336 is proposed to encourage LID, where feasible, as a way to manage stormwater onsite in the Rural Area, with specific reference to minimizing impervious surfaces, preserving onsite hydrology, retaining native vegetation, capturing and reusing rainwater, controlling pollution, and protecting groundwater. It also removes the exception from this policy for schools.

R-336 King County shall continue to support the rural development standards that have been established to protect the natural environment by addressing seasonal and maximum clearing limits, impervious surface limits ~~((, surface water management standards that emphasize preservation of natural drainage systems and water quality, groundwater protection,))~~ and resource-based practices. ~~((These standards should be designed to provide appropriate exceptions for lands that are to be developed for kindergarten through twelfth grade public schools and school facilities, provided that the school project shall comply at a minimum with the requirements of the King County Surface Water Design Manual.))~~ Stormwater management practices should be implemented that emphasize preservation of natural drainage systems, protect water quality and natural hydrology of surface waters and groundwater. Rural development standards should also, where feasible, incorporate and encourage Low Impact Design principles for managing stormwater onsite by minimizing impervious surfaces, preserving onsite hydrology, retaining native vegetation and forest cover, capturing and reusing rainwater, controlling pollution at the source, and protecting groundwater. King County shall take care that requirements for onsite stormwater management complement requirements for onsite wastewater management.

Green Building. The transmitted 2016 KCCP calls for new Green Building standards in the Rural Area. New policy R-336a calls for the County to adopt and implement Green Building codes that are appropriate, ambitious and achievable, and that respect and support rural character. The policy also identifies that solar panels, wind generation turbine or other renewable energy technologies may need to be sited in the Rural Area. This language will be also be evaluated as part of the climate change analysis at a later briefing.

R-336a To help achieve the goal of reducing energy use and greenhouse gas emissions associated with new construction, King County should adopt and implement green building codes that are appropriate, ambitious

and achievable. Adoption of such codes may result in an increased use of solar panels, private wind generation turbines and similar renewable energy technologies that may need to be sited in the rural area. Development standards will seek to ensure that the siting, scale and design of these facilities respect and support rural character.

Public spending priorities. The transmitted 2016 KCCP includes a change to policy R-402 to add a third priority for public spending priorities in the Rural Area. The first two priorities remain unchanged. The new third priority would use public spending to support sustainable economic development appropriate for the Rural Area and that does not foster urbanization. This additional priority is consistent with the RES plan adopted by the Council in 2014.⁴³

R-402 Public spending priorities for facilities and services within the Rural Area should be as follows:

- a. First, to maintain existing facilities and services that protect public health and safety; ~~((and))~~
- b. Second, to upgrade facilities and services when needed to correct level of service deficiencies without unnecessarily creating additional capacity for new growth; and
- c. Third, to support sustainable economic development that is sized and scaled at levels appropriate for Rural Areas and does not foster urbanization.

Industrial development. The transmitted 2016 KCCP includes a change to policy R-514 to add to the criteria for development standards for industrial development in the Rural Area. Facilities that generate significant heavy-gross weight truck traffic would be reduced to avoid the need for public funding for infrastructure.

R-514 Development regulations for new industrial development in the Rural Area shall require the following:

- a. Greater setbacks, and reduced building height, floor/lot ratios, and maximum impervious surface percentage standards in comparison to standards for urban industrial development;
- b. Maximum protection of sensitive natural features, especially salmonid habitat and water quality;
- c. Building and landscape design that respects the aesthetic qualities and character of the Rural Area, and provides substantial buffering from the adjoining uses and scenic vistas;
- d. Building colors and materials that are muted, signs that are not internally illuminated, and site and building lighting that is held to the minimum necessary for safety;
- e. Heavier industrial uses, new industrial uses producing substantial waste byproducts or wastewater discharge, or new paper, chemical and allied

⁴³ Ordinance 17956

products manufacturing uses in the urban industrial zone shall be prohibited; and

f. Industrial uses requiring substantial investments in infrastructure such as water, sewers or transportation facilities (~~(shall)~~), or facilities that generate substantial volumes of heavy-gross weight truck trips, shall be ((sealed)) reduced to avoid the need for public funding of the infrastructure.

Forest management. Changes to forest management policies are included in the transmitted 2016 KCCP. Policy R-636 adds management of stormwater runoff and associated pollutants to forest management goals.

R-636 King County promotes forest management that achieves long-term forest health; protection of watersheds, critical areas and habitat to support fish and wildlife populations; protection of threatened and endangered species; management of stormwater runoff and associated pollutants; conservation and economic viability of working forests; carbon sequestration and reduction in greenhouse gas emissions; and adaptation to climate change.

Policy R-639, relating to soil amendments for forest ecosystems, adds language that references carbon capture as a benefit of recycled, organic-based soil amendments.

R-639 King County encourages the use of recycled, organic-based soil amendments, such as biosolids, and fertilizers in forest ecosystems, which can help reduce erosion and sedimentation into streams, increase water-holding capacity of soils, stimulate the growth of trees and other vegetation, capture carbon and enhance fish and wildlife habitat. King County shall work with the general public and private and public forestland owners to encourage the selective and appropriate use of these materials for ecosystem enhancement and restoration.

The transmitted 2016 KCCP also adds lead-in text regarding the Strategic Climate Action Plan's (SCAP's) commitment to management and restoration of forested parks and natural lands. This new text would commit King County Parks to develop and implement stewardship plans for all forested properties 200 acres or larger in size. The County's Department of Natural Resources and Parks (DNRP) would also commit to provide opportunities for planting native trees and shrubs and removing invasive species on County-owned lands, and references the tree planting goals in the SCAP. This language will be evaluated as part of the climate change analysis at a later briefing.

Local Food Initiative/food production. The goals of the Initiative are included in the lead-in text. These goals include adding 400 net new acres in food production and 25 new food farmers per year over the next ten years. This text also states that the County should pursue feasible opportunities to return formerly farmed land (such as Tall Chief)

into production. Many policies are added or modified to address the Executive's Local Food Initiative and/or food production generally.

New policy R-503a encourages the use of existing structures and/or land to accommodate farmers markets in the Rural Neighborhood Commercial Centers.⁴⁴

R-503a Where appropriate, King County should allow the use of existing structures/parcels to accommodate farmers markets within Rural Neighborhood Commercial Centers.

Two policies are proposed to be revised to include reference to affordable food. Policy R-517 would add "affordable" as a qualifier for the type of food the County will encourage through community based food growing projects such as farmers markets and produce stands. Policy R-665 adds "affordable" as a qualifier to the type of local food supply that the County should develop incentives to support local food production.

R-517 King County should explore ways of creating and supporting community gardens, farmers' markets, produce stands and other similar community based food growing projects to provide and improve access to healthy and affordable food for all rural residents.

R-665 (~~The county~~) King County should develop incentives that support local food production and processing to increase food security and provide a healthy and affordable local food supply, and reduce energy use.

New policy R-642a encourages development of a long term strategy for financing "sufficient" farmland protection for the purpose of "significantly" expanding and retaining food production.

R-642a King County should develop a long term strategy for financing protection of sufficient farmland to significantly expand and retain food production, including improving the farmability of protected farmland, and ensuring that the easements are well-managed for the long-term.

Policy R-655 is proposed to be modified to include language that requires public services and utilities to be designed to support agriculture and not just to minimize impacts.

R-655 Public services and utilities within and adjacent to APDs shall be designed to support agriculture and minimize significant adverse impacts on agriculture and to maintain total farmland acreage and the area's historic agricultural character:

⁴⁴ Farmers markets are currently allowed in this zone in the Permitted Use Table in KCC 21A.08.070; however, the Vashon Town Plan would need to be amended in order to allow this use on Vashon Island.

- a. Whenever feasible, water lines, sewer lines and other public facilities should avoid crossing APDs. Installation should be timed to minimize negative impacts on seasonal agricultural practices;
- b. Road projects planned for the APDs, including additional roads or the widening of roads, should be limited to those that are needed for safety or infrastructure preservation and that benefit agricultural uses. Where possible, arterials should be routed around the APDs. Roads that cross APDs should be aligned, designed, signed and maintained to minimize negative impacts on agriculture, and to support farm traffic; and
- c. In cases when public or privately owned facilities meeting regional needs must intrude into APDs, they should be built and located to minimize disruption of agricultural activity.

A change to policy R-661 would focus on food production, rather than agricultural activities in general, would broaden the geographical scope beyond Agricultural Production Districts (APDs), and would add language regarding working with Seattle Tilth and other organizations to assist immigrant and minority farmers to gain access to farmland.

R-661 ~~((The county))~~ King County should develop incentives to encourage ~~((agricultural activities in the remaining prime farmlands located))~~ food production on prime farmland ((outside the Agriculture Production Districts)). These incentives could include tax credits, expedited permit review, reduced permit fees, permit exemptions for activities complying with best management practices or similar programs. The county should continue to work with Seattle Tilth and other organizations to assist immigrant and minority farmers in gaining access to farmland.

New policies R-661a and 661b would encourage leasing of agricultural lands to beginning and low income farmers, and expand the representation of low income and socially disadvantaged farmers on County boards and commissions.

R-661a To help make more farmland accessible to beginning and low-income farmers, King County should expand its leasing of agricultural land to farmers where appropriate and should encourage private farmland owners to lease unused land to farmers.

R-661b King County should expand representation of low income and socially disadvantaged farmers within King County agricultural processes such as the Agriculture Commission, advisory committees, task forces and hiring.

New policy R-677a would continue programs aimed at reducing food waste.

R-677a King County should continue food waste programs for single family, multi-family, businesses and institutions, aimed at reducing generation, promoting donation and encouraging curbside collection for anaerobic digestion and composting.

New policy R-667b would prioritize the economic development of the food and agriculture industries.

R-667b King County should prioritize the economic development of the food and agriculture industries in order to build a more sustainable and resilient local food system.

Water/drainage on agricultural lands. The transmitted 2016 KCCP includes changes to policies that address drainage and water use on agricultural lands. Policy R-666 includes new text that would incentivize practices and improvements that increase the soil water holding capacity of agricultural lands.

R-666 King County shall provide incentives, educational programs and other methods to encourage agricultural practices and technological improvements that maintain water quality, protect public health, protect fish and wildlife habitat, protect historic resources, maintain flood conveyance and storage, reduce greenhouse gas emissions, control noxious weeds, and prevent erosion of valuable agricultural soils, and increase soil water holding capacity while maintaining the functions needed for agricultural production.

Policy R-668 is proposed to be revised to address issues with water availability for agricultural land, and to encourage efficient use of water through various tools.

R-668 ~~((The county))~~ King County shall work with federal, state, local, and private agencies to ~~((ensure and maintain adequate water for the needs of agriculture))~~ improve the availability and efficiency of water for agriculture through use of tools such as expanding the availability of recycled water to farms, offering incentives for irrigation efficiency, support mechanisms for water rights banking and trading that will give farmers greater certainty for water rights while protecting instream flows. King County will encourage the maintenance and preservation of agriculture water rights for agriculture purposes. Assessments of future surface and groundwater availability for agriculture should consider projected impacts of climate change.

New policy R-668a commits to the County's continued support of the Agricultural Drainage Assistance Program (ADAP), and calls for seeking new ways to reduce the cost and improve implementation of drainage projects, including working across property lines.

R-668a King County will continue to support drainage improvements through its Agricultural Drainage Assistance Program and actively seek new ways to make drainage projects less expensive and easier to implement and to improve drainage systems across property lines.

Mineral resource industry. The transmitted 2016 KCCP includes a change to policy R-604, to remove reference to mining as part of a "diverse, regional and sustainable economy." Instead, a new policy is added, policy R-604b, to state the County's support for designating mineral resource lands of long-term significance, while minimizing conflicts with neighboring uses and mitigating environmental impacts.

R-604 King County shall promote and support forestry, agriculture, ((mining)) and other resource-based industries as a part of a diverse, regional and sustainable economy and environment.

R-604b King County shall support and designate mineral resource lands of long-term significance and promote policies, environmental reviews and management practices that minimize conflicts with neighboring land uses and mitigate environmental impacts.

Policy R-689 is proposed to be changed to add climate change as a potential area to condition and mitigation for environmental impacts of mining operations. Other descriptive text also includes discussion of climate change and mining resources.

R-689 Conditions and mitigations for significant adverse environmental impacts associated with mining operations and their associated structures or facilities should be required, especially in the following areas:

- a. Air quality and climate change;
- b. Environmentally sensitive and critical areas, such as surface and groundwater quality and quantity, wetlands, fisheries and wildlife habitats, and aquatic habitats;
- c. Noise levels;
- d. Vibration;
- e. Light and glare;
- f. Vehicular access and safety;
- g. Land and shoreline uses;
- h. Traffic impacts;
- i. Visual impacts;
- j. Cultural and historic features and resources;
- k. Site security; and
- l. Others unique to specific sites and proposals.

Policy R-690 is proposed to be modified to add language regarding impacts from transport of mineral resources and climate change impacts from end-use of resources as considerations in the review of mineral resource extraction proposals.

R-690 King County should work with the state and federal governments to ensure that proposals for underground mining, oil and gas extraction, and surface coal mining are reviewed with consideration of local land use and environmental requirements, regional impacts from transport and assessment of climate change impacts from end-use of oil, gas and coal.

Consistency with adopted policies and plans

Local Food Initiative. The Local Food Initiative has not been reviewed or adopted by the Council. This initiative, including its goals and targets, and associated changes to individual policies in the transmitted 2016 KCCP, have been set by the Executive. The Council may desire to evaluate the underlying goals of this program before adopting the proposed 2016 KCCP policy changes associated with the Local Food Initiative.

ESJ and climate change. Proposed changes regarding ESJ and climate change will be reviewed at a later briefing on the 2016 KCCP.

Consistency with the Scoping Motion⁴⁵

Transfer of Development Rights (TDRs). The Scoping Motion called for an update to the TDR policies, including policies that support the use of urban-to-urban TDRs. While the transmitted 2016 KCCP does propose changes in that would clarify the TDR program, it does not include any policies that would allow additional urban lands to be used as TDR sending sites. It is worth noting that 2012 KCCP policy R-316 currently allows Urban Separator (R-1) zoned lands in the UGA to be sending sites.⁴⁶

Farm, Fish, Flood. The transmitted 2016 KCCP does not include specific references to the Farm, Fish, Flood watershed planning process that is currently underway, as this process is not yet complete. Executive staff note that changes to policies R-649 and R-650 could be made at the conclusion of this planning process, which is scheduled for the spring of 2016.

Housing. The Scoping Motion called for a review of the policies related to housing for aging demographics, such as expanded cottage housing. Additional or revised policies on this topic are not included in this chapter.

Rural Economic Strategies (RES). The transmitted 2016 KCCP includes introductory language in this chapter on the RES, and includes some updates to policies to include home-based businesses as a commercial use in the Rural Area (R-201), and for funding of infrastructure that supports rural economic development (R-402). However, more integration of the RES in Chapter 3 may be desired by the Council. The RES is further discussed in the Chapter 10 Economic Development portion of this staff report.

⁴⁵ Scoping Motion items related to landslide hazards have been addressed in Chapter 5 Environment.

⁴⁶ 2012 KCCP policy U-120 in Chapter 2, Urban Communities, currently allows those R-1 zoned sending sites to transfer density at a rate of at least four units per acre.

Home-based businesses. The transmitted 2016 KCCP does not include updated or new policies related to home-based business in this chapter. A reference to home-based businesses has been added to Policy R-201, which establishes the attributes of the Rural Area, but no discussion of streamlining home-based businesses is included in this chapter.⁴⁷

Rural densities and water resources. No changes to residential density policies are included in the transmitted 2016 KCCP. The Scoping Motion included a statement to consider matching rural densities to water resources. This has not been included in this chapter.⁴⁸

Other issues for Councilmember consideration

“Rural Areas” definition and usage. The definition in the glossary for “Rural Area” is proposed to be updated to clarify that it is a collective geography that includes Rural Towns, Rural Neighborhood Commercial Centers, and rural residential zoned properties. This change makes it clearer that Natural Resource lands are distinct from Rural Area lands. The terminology for “Rural Cities” is also proposed to be updated to “Cities in the Rural Area” to reflect that they are urban geographies that are located in the rural area and outside of the contiguous UGA. Where appropriate, the use of these terms is clarified throughout the transmitted 2016 KCCP; the majority of these changes can be found in Chapter 3. Staff analysis of these proposed changes to ensure consistency with existing policy intent is ongoing.

Nonresidential/urban uses in the Rural Area. The transmitted 2016 KCCP includes changes to two policies that would limit nonresidential uses in the rural area. Policy R-324 would limit nonresidential uses in the rural area to those that provide local products and services for “nearby Rural Area residents,” rather than “nearby residents” as in the 2012 policy. The proposed changes also further limits these uses to comply with development standard criteria in policy R-201.

Policy R-201 sets the criteria for development regulations for the Rural Area. One of the changes proposed to this policy would add a new criteria that rural uses do not include urban or largely urban-serving facilities. This change is more limiting than existing restrictions regarding schools, institutions, and community facilities listed in R-326, and including this statement regarding R-201 may have impacts to other uses besides these listed facilities.

⁴⁷ The Executive is currently conducting a study regarding the wineries in the Sammamish Valley Agricultural Production District area, and intends to make recommendations on policy and code changes this summer for possible inclusion in the 2016 KCCP. These recommendations may include updates to home-occupations regulations.

⁴⁸ It is worth noting that the state, not King County, regulates Group B water systems (serving fewer than fifteen connections and fewer than twenty-five people per day). That being said, King County building permits do require applicants to demonstrate water access.

The Council may want to consider whether these changes meet the Council's policy goals, as they could have impacts to the types of uses that are allowed in the Rural Area and may lead to unanticipated changes in the uses permitted outside the UGA.

Chapter 8 Transportation

The policies in Chapter 8 address transportation, including unincorporated area roads, Metro Transit services, operation of Sound Transit light rail and some express buses, operation of Seattle streetcars, passenger ferries, and the King County International Airport (KCIA). For the unincorporated area, policies set Level of Service (LOS) standards and define components of the Transportation Concurrency Program and Mitigation Payment System, which are further defined in the King County Code.

What's new in the transmitted 2016 KCCP?

Metro Transit Long Range Plan. The transmitted 2016 KCCP adds references to the Metro Transit Long Range Plan, which is required by Strategy 6.1.2 of the Strategic Plan for Public Transportation 2011-2021 and is currently under development in collaboration with King County cities and other transit agencies. Policy T-101, concerning public transportation policy, and T-205, supporting high capacity transit, are amended to refer to the Long Range Plan.⁴⁹ The Transit Long Range Plan is likely to be approved in late 2016; the timing of action on this Plan would not affect the references in the KCCP.

Marine Division. The transmitted 2016 KCCP updates policies for passenger-only ferry service to reflect the Marine Division's assumption of the King County Ferry District. New policy T-101a directs that the 2014 Ferry District Strategic Plan or its successor shall provide policy guidance for the Marine Division. Policies T-205 and T-302 are proposed to be amended to also refer to the Ferry District 2014 Strategic Plan.

T-101a The Strategic Plan developed for the King County Ferry District in 2014, or successor plans, shall guide the planning, development and implementation of the passenger only ferry system and services operated by the King County Marine Division.

Policy T-214, expressing general support for development of passenger-only ferry service, is deleted as it is now obsolete; instead, a new policy, T-301a, states that the Marine Division should be a leader in regional mobility through provision of safe, reliable, high-quality passenger ferry service.

⁴⁹ Countywide transit policies are generally within the jurisdiction of the Regional Transit Committee as provided by the Charter. These policies are contained in the Strategic Plan for Public Transportation 2011-2021, the King County Metro Service Guidelines – both of which are being updated in 2016 - and in the Transit Long Range Plan when it is adopted, expected in late 2016. To clarify how these countywide transit policies are addressed, Policy T-101 states that these transit policy documents shall guide the planning, development and implementation of King County Metro services.

~~((T-214 King County should support, encourage and be an active partner in local and regional passenger-only ferry transportation solutions that support mobility, accessibility, growth management, and help reduce road congestion.))~~

T-301a The King County Marine Division should be a leader in regional mobility benefiting the community and economic development needs of King County through providing passenger-only ferry service that is safe, reliable and a great customer experience while being responsive and accountable to the public.

Equity impacts and benefits of transportation. The transmitted 2016 KCCP adds multiple references to the Equity and Social Justice initiative. New policy T-104a calls for consideration of equity impacts and benefits of transportation programs, policies, and services.

T-104a King County should consider the equity impacts, and benefits, when planning, developing, and implementing transportation programs, projects, and services.

New policy T-253a would require King County to provide opportunities for low-income people, people of color, and immigrants and refugees to participate in programs increasing access to alternatives to driving alone as part of the County's Transportation Demand Management strategies.

T-253a King County shall provide opportunities for residents of low income communities, people of color, and immigrant and refugee populations to inform and participate in programs to increase access to effective alternatives to driving alone.

Policy T-511 is amended to target public information efforts to low-income communities, people of color, and immigrant and refugee populations.

T-511 King County should provide timely, accurate, and consistent public information about transportation services, infrastructure and funding issues, and ensure a wide range of opportunities for input and engagement with county residents, including low income communities, people of color, and immigrant and refugee populations and other stakeholders.

Lead-in text in the Road Services Policies and Priorities section adds a variety of ESJ considerations in service planning, including a statement that that grant-funded non-motorized improvements are directed to ESJ communities. This section also notes that

projects and programs are evaluated using ESJ data, and that the Rural Area and Natural Resource lands “do not have significant concentrations of ESJ communities.”⁵⁰

In policies T-104, T-237, and T-308, references to “people with limited English proficiency” are replaced with references to “immigrant and refugee populations.” These ESJ-related policy changes will be evaluated as part of the 2016 KCCP briefing on ESJ issues at a later meeting.

Alternative Transit Services Program delivery. The transmitted 2016 KCCP amends Policy T-202, concerning compatible rural transportation, to add a reference to working with partners to develop alternative transit service in areas not well suited to fixed-route transit service. The language paraphrases part of Strategic Plan for Public Transportation 2011-2021 strategy 2.1.1: “Design and offer a variety of public transportation products and services appropriate to different markets and mobility needs.”

T-202 Rural densities and distances between travel destinations are less conducive to efficient use of alternative modes of transportation. As resources allow, King County’s transportation investments in ((rural areas)) Rural Areas and Natural Resource Lands should emphasize maintaining and preserving safe road infrastructure that is compatible with the preservation of rural character and does not promote urban or unplanned growth. In areas not well suited to fixed route transit, the County should work with partners to develop a range of alternative service options such as community shuttles, real-time ridershare, community vans, and other innovative options.

Land use and growth strategy. Policy T-203 adds transit-supportive “infrastructure investments” to the list of encouraged partnership opportunities to support alternatives to single occupant vehicles.

T-203 King County should encourage transit-supportive land uses, development, facilities and policies that lead to communities that transit can serve efficiently and effectively. As funding permits, King County should partner with jurisdictions and the private sector to spur transit-supportive development and infrastructure investments that enhance((s)) opportunities for transit, pedestrians, bicyclists, car and van pools, and other alternatives to single occupant vehicles.

Level of Service (LOS) Standards and Concurrency Program. New policy T-214b, inserted in the LOS Standards section, requires the County to design a new concurrency management methodology that is efficient to administer, incorporates travel demand management, supports reduction of vehicle miles traveled and reliance on single occupant vehicle trips, and promotes increased transportation system

⁵⁰ It is worth noting that Councilmembers have previously expressed interest in applying ESJ considerations to underserved rural area residents as well.

efficiency. Due to limitations on annual-cycle KCCP updates, the new methodology would either have to:

- wait until the next four-year KCCP update in 2020 to be implemented, or
- continue to comply with the existing LOS standards defined in policies T-215, T-216, T-217, and T-218. The new methodology would also have to comply with concurrency program policies T-219, T-220, T-221, T-222, T-223, and T-224. There would continue to be travel sheds tested for passing or failing concurrency based on “the LOS on arterials in unincorporated King County using the county’s adopted methodology” (policy T-222). Elements of the concurrency methodology defined in the Code could be modified if consistent with the adopted KCCP policies noted here.

T-214b King County shall design a new concurrency management methodology that is efficient to administer, incorporates travel demand management principles, supports reduction of vehicle miles traveled and reliance on single occupancy vehicle trips, and promotes increased efficiency of the transportation system as a whole.

Nonmotorized program. The transmitted 2016 KCCP proposes several changes related to the nonmotorized transportation program. Policy T-231 is amended to reference consistency with “the regional growth strategy” and to add intermodal connections and access to centers as goals of nonmotorized system investments.

T-231 Consistent with the priorities defined in the County’s functional transportation plans, and the regional growth strategy, nonmotorized transportation system investments should aim to increase safety and mobility, facilitating mode integration and intermodal connections, access to centers where appropriate, and providing opportunities for healthy activity and alternatives to driving for all populations.

Policy T-233 proposes to add “safe routes to transit” to the list of needs to be given highest priority for nonmotorized improvement.

T-233 In ~~((both urban and rural))~~ unincorporated areas of King County, the following needs will be given the highest priority when identifying, planning, and programming nonmotorized improvements:

- a. Addressing known collision locations;
- b. Fostering safe walking and bicycling routes to schools and other areas where school-aged children regularly assemble;
- c. Filling gaps in, or enhancing connections to, the regional trail system;
- ~~((and))~~
- d. Locations of high concentration of pedestrian and/or bicycle traffic; and
- e. Providing safe routes to transit.

The transmitted 2016 KCCP proposes to expand Policy T-234 to encourage urban nonmotorized improvements to increase access to urban centers, in addition to transit in the 2012 policy.

T-234 In urban areas, nonmotorized improvements should ~~((also))~~ increase access to transit and ~~((enhance))~~ urban centers while enhancing connections to parks, local trails, shopping, libraries, healthcare, and other public and private services and facilities.

Policy T-235 calls for the Regional Trails System to enhance access to transit.

T-235 The King County Regional Trails System is the centerpiece of the nonmotorized system in the Rural Area. The county's efforts to enhance the Rural Area nonmotorized network should include filling in the Regional Trails System's missing links, coordinating road and trail projects whenever possible, ~~((and))~~ considering access from roadways such as trailhead parking, and enhancing access to transit, especially park and rides and transit centers.

Policy T-244 is revised to reflect King County's participation in the Puget Sound Regional Council's regional bicycle network planning.

T-244 ~~((King County will participate in and support the Puget Sound Regional Council's regional bicycle network planning efforts. Once a regional network is designated, related project needs within King County's jurisdiction should be incorporated into the county's nonmotorized planning and project prioritization processes.))~~ King County participated in the Puget Sound Regional Council's regional bicycle network planning efforts; related project needs within King County's jurisdiction should be considered in the county's nonmotorized planning and project prioritization processes as financial resources allow.

Transportation Demand Management. New policy T-248a expresses support for employee transportation programs that encourage trip reduction and calls for the County to lead by example through a program for its own employees.

T-248a King County should promote employee transportation programs that encourage trip reduction, use of public transportation, walking, and bicycling, and provide regional leadership by modeling this with its own employees.

The term "congestion pricing" is proposed to replace "variable tolling" in several policies, as this is the term used by the Federal Highway Administration (FHWA). Policy T-250 is amended to include this change and to delete an obsolete sentence concerning toll collection systems, because the Washington State Department of Transportation (WSDOT) has set tolling collection policy by implementing the Good to Go system.

Policy T-251 and Policy T-252 also replace the term "variable tolling" with "congestion pricing" strategies and are otherwise unchanged.

T-250 King County will work with the Washington State Department of Transportation, Washington State Transportation Commission, Puget Sound Regional Council, and cities to develop and implement applications of managed transportation facilities and ~~((variable tolling))~~ congestion pricing strategies on new and existing transportation facilities. ~~((Toll and high-occupancy toll lane collection systems used in the region should be simple, unified, and interoperable and should avoid the use of tollbooths, whenever possible.))~~

T-251 King County supports ~~((variable tolling))~~ congestion pricing strategies as a means to optimize transportation system performance, generate revenues, ~~((and))~~ reduce vehicle miles traveled, and reduce greenhouse gas emissions.

T-252 Revenue from ~~((variable tolling))~~ congestion pricing should be used to improve, preserve and operate the transportation system including transit and other multimodal investments, as well as to help fund improvements that address the diversionary impacts on non-tolled facilities.

High Occupancy Vehicle (HOV), High Occupancy Toll (HOT), and Express Toll Lane Performance Standards. 2012 KCCP policy T-505 supports active management of state-owned freeways including management of HOV, HOT, and Express Toll lanes to meet the state's performance standard, which benefits transit buses and vanpools. The policy is proposed to be amended to include the actual state performance measure, "maintaining an average speed of 45 mph or greater at least 90 percent of the time during the morning and afternoon peak hours."

T-505 King County shall support active management of state-owned freeways to optimize movement of people. High Occupancy Vehicle ~~((HOV))~~, High Occupancy Toll ~~((HOT))~~ or Express Toll lanes should be managed to prioritize reliable speed advantage for transit and vanpools, and maintain a reliable speed advantage for the other high occupancy vehicles consistent with the State's ~~((HOV))~~ High-Occupancy-Vehicle lane performance standard of maintaining an average speed of 45 mph or greater at least 90% of the time during the morning and afternoon peak hours.

Road closures and abandonments. Policy T-304 is proposed to be reworded to clarify that a decision framework for prioritizing road investments has been implemented and should be used.

T-304 ~~((King County should implement a decision framework in order to keep the most vital components of the road system operational for users. This approach should both guide service provision and help direct investments towards the most critical needs when additional resources are available.))~~ In order to keep the most vital components of the road system operational for users, King County should use a decision framework to both guide service provision and help direct investments towards the most critical needs when additional resources are available.

A new policy, T-306a, outlines how road closures and abandonment decisions should be made, and calls for notification of closures in a timely manner.

T-306a Decisions on road closures and abandonments should be made based on public safety considerations, technical/engineering standards, and the policy guidance set forth in the Strategic Plan for Road Services. Impacts to residents, businesses, and other road users or stakeholders should be identified and communicated to them in a timely manner.

Climate change. Several policies are added and/or amended to address climate change. Policy T-322 is proposed to be amended to add references to low-carbon fuels and GHG emissions.

T-322 Through its own actions and through regional partnerships, King County will promote strategies to reduce emissions from the transportation sector. The county will promote new vehicle technologies, the use of low-carbon fuels, and strategies to reduce greenhouse gas emissions, including land use changes, provision of transit, promotion of nonmotorized travel, joint purchasing, pilot projects, and other actions to reduce vehicle miles traveled.

Policy T-323 is also proposed amended to include zero-emission vehicle acquisition as a strategy to reduce GHG emissions.

T-323 King County will be a leader in the use of transportation fuels and technologies that reduce operational greenhouse gas emissions from its fleets and vessels by buying hybrid-electric, electric, zero-emission and other clean transportation technologies; using clean fuels in its fleets and vessels; implementing demonstration projects that use alternative fuels and technologies; purchasing locally-produced energy sources when practical; seeking local and federal support to expand the use of ~~((alternative))~~ low-carbon fuels and alternative, zero emission technologies; and promoting best practices, innovations, trends and developments in transportation fuels and technologies. The county will also seek to deploy and use its vehicles in an energy-efficient manner through vehicle routing, idling-reduction, and operator practices.

The transmitted 2016 KCCP adds a new policy, T-324a, directing the County to reduce greenhouse gas (GHG) emissions from its off-road vehicles and equipment.

T-324a King County will reduce greenhouse gas emissions from its off-road vehicles and equipment by using low-carbon fuels and advanced technologies, and by partnering with other agencies to implement demonstration projects using these vehicle technologies.

These proposed policy changes will be evaluated as part of the climate change analysis at a later briefing.

Revenue shortfall. Several policies are amended to identify and address the revenue shortfall relative to the identified needs of the unincorporated area transportation network. An amendment to policy T-212 provides additional rationale for encouraging annexation of county roadways located in the urban area and within or between cities in terms of reducing the burden on taxpayers in the unincorporated areas.

T-212 King County shall work with cities for the annexation of county (~~(-owned)~~) roadways and/or street segments located in the urban area and within or between cities, in order to provide for a consistent level of urban services on the affected roads and reduce the burden on unincorporated taxpayers that are supporting this urban infrastructure.

Policy T-405 is proposed to be amended to state that a shortfall gap will be calculated based on the costs needed to “preserve and maintain” existing infrastructure and services levels, instead of based on costs of “needed improvements.”

T-405 During review of its Comprehensive Plan, King County should consider and address any potential shortfalls likely to occur between expected revenues and (~~(needed improvement)~~) costs to maintain, preserve and improve existing transportation infrastructure and service levels. Such review could include a reassessment of land use, growth targets, LOS standards, and revenue availability.

Policy T-407 is proposed to be amended to state that new funding sources should be pursued as well as identified, and adds a new expression of the view that these funding sources should not be regressive.

T-407 New funding sources should be identified and pursued that would provide adequate and sustainable resources for transportation system (~~(improvements)~~) investments, are not regressive, and whenever possible provide multi-jurisdictional benefits.

Eastside Rail Corridor (ERC). Under “Regional Coordination,” the transmitted 2016 KCCP proposes new policy T-507a directing the County to participate with other agencies to plan for the ERC in ways that enhance multimodal mobility.

T-507a King County shall support and participate in collaborative planning efforts both inter-departmentally and with other federal, state, and local agencies to develop the Eastside Rail Corridor in ways that enhance multimodal mobility and connectivity. Planning and development should consider opportunities for integration of transit and nonmotorized facilities, including regional trails into the greater transportation network.

Freight mobility. New policy T-510a calls on the County to work with partners to develop adequate truck parking along the county's Truck Freight Economic Corridors.⁵¹

T-510a King County should work with partners and stakeholders to plan for and develop adequate truck parking in high-demand locations along King County's Truck Freight Economic Corridors to improve safety and reduce negative impacts on local communities.

Consistency with adopted policies and plans

ESJ and climate change. Proposed changes regarding ESJ and climate change will be reviewed at a later briefing on the 2016 KCCP.

Consistency with the Scoping Motion⁵²

The Scoping Motion included a number of items to include in the 2016 KCCP for this chapter. Staff notes here the items that do not appear to be addressed in the transmitted 2016 KCCP.

Concurrency. The Scoping Motion called for:

- revisions to policies and programs relating to the LOS standards and impact mitigation,
- updates of the Concurrency Program and Mitigation Payment System to address insufficient road funding to address capacity projects, and
- efforts to address collaboration with other jurisdictions to address unfunded city and state projects and the impacts of traffic from outside the unincorporated area.

The transmitted 2016 KCCP does not propose changes to the LOS, the Transportation Concurrency Program nor Impact Mitigation (the policy basis for the Mitigation Payment System). Proposed new policy T-214b, stating that the County shall adopt a new concurrency management methodology, could address some Scoping Motion issues but not all. Some changes to concurrency and mitigation payments could be advanced

⁵¹ The draft text states that truck parking is needed adjacent to highways and mentions that WSDOT Truck Parking Studies identify the state's greatest needs are on I-5 and SR 167 in central Puget Sound and I-90 near North Bend.

⁵² Scoping Motion items related to active transportation and housing near transit stations have been addressed in Chapter 4 Housing and Human Services.

through amendments to the King County Code, which would have to be consistent with the KCCP policies in effect at the time.

Stormwater management, culverts, and fish passage. The Scoping Motion calls for consideration of adding policies for stormwater management and culvert replacements to allow for fish passage. According to Road Services Division (RSD) staff, stormwater management is being addressed through ongoing discussions with the Water and Land Resources Division (WLRD); additional culvert replacement project information is included in the TNR narrative within “Drainage Program Programmatic Needs” and “Vulnerable Road Segments” in the 2016 transmitted KCCP. Most of the drainage projects listed in the TNR would replace failing or undersized culverts.

Air transportation. The Scoping Motion called for updating policies to support the KCIA master plan. The transmitted 2016 KCCP does not propose updates to Air Transportation policies (T-317, T-318, T-319, and T-504). Executive staff anticipate transmitting an updated KCIA master plan in December 2017.

Other issues for Councilmember consideration

Disaster coordination. Existing 2012 policy T-105 states that King County shall protect its transportation system against disasters, to the extent possible, by developing prevention and recovery strategies. Under King County’s Comprehensive Emergency Management Plan and Regional Coordination Framework for Disasters and Planned Events for Public and Private Organizations in King County, Washington, King County has specific responsibilities relative to managing and restoring the countywide transportation network in the event of a disaster. The Council may wish to amend policy T-105 to reflect these roles.

Regional Growth Strategy. Proposed new language in policy T-231 refers to the “regional growth strategy” but does not clearly define the meaning of this term. Narrative language states that with respect to transportation, the PSRC’s Vision 2040, Transportation 2040, and transportation-related Countywide Planning Policies “outline and support a regional growth strategy.” Council and Executive staff are reviewing the narrative and policy language, including Chapter 1 Regional Growth Management Planning to determine if Chapter 8 references to the regional growth strategy should be clarified and possibly included in another policy.

Chapter 10 Economic Development
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The policies in Chapter 10 address economic development, including general policies, business development, workforce development, infrastructure, sustainable development in the private sector, and the rural economy.

What's new in the transmitted 2016 KCCP?

Equity and Social Justice (ESJ). In the General Economic Development Policy section of the chapter, lead-in text is proposed to be added that states that “equity and equality are important factors” in promoting a successful economy and that the County is committed to promoting these factors in all policies and decision making efforts. This, however, is not included in policy language. That being said, policy E-101 proposes to add an emphasis on “equitable” economic development, in addition to sustainable development. These proposed changes will be evaluated as part of the ESJ analysis at a later 2016 KCCP briefing.

ED-101 King County has a long term commitment to sustainable and equitable economic development throughout the county.

Start-up companies. Policy ED-103 would recognize and support “start-up” companies or businesses, as being equally important to the local economy as retaining and expanding homegrown businesses.

ED-103 King County policies, programs, and strategies shall recognize the importance of, and place special emphasis on, start-up companies as well as retaining and expanding homegrown firms in basic industries that bring income into the county and increase the standard of living of ~~((our))~~ the County's residents.

Regional partnerships. The transmitted 2016 KCCP includes changes to three policies that would clarify who the County plans to partner with, along with two new policies regarding partnering and collaboration.

Policy ED-201 adds that King County will be working with educational sector and research institutions to support programs and strategies that promote sustainable business development and job creation.

ED-201 King County shall partner with federal, state, and local governments, economic development organizations, schools, educational and research institutions and the private sector to foster an innovative and entrepreneurial environment and support programs and strategies that promote sustainable business development and job creation. Programs that provide technical and financial assistance to businesses include, but are not limited to:

- a. Financial, marketing, expansion, and general operations assistance for small businesses to help them become competitive in the private sector;
- b. Technological, efficiency, and managerial assessments to help manufacturers reduce costs and use smaller footprints for existing or expanded production; and

- c. Assessment and/or remediation of contaminated property (Brownfields) in order to continue or expand operations to help individual small businesses or jurisdictions impacted by Brownfields.

Policy ED-202 replaces an outdated reference to the Prosperity Partnership, which no longer exists, and replaces it with the PSRC's Regional Economic Strategy as the document identifying key industrial clusters in the county. The policy is also changed to include a reference to the Local Food Initiative in the Rural Area as a strategy to increase job growth/employment.

ED-202 King County shall emphasize continued support for the aerospace and information technology industrial clusters as well as industrial clusters offering the best opportunities for business development, job creation, and economic growth including those identified in the ~~((Prosperity Partnership's))~~ Puget Sound Regional Council's Regional Economic Strategy ((for urban areas)), the Local Food Initiative and the King County Rural Economic Strategies for rural areas (including resource lands).

Policy ED-210 is changed to be more explicit regarding King County activities and key partners for trade development and expansion, including collaboration with the new Northwest Seaport Alliance and Port of Seattle and other regional trade groups.

ED-210 King County should support programs and strategies to expand international trade, including those that:

- a. Promote, market, and position the county for increased export, import, and foreign investment opportunities; ~~((and))~~
- b. Promote the health and viability of the region's export and import gateways through active collaboration with the Northwest Seaport Alliance and the Port of Seattle;
- c. Provide technical assistance, training, and opportunities for local firms wishing to export; and
- d. Partner with regional trade groups to promote assistance, opportunities and partnerships to connect current and potential exporters with international markets.

Two new proposed policies, ED-212 and ED-213, align with new King County initiatives, policies and activities and require economic development activities that develop and promote "healthy" communities and Communities of Opportunity.

ED-212 King County shall encourage and support community based and community led efforts to support and retain existing small businesses while improving and revitalizing business corridors and districts in need of such.

ED-213 King County shall coordinate with a broad range of partners, organizations, businesses and public sector agencies to support the

development of business innovation districts and related initiatives in lower income communities, with an emphasis on food innovation districts, in particular. Food innovation districts may encompass anchor food businesses, small food business incubation, food industry education and training, markets and food hubs, food programs and partnerships with urban and rural food growers and cooperatives, and food aggregation and processing.

Workforce development. Many of the proposed edits to policies and new policies related to workforce development address the Council's call in the Scoping Motion to "update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities".

The transmitted 2016 KCCP includes a new statement in lead-in text that there is an "ever greater divide between those who are benefitting from a strong economy and those who are not" in the current economic climate. The difficulties for low-income people in isolated communities to access services help them secure living wage jobs is also noted.

Policy ED-104 proposes to amend the text to "recognize the importance of a diversified economic base to provide a continuum of skill training opportunities to meet the skill level needs of industry" rather than to "provide a continuum of job training to meet the skill levels of all workers". Executive staff report that this change clarifies the role of King County to support skill training, not specific job training to meet the needs of King County businesses.

ED-104 King County policies, programs, and strategies shall recognize the importance of a diversified economic base to provide a continuum of ~~((job))~~ skill training opportunities to meet the skill level ~~((s of all workers))~~ needs of industry.

Policy ED-301 adds "natural resource management" as another "green job" area linked to preservation/sustainability of the natural environment.

ED-301 King County should support workforce development programs that are integrated with the county's overall economic strategies, including but not limited to:

- a. Apprenticeship opportunities on county public works projects to ensure a continual pipeline of skilled, local construction trades workers and to encourage family wage job opportunities.
- b. Development and growth of clean technology "green" jobs linked to the preservation and sustainability of the natural environment, including jobs in pollution prevention, Brownfields cleanup, energy efficiency, renewable energy industries, natural resource management, and other technologies that address climate change.

- c. Training in skills (job clusters) that apply to and are in demand across multiple industry clusters.

Policy ED-302 corrects the reference the current federal Act regarding workforce development. There is also a sentence added that requires King County to work with the Workforce Development Council, especially in communities that have the highest unemployment rates in the region. This aligns with the Scoping Motion that called for exploration of job training in communities with the highest needs/highest unemployment; though, this policy doesn't specifically call for the training to be located in those communities.

ED-302 King County supports the King County Workforce Development Council, established by the federal (~~Workforce Investment Act of 1998~~) Workforce Innovation and Opportunity Act of 2014, composed of high level representatives from business, local government, labor, education and training institutions, advocacy organizations, and human service providers. The purpose of the council is to coordinate and improve employment, training, literacy, and vocational rehabilitation programs to meet the needs of workers and employers. King County will work with the Workforce Development Council to emphasis the need in and highlight opportunities for communities that have the highest unemployment rates in the region.

Policy ED-303 includes text additions that underscore other King County initiatives, activities, and policies to address not just individual needs for assistance and support, but also "community needs." These include support for programs that align homeless housing and employment systems to ensure access to housing and employment opportunities, including food-related workforce development.⁵³ This policy also adds a reference to the new ORCA LIFT reduced transit fare program as an alternative transportation access and assistance program for low-income workers and job-seekers.

ED-303 King County policies programs, strategies, and partnerships shall recognize the importance of worker training and retraining, especially for low income and low skilled residents, and communities with the highest unemployment rates, to provide the skilled workers needed by local businesses and industry. King County shall support and partner with other jurisdictions, educational institutions and industry to promote programs such as:

- a. Programs that retrain dislocated workers for jobs in growing industries;
- b. Training for jobs in growing industries that require post- technical or post-training and credentials and provide a career pathway to self-sufficiency;
- c. Programs that facilitate employer involvement in hiring workers with limited experience and skills and provide successful strategies for skills training, job placement, and worker retention;

⁵³ This could include development of local food businesses and/or start-ups as a means to lift local residents out of poverty and provide better and/or additional food choices.

- d. Programs that reduce recidivism by helping residents exiting the criminal justice system gain access to training and employment services;
- e. Alignment of homeless housing and employment systems to assure homeless residents have access to both housing and employment opportunities;
- f. Food-related workforce development activities and opportunities;
- g. School to work programs and effective alternatives for out of school youth to provide a clear pathway to self-sufficiency through career options and applied learning opportunities;
- ((f)) h. Summer youth employment programs for at risk youth;
- ((g)) i. Access to alternative modes of transportation by providing transportation information, financial assistance programs such as OrcaLift, and services to jobseekers and workers; and
- ((h)) j. Access to childcare by increasing the availability and affordability of quality childcare for low income families.

Policy ED-305 is another new workforce development policy that addresses ESJ goals to be as inclusive as possible for populations with limited English proficiency. This proposed change will be evaluated as part of the ESJ analysis at a later briefing.

ED-305 King County shall help promote and develop opportunities for limited English proficiency populations.

- a. Partner and invest in community organizations that represent limited English proficiency populations
- b. Improve translation services.
- c. Partner with private business to promote the hiring of limited English proficiency populations.
- d. Partner with regional educational institutions to develop methods for recertification for limited English proficiency professionals with credentials from other countries. Partner with community organizations to promote and increase access to recertification programs.

Youth workforce outreach and employment. Policy ED-304 is a new policy that is specifically focused on youth and youth engagement in workforce exposure and training. The emphasis is on King County activity to support and partner with schools and businesses offering vocational training, apprenticeships, or internships. This new policy is aligned with King County's Youth Action Plan,⁵⁴ which was called out in the Scoping Motion but is not specifically referenced in this policy.

ED-304 King County shall continue to increase equity in jobs and career opportunities for youth through programs such as the Education Engagement Strategy launched by Public Health in 2013, and others.

- a. Partner with private businesses, community organizations and educational institutions to provide job shadowing, internship and summer job opportunities for King County youth.

⁵⁴ Youth Action Plan was adopted in 2014 via Ordinance 17738

b. Partner with Maritime and Manufacturing industry businesses, and other business sectors, to engage high school students in vocational programs that offer training for living wage industry jobs. Work with these businesses to engage schools in promoting regional opportunities for apprenticeships and internships for high school students.

Policy ED-306 is also new and calls for King County to work with educational institutions, especially community colleges, to promote greater alignment of program offerings and workforce needs. This addresses a reported need to ensure the classes and programs of local institutions produce graduates with the right skills for the available and future jobs in King County.

ED-306 King County shall work with regional workforce development organizations and regional educational institutions, especially community colleges to promote greater alignment between educational programs and workforce needs.

Infrastructure development. Policy ED-401 is amended so that it underscores and is consistent with the other policies regarding the compatibility of development and infrastructure within a community. It calls for the County to support and partner on programs and strategies to maintain existing and construct new infrastructure in locations and at a size and scale consistent with other Comprehensive Plan policies.

ED-401 King County recognizes that adequate infrastructure is essential to support existing economic activity and to attract new industry and development. The county therefore supports and partners on programs and strategies to maintain existing infrastructure and construct new facilities (transportation, utilities, schools, information, communications, including an adequate supply of housing) necessary to accommodate current and future economic demand, in locations, and at a size and scale, consistent with other policies in the Comprehensive Plan.

ED-404 is edited from the adopted 2012 KCCP to realize the full benefit of infrastructure investments by using zoning, incentives, or other tools to promote economic development that can capitalize on infrastructure projects. An example of this would be making sure that zoning and incentives surrounding a transit hub promote economic development where this type of infrastructure investment has been made.

ED-404 Through local subarea planning and partnerships with other agencies and organizations, King County should use zoning, incentives, or other measures to ~~((ensure that an appropriate proportion of the land adjacent or near to major public infrastructure facilities is used to capitalize on the economic benefit of that infrastructure. The surrounding land uses should be compatible with the economic development uses or a buffer provided as necessary))~~ capitalize on the economic benefit of

infrastructure projects, in a manner consistent with existing and forecasted land uses, and other locational criteria.

Policy ED-405 is proposed to be amended to ensure adequate technology infrastructure is in place to meet the growing demand for these services.

ED-405 King County support programs and partnerships to facilitate the development of adequate technology infrastructure, to meet growing technological demand and ensure high quality infrastructure for the regional economy.

Sustainable development in the private sector. Policy ED-105 adds language to clarify the intent of protecting the natural environment rather than potential confusion with the 'business' environment.

ED-105 King County recognizes the natural environment as a key economic value that must be protected.

Policy ED-501 is changed to be more specific and in alignment with the requirements of the County's National Pollutant Discharge Elimination System (NPDES) permit for stormwater or surface water management, and encourages working with developers to utilize Low Impact Development (LID) principles and practices in residential and commercial development, including minimizing impervious surfaces.

ED-501 King County should encourage, support and promote the application of sustainable development practices in all private sector development within the county. This may be accomplished through working with residential and commercial developers to ~~((reduce impervious surface areas))~~ use Low Impact Development principles and practices, including minimized impervious surface areas, protect ground and surface water within a watershed, ~~((assure))~~ ensure that habitat protection needs are incorporated into development proposals to the extent possible, incorporate greater use of green building materials, eliminate, to the extent possible, the use of materials that pose health hazards, and utilize systems that conserve or reuse resources, including those that use energy more efficiently. When King County provides technical assistance and incentives for the use of sustainable development practices, it shall be at no cost to any private sector development. King County shall collaborate with the private sector on potential future regulatory tools.

Policy ED-501a is a new policy that calls for King County to promote green building and smart building practices and promote programs that foster this type of development in

private and residential uses in addition to public buildings.⁵⁵ This change will be evaluated as part of the climate change analysis at a later briefing.

ED-501a King County shall strive to promote green building and smart building practices throughout private, public and residential uses and support programs that foster this type of development through collaboration with jurisdictions and other sectors.

Policy ED-502 has been edited to shift the use of property-specific stewardship plans toward property owners making sustainable land “management” choices, rather than sustainable land “use” choices.

ED-502 In the Rural Area, King County shall provide assistance through development of customized stewardship plans for individual properties, to help property owners understand their properties’ characteristics and the potential impacts of their actions, and to make sustainable land ~~((use))~~ management choices that protect natural resources.

Policy ED-504 includes a change calling for King County to not only help “develop” but also to “use” national standards for measuring sustainability at the community scale.

ED-504 King County should participate in the development and use of national standards for measuring sustainability at the community scale and the breadth and effectiveness of county policies and practices that improve community scale sustainability.

Rural economy policies. Policy ED-601 updates a reference to the King County’s work with rural businesses, commissions and with “community service area community groups” within the rural areas, rather than the “Unincorporated Area Councils” to support evolving compatible commercial uses and jobs.

ED-601 King County is committed to a sustainable and vibrant rural economy that allows rural residents to live and work throughout the Rural Area and Natural Resource Lands. County policy, regulations, programs should be reviewed and developed in partnership with rural businesses, the Agriculture and Rural Forest Commissions, the community service area community groups, ~~((the unincorporated area councils,))~~ and others to support the preservation and enhancement of traditional rural economic activities and lifestyles, while supporting evolving compatible commercial uses and job opportunities.

ED-603 is edited to use terminology for “food and forest processing” and to broaden the policy to other agriculture and forest processing facilities beyond just mobile processing facilities, which are specifically called out in the adopted 2012 KCCP. The transmitted

⁵⁵ The King County Green Building Ordinance, as adopted in K.C.C. 18.17, currently only addresses County buildings, and does not address private or residential buildings or uses.

2016 KCCP policy adds a statement that King County recognizes the processing needs of the rural economy and proposes to partner with regional communities, governments and residents to address challenges and opportunities of the industries dependent on this processing. The Executive has noted that these changes are, in part, intended to implement the Local Food Initiative.

ED-603 King County should partner with other Puget Sound counties and businesses to analyze the need and possible sites for regional agricultural ~~((including))~~ such as beef and poultry) and forest product processing ~~((facilities that may require regional demand to make them economically feasible. The county should also explore options and incentives to encourage entrepreneurs to invest in mobile forest and food production processing facilities that can serve the region.))~~ King County recognizes the importance of food and forest processing for the regional economy and should partner with regional communities, governments and residents to ensure that the challenges and opportunities within this industry are analyzed and addressed as needed.

Policy ED-604 adds the “resource” economy to rural and urban economies that should be supported through programs and strategies that strengthen their interdependence and linkages, in part through efforts such as the Regional Food Policy Council, Puget Sound Fresh and other “farm to table” programs.

ED-604 King County will continue to partner with organizations that support programs and strategies that strengthen the interdependence and linkage between the rural, resource and urban economies, such as the Regional Food Policy Council and Puget Sound Fresh and other "Farm to Table" programs.

Policy ED-605 is a new policy that is consistent with other policies regarding incorporating open and green space throughout the county, but in this case is underscored as supporting and strengthening the linkages between rural and urban communities’ use and maintenance of these open spaces.

ED-605 King County recognizes the value of open and green space in promoting social and economic health and wellness throughout the county. The county will continue to invest in public lands and partner with organizations that support and strengthen the linkages between rural and urban communities use and maintenance of these open spaces.

Policy ED-606 is a new policy that addresses the multiple issues of land use, healthy communities and other initiatives and calls for economic analysis and development of the local food system consistent with the Local Food Initiative.

ED-606 King County will encourage economic analysis and economic development of the local food system as called for in the Local Food Initiative.

Consistency with adopted policies and plans

Local Food Initiative. Several proposed policy changes in this chapter address implementation of the Local Food Initiative. The Local Food Initiative has not been reviewed or adopted by the Council. This initiative, including its goals and targets, and associated changes to individual policies in the transmitted 2016 KCCP, have been set by the Executive. The Council may wish to evaluate the underlying goals of this proposed initiative before adopting the proposed 2016 KCCP policy changes associated with the Local Food Initiative.

ESJ and climate change. Proposed changes regarding ESJ and climate change will be reviewed at a later briefing on the 2016 KCCP.

Consistency with the Scoping Motion

The Scoping Motion included a number of items to include in the 2016 KCCP for this chapter. Staff notes here the items that do not appear to be addressed in the transmitted 2016 KCCP.

Rural Economic Strategies (RES). The existing and amended policies in the transmitted 2016 KCCP are not inconsistent with the 2013 RES Plan⁵⁶ policies. However, the Scoping Motion called for advancing the RES strategies and policy direction in the 2016 KCCP. The transmitted 2016 KCCP includes new language in ED-603 about the importance of food and forest processing in the regional economy and a new policy ED-606 calling for economic analysis and development of the local food system. However, the other policy issues in the 2013 RES are not addressed.⁵⁷

Place-based workforce training. The Scoping Motion called for considering inclusion of “policies for place-based workforce training strategies in communities with education and opportunity challenges.” None of the policies directly call for place-based workforce training, although there are policies supporting youth access to vocational training, presumably within their public schools, and apprenticeships and internships at local businesses. There is also a proposed change to policy ED-303 which calls for “food-related workforce development activities and opportunities.” Executive staff report that this could include support for local food-based business opportunities, because food-based businesses and restaurants offer a relatively low-bar entry point for new business owners in lower income communities and can be beneficial to the individual and the community.

⁵⁶ Ordinance 17956, adopted by the Council in 2014.

⁵⁷ Such as additional revenues and/or resources to support infrastructure (ranging from roads to data transmission technology), economic development in rural and resource areas, and emphasis on potential home based business development.

Fragmented economic development activities. The Scoping Motion also called for an assessment of “current fragmented economic development activities across the county” and an update of “policies to improve regional coordination and achieve agreed-upon results in job and wage growth and in economic diversity.” The transmitted 2016 KCCP includes a number of policies that call for more regional coordination and the updated policies are more focused on a King County role that emphasizes assistance to low-income and communities with the highest unemployment. However, the transmitted 2016 KCCP does not include policies that address achieving agreed upon results in job and wage growth.

Other issues for Council consideration

Infrastructure development. The transmitted 2016 KCCP proposes changes to infrastructure development policies, ED-401 and ED-404, which more clearly state the County’s support for infrastructure and facilities related to economic development that are consistent⁵⁸ with the locations in which they are sited. These changes appear to relate to other proposed changes elsewhere in the Plan,⁵⁹ which further limit siting urban or largely urban-serving uses or facilities in the Rural Area. The Council may want to consider whether these changes meet the Council’s policy goals, as they could affect the types of uses that are allowed in the Rural Area and may lead to unanticipated changes in the uses permitted outside the UGA.

Proposed Ordinance 2016-0155 and Development Code Proposals
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Proposed Ordinance 2016-0155 adopts the 2016 KCCP, as well as associated code amendments. This portion of the staff report reviews the code changes in the Proposed Ordinance, as well as the development code proposals called for in the Scoping Motion.

Changes proposed by Proposed Ordinance 2016-0155

Table 1 shows each proposed change and the associated section of the Proposed Ordinance. This staff report analyzes the changes made in Titles 14, 20, 21A and 26 of the King County Code (K.C.C.).

⁵⁸ Consistency is related to size, scale, adjacent land uses, and applicable policy restrictions regarding where the uses are allowed to be sited.

⁵⁹ Such as noted in the Chapter 3 staff report related to policies R-324 and R-201.

Table 1 – Summary of Proposed Ordinance 2016-0155

K.C.C. Title	Summary of Change	Location in Ordinance
n/a	Findings	Section 1
n/a	Adoption of 2016 KCCP	Section 2
Title 14	Modifying the nonmotorized vehicle program	Sections 3 through 5
Title 20	Modification to allowed annual amendments to the KCCP	Section 6
	Decodification and repeal of agricultural lands policy	Sections 7 through 19
Title 21A	Modifications to definitions, permitted use tables, and review and notice requirements regarding agricultural uses	Sections 20 through 32, Sections 35 through 36
	Modification to transfer of development rights program	Sections 33 through 34 ⁶⁰
Title 26	Repeals agricultural and open space inventory requirements	Section 37
n/a	Severability	Section 38

Title 14 Roads and Bridges

Nonmotorized program. The transmitted 2016 KCCP includes changes to K.C.C. Chapter 14.56, the Nonmotorized Vehicle Program. The more substantive changes include:

1. Striking K.C.C. 14.56.010, which sets out findings, a declaration of purpose and the intent of the Council to develop a functional plan for nonmotorized transportation.
2. Amending K.C.C. 14.56.020, including:
 - a. Adding special populations such as school children or people with limited mobility and wheelchair users to the list of nonmotorized transportation needs.
 - b. Calling for integration of nonmotorized transportation into current and future County transportation network and services, including transit (in place of previous language to identify ways that the existing County transportation network can be made more responsive to the needs of nonmotorized users).
 - c. Striking reference to guiding development of a County functional plan for non-motorized transportation.

⁶⁰ The Executive has identified additional changes to K.C.C. 21A.37 that were omitted from the Proposed Ordinance as transmitted.

3. Amending K.C.C. 14.56.030, including adding a requirement that the King County Department of Transportation implement the nonmotorized program in coordination with other County departments.

Executive staff state that these changes are proposed to "reflect an integrated approach to non-motorized planning and programming for pedestrian, bicycle and equestrian travel modes and avoid redundancy in planning efforts." Because the nonmotorized policies and project needs list have been incorporated into the KCCP and associated functional plans and capital improvement plan, a standalone nonmotorized planning document would not be necessary to meet the requirements of the GMA.

Title 20 Planning

Annual Comprehensive Plan amendments. The transmitted 2016 KCCP includes changes to K.C.C. 20.18.030. This section of code sets out the amendment schedule for the KCCP, including what is allowed to be included in annual amendments, which implements KCCP policy I-203 in Chapter 12, Implementation, Amendments and Evaluation. There are three proposed changes in this section:

1. Eliminate from the list of allowed annual amendments a mining site conversion demonstration project. If this language is deleted, the Council could only adopt a mining site conversion demonstration project that requires substantive policy changes to the KCCP as part of a four-year major update.⁶¹
2. Add to the list of allowed annual amendments those resulting from subarea studies required by KCCP policy that do not substantively change KCCP policy language and do not alter the UGA (except mapping errors).⁶² The Council may want to consider whether to clarify what types of subarea studies would be allowed under this code change. For example, whether CSA subarea studies contemplated by Chapter 11, Community Service Area Planning, could be adopted on an annual basis; or whether this change is only intended to apply to other types of subarea studies.
3. Add to the list of allowed annual amendments changes required to implement a study regarding wastewater services to a Rural Town; amendments would be limited to those needed to implement the preferred option identified by the study, and could include policy amendments and adjustments to the boundary of the Rural Town.⁶³ This appears to be consistent with the Area Zoning Study for the Fall City alternative wastewater proposal that was included in the Scoping Motion and which is being developed by multiple County agencies and the community.

⁶¹ A related change is proposed in policy I-203 in the transmitted 2016 KCCP. If the Council decides not to adopt the change in I-203, this section of Proposed Ordinance would need to be amended to reflect that.

⁶² In order to enact this proposed change, a similar change would also be needed in policy I-203 – which is not currently proposed in the Executive's transmittal.

⁶³ A related change is proposed in policy I-203 in the transmitted 2016 KCCP. If the Council decides not to adopt the change in I-203, this section of Proposed Ordinance would need to be amended to reflect that.

Agricultural Lands Policy. The transmitted 2016 KCCP includes a partial repeal of K.C.C. Chapter 20.54, Agricultural Lands Policy. This chapter was first adopted in 1977 as an agricultural lands designation and protection program, prior to the adoption of the 1985 Comprehensive Plan. The Executive's development code study states that this chapter is no longer relevant and has largely been replaced by the zoning code regulations in Title 21A and updated KCCP policies.

The purpose section (K.C.C. 20.54.010) is proposed to be decodified, meaning it would still be adopted law but would no longer be included in the code. The Council may want to consider whether to take a different action in regards to the purpose section, such as repealing it, or including it as an appendix to the 2016 KCCP, as called for by the related development code study.

Title 21A Zoning

There are two types of changes proposed in Title 21A:

1. Changes related to how agricultural uses are regulated in the definitions section, permitted use tables, and review and notice requirements.
2. Changes to the Transfer of Development Rights (TDR) program.

Agricultural uses: Definitions. Six new definitions are proposed: "Agriculture," "Agricultural Activities," "Agricultural Products," "Agricultural Support Services," "Farm," and "Farm Residence." Two changes to note are new definitions for "Agricultural Activities" and "Agricultural Support Services." These are new uses that would be added to Resource Land Uses Permitted Uses Table and would become allowed uses in certain zones.⁶⁴

The proposed definition of "Agricultural Activities" is:

Agricultural activities: those agricultural uses and practices that pertain directly to the commercial production of agricultural products, including, but not limited to:

- A. Tilling, discing, planting, seeding, fertilization, composting and other soil amendments and harvesting;
- B. Grazing, animal mortality management and on-site animal waste storage, disposal and processing;
- C. Soil conservation practices including dust control, rotating and changing agricultural crops and allowing agricultural lands to lie fallow under local, state or federal conservation programs;

⁶⁴ In the analysis of the changes related to agricultural uses, reference of a "permitted" use reflects one of the following in the Proposed Ordinance: a "P" in the Permitted Uses Table, in which the use would be permitted outright; "P" with a number following in the table, which adds specific development conditions for that use in that zone; or "C" in the table, which would require a conditional use permit (CUP) for that use.

- D. Maintenance of farm and stock ponds, agricultural drainage, irrigation systems canals and flood control facilities;
- E. Normal maintenance, operation and repair of existing serviceable equipment, structures, facilities or improved areas, including, but not limited to, fencing, farm access roads and parking; and
- F. Processing, promotion, sale, storage, packaging and distribution.

The proposed definition of "Agricultural Products" is:

Agricultural products: products that include, but are not limited to:

- A. Horticultural, viticultural, floricultural and apiary products;
- B. Livestock and livestock products;
- C. Animal products including, but not limited to, upland finfish, dairy products, meat, poultry and eggs;
- D. Feed or forage for livestock;
- E. Christmas trees, hybrid cottonwood and similar hardwood trees grown as crops and harvested within fifteen years of planting; and
- F. Turf, sod, seed and related products.

The proposed definition of "Agricultural Support Services" is:

Agricultural support services: any activity that is directly related to agriculture and directly dependent upon agriculture for its existence but is undertaken on lands that are not predominately in agricultural use.

How these uses would be regulated is summarized in Table 2 and is discussed in more detail under the Permitted Uses Tables analysis below. Generally, uses related to agriculture are proposed to be consolidated into the Resource Land Uses table and labelled using a broader term. Executive staff report that this is comparable to other codes related to agricultural uses around the state, and that the proposed changes have been reviewed by an inter-departmental review team and the King County Agriculture Commission.

Table 2 – Summary of Permitted Uses Changes

Use	Allowed Zones Existing Code	Allowed Zones Proposed Ordinance 2016-0155
Resource Accessory Use - housing for agricultural employees	Agricultural	Agricultural Forestry Rural Area <i>(as part of "Farm Worker Housing")</i>
Miscellaneous Repair - accessory to an agricultural or forestry use	Agricultural	Agricultural Forestry Rural Area <i>(as part of "Agricultural Activities")</i>
Farm Product Warehousing, Refrigeration and Storage	Agricultural Rural Area Urban Reserve Industrial	Industrial <i>(as part of "Farm Product Warehousing, Refrigeration and Storage")</i> Agricultural Forestry Rural Area <i>(as part of "Agricultural Activities")</i>
Agricultural Product Sales	Agricultural Forestry Rural Area Urban Reserve R1-8 R12-48 Neighborhood Business Community Business Regional Business Office Industrial	Forestry Rural Area Urban Reserve R1-8 R12-48 Neighborhood Business Community Business Regional Business Office Industrial <i>(as part of "Agricultural Product Sales")</i> Agricultural Forestry Rural Area <i>(as part of "Agricultural Activities")</i>
Livestock Sales	Agricultural Forestry Rural Area Urban Reserve R1-8 Industrial	Industrial <i>(as part of "Livestock Sales")</i> Agricultural Forestry Rural Area <i>(as part of "Agricultural Activities")</i>

Use	Allowed Zones Existing Code	Allowed Zones Proposed Ordinance 2016-0155
Food and Kindred Products	Agricultural Forestry Rural Area Urban Reserve Neighborhood Business Community Business Regional Business Industrial	Neighborhood Business Community Business Regional Business Industrial <i>(as part of "Food and Kindred Products")</i> Agricultural Forestry Rural Area <i>(as part of "Agricultural Activities")</i>
Winery/Brewery /Distillery	Agricultural Rural Area Urban Reserve Neighborhood Business Community Business Regional Business Industrial	Rural Area Urban Reserve Neighborhood Business Community Business Regional Business Industrial <i>(as part of "Winery/Brewery/Distillery")</i> Agricultural <i>(as part of "Resource Accessory Use")</i>
Non-Hydroelectric Generation Facility – accessory to agricultural anaerobic digester	Agricultural	Agricultural Forestry Rural Area <i>(as part of "Agricultural Activities")</i>

Agricultural uses: Permitted Use Tables – Residential Land Uses. Under the current code in the Residential Land Uses table, housing for agricultural employees as a "Resource Accessory Use" is allowed in the Agricultural zones. In the Proposed Ordinance, the allowance for housing for agricultural employees as a "Residential Accessory Use" is proposed to be moved out of this table, and into the Resource Land Uses table in K.C.C. 21A.08.090. In the Resource table, this use is proposed to be regulated as "Farm Worker Housing" and would be allowed in the Agricultural, Forestry and Rural Area⁶⁵ zones.

Agricultural uses: Permitted Use Tables – General Services Land Uses. Under the current code in the General Services Land Uses table, "Miscellaneous Repair" as an accessory to agricultural or forestry uses is allowed in the Agricultural zones. In the

⁶⁵ Rural Area zones include RA-2.5, RA-5, RA-10, and RA-20 zoning designations.

Proposed Ordinance, the permitted use for "Miscellaneous Repair" as an accessory to agricultural or forestry uses would be deleted from this table for Agricultural and Rural Area zones. In the Resource table, "Miscellaneous Repair" is proposed to be regulated as part of the new "Agricultural Activities" use and would be permitted in the Agricultural, Forestry and Rural Area zones.

Agricultural uses: Permitted Use Tables – Government/Business Services Land Uses. Under the current code in the Government/Business Services Land Uses table, "Farm Product Warehousing, Refrigeration and Storage" is permitted in the Agricultural, Rural Area, Urban Reserve, and Industrial zones. In the Proposed Ordinance, "Farm Product Warehousing, Refrigeration and Storage" is proposed to be deleted from this table for the Agricultural, Rural Area, and Urban Reserve zones. This use would be retained in the Government/Business Services table for the Industrial zone and would continue to be permitted in that zone. In the Resource table, "Farm Product Warehousing, Refrigeration and Storage" is proposed to be regulated as part of the new "Agricultural Activities" use and would be permitted in the Resource table in the Agricultural, Forestry and Rural Area zoning districts as part of the "Agricultural Activities" use. In either table, "Farm Product Warehousing, Refrigeration and Storage" is proposed to no longer be allowed in the Urban Reserve zone. Executive staff note that removing this use from the Urban Reserve zone was unintentional and propose to add "Agricultural Activities" and "Agricultural Support Services" to the Urban Reserve zone, with a development condition consistent with the development condition for these uses in other zones, in the Resource table.

Agricultural uses: Permitted Use Tables – Retail Land Uses. Under the current code in the Retail Land Uses table, "Agricultural Product Sales" is permitted in every zone except for Mining. In the Proposed Ordinance, "Agricultural Product Sales" is proposed to be deleted from the Retail Land Uses table for the Agricultural zone, and partially from the Rural Area zone. This use would remain as a permitted use in the Forestry, Urban Reserve, R1-8, R12-48, Neighborhood Business, Community Business, Regional Business, Office, and Industrial Zones; and would remain with some permissions in the Rural Area zones. In the Resource table, "Agricultural Product Sales" is proposed to be regulated as part of the new "Agricultural Activities" use and would be permitted in the Resource Table in the Agricultural, Forestry and Rural Area zones.

Also in the Retail Land Uses table, "Livestock Sales" is permitted under the current code in the Agricultural, Forestry, Rural Area, Urban Reserve, R1-8 and Industrial zones. In the Proposed Ordinance, "Livestock Sales" is proposed to be deleted from this table for the Agricultural, Forestry, Rural Area, Urban Reserve and R1-8 zones. This use would be retained in the Retail Land Uses table and continue to be allowed in the Industrial zone. In the Resource table, "Livestock Sales" is proposed to be regulated as part of the new "Agricultural Activities" use and would be permitted in the Agricultural, Forestry and Rural Area zones. In either table, "Livestock Sales" is proposed to no longer be allowed in the Urban Reserve and R1-8 zones. Executive staff note that removing this use from the Urban Reserve zone was unintentional and

propose to add “Agricultural Activities” and “Agricultural Support Services” to the Urban Reserve zone, with a development condition consistent with the development condition for these uses in other zones, in the Resource table.

Agricultural uses: Permitted Use Tables – Manufacturing Land Uses. Under the current code in the Manufacturing Land Uses table, "Food and Kindred Products" are allowed in the Agricultural, Forestry, Rural Area, Urban Reserve, Neighborhood Business, Community Business, Regional Business and Industrial zones. In the Proposed Ordinance, this use is proposed to be deleted from the Manufacturing Land Uses table for the Agricultural, Forestry, Rural Area, and Urban Reserve zones. This use would remain in this table and permitted in the Neighborhood Business, Community Business, Regional Business and Industrial zones. In the Resource table, "Food and Kindred Products" are proposed to be regulated as the new "Agricultural Activities" use and would be permitted in the Agricultural, Forestry and Rural Area zones. In either table, "Food and Kindred Products" is proposed to no longer be allowed in the Urban Reserve zone. Executive staff note that removing this use from the Urban Reserve zone was unintentional and propose to add “Agricultural Activities” and “Agricultural Support Services” to the Urban Reserve zone, with a development condition consistent with the development condition for these uses in other zones, in the Resource table.

Also in the Manufacturing Land Uses table, "Winery/Brewery/Distillery" is permitted under the current code in the Agricultural, Rural Area, Urban Reserve, Neighborhood Business, Community Business, Regional Business and Industrial zones. In the Proposed Ordinance, this use is proposed to be deleted from the Agricultural zone. This use would remain in the Manufacturing table and continue to be allowed in the Rural Area, Urban Reserve, Neighborhood Business, Community Business, Regional Business and Industrial zones. In the Resource table, "Winery/Brewery/Distillery" is proposed to be regulated as a "Resource Accessory Use" and would be allowed in the Agricultural zone. Under these proposed changes, this use would continue to be allowed (in some manner) in the same zones as it is today, although the allowance for a "Winery/Brewery/Distillery" through a conditional use permit (CUP) in the Agricultural zones is proposed to be removed. Further discussion on this change is included in the Resource Land Use table analysis below.

Agricultural uses: Permitted Use Tables – Regional Land Uses. Under the current code, Non-Hydroelectric Generation Facilities are permitted as an accessory use to an agricultural anaerobic digester in the Agricultural zone. In the Proposed Ordinance, this permitted use is proposed to be deleted from the table in the Agricultural zone. Other allowances for Non-Hydroelectric Generation Facilities, through a CUP or special use permit, would remain in the table. In the Resource table, "Non-Hydroelectric Generation Facility" as an accessory to an anaerobic digester is proposed to be regulated as the new "Agricultural Activities" use and would be permitted in the Agricultural, Forestry and Rural Area zones.

Agricultural uses: Permitted Use Tables – Resource Land Uses. In the Resource table, there are three main changes to the table itself. First, two new uses are added:

"Agricultural Activities" and "Agricultural Support Services," the definitions of which are included above. These uses would be added to the permitted use table and be allowed in several zones, either outright, through an administrative process similar to other Type 1 land use permits, and/or through a CUP. Second, wineries, breweries and distilleries would be allowed in the Agricultural zone as an accessory use to another permitted use. Third, the current allowance for Farm Worker Housing would be expanded to include both temporary housing and permanent housing.⁶⁶

Some of the more significant policy changes to note, both in the table itself and the associated development conditions, include:

- The new "Agricultural Activities" and "Agricultural Support Services" uses are broader than the uses that have been removed from the other tables. However, the development conditions that are attached to these new uses are tied directly to the uses that were moved from other tables. These conditions may not anticipate all situations and potential conditions for the broader range of uses that could be allowed under the Proposed Ordinance, and the Council may want to consider whether the continued application of the existing development conditions meets the Council's policy goals.
- A new proposed development condition for permanent "Farm Worker Housing" would allow one additional dwelling unit for properties over 100 acres than the current code.
- The current code requires minimum lot sizes for many of these uses of either 4.5 or 5 acres. The proposed allowance under the development conditions for "Agricultural Activities" would set a minimum lot size of 4.5 acres for many uses. Executive staff report that this minimum size was chosen to avoid making current uses nonconforming, and to avoid issues with new uses on existing lots that are slightly less than the minimum lot size of an RA-5⁶⁷ zoned lot.
- "Agricultural Activities" allows for tasting of agricultural products where retail sale is allowed, in accordance with applicable health regulations. This provision is slightly different than the current allowance for tasting with "Food and Kindred Products." The current code only allows tasting of products that are produced on site. The Proposed Ordinance does not have a restriction to tasting only those products produced on site, but does retain the current requirement that 60 percent of the gross sales of products sold onsite must be grown or produced in the Puget Sound Region.
- In the transmitted Proposed Ordinance, "Agricultural Activities" and "Agricultural Support Services" are not allowed within the Urban Reserve zone. Some uses that are permitted in the Urban Reserve zone today would not be allowed in the

⁶⁶ This change moves the existing provisions that were in the Residential table into this table.

⁶⁷ One dwelling unit per five acres

Urban Reserve zone as proposed. Executive staff state that this was not intentional, and have provided their recommendation to add a “P” to the Resource table for both “Agricultural Activities” and “Agricultural Support Services”, both with the same development condition that is proposed for the other zones for that use.

- With the new process described in the section below for K.C.C. Chapter 21A.42, some uses will have three thresholds of review, whereas under existing code there were two. This will allow businesses to go through an administrative process to have a larger building, whereas currently they would have had to go through a CUP process. As shown in Table 3, the square footage thresholds for the new administrative process in the Proposed Ordinance are essentially the same as the current threshold for a CUP in the existing code; the Council may want to consider whether this is consistent with the Council's policy goals and whether these thresholds are appropriate.

Table 3 – Comparison of Thresholds for Review Levels for Agricultural Uses

Use	Existing Code	Proposed Ordinance 2016-0155
Manufacturing	Permitted Outright: up to 3,500sf/ 7,000sf ⁶⁸ With CUP: up to 5,000sf	Permitted Outright: up to 3,500sf Through Administrative Process: up to 5,000sf/ 7,000sf ⁶⁹ With CUP: no limit on square footage with a CUP
Warehousing, Refrigeration and Storage	Permitted Outright: up to 2,000sf With CUP: 3,500sf/ 7,000sf ⁷⁰	Permitted Outright: up to 2,000sf Through Administrative Process: up to 3,500sf/ 7,000sf ⁷¹ With CUP: no limit on square footage with a CUP
Sales	Permitted Outright: up to 2,000sf for Agricultural Product Sales (no limit on Livestock Sales, permitted as an accessory to raising livestock) With CUP: 3,500sf for Agricultural Product Sales	Permitted Outright: up to 2,000sf Through Administrative Process: up to 3,500sf With CUP: no limit on square footage with a CUP

⁶⁸ The 3,500 square foot limit applies to RA zones and lots less than 35 acres in the Agricultural zones; the 7,000 square foot limit applies to lots at least 35 acres in the Agricultural zones.

⁶⁹ The 5,000 square foot limit applies to RA zones and lots less than 35 acres in the Agricultural zones; the 7,000 square foot limit applies to lots at least 35 acres in the Agricultural zones.

⁷⁰ The 3,500 square foot limit applies to RA zones and lots less than 35 acres in the Agricultural zones; the 7,000 square foot limit applies to lots at least 35 acres in the Agricultural zones.

⁷¹ The 3,500 square foot limit applies to RA zones and lots less than 35 acres in the Agricultural zones; the 7,000 square foot limit applies to lots at least 35 acres in the Agricultural zones.

- In the Proposed Ordinance, "Winery/Brewery/Distillery" is proposed to be allowed only as a "Resource Accessory Use" in the Agricultural zone. Under the current code, if a "Winery/Brewery/Distillery" wanted to be allowed as a stand-alone use (and not an accessory use to another agricultural use) or wants additional floor area than is allowed as an accessory use, the owner could apply for a CUP. The allowance for a CUP is not included in the Proposed Ordinance, which means that a "Winery/Brewery/Distillery" would only be permitted as an accessory use to another permitted agricultural use in the Agricultural zones. In discussions with Executive staff, this appears to be an unintentional change. The Executive is currently conducting a study regarding the wineries in the Sammamish Valley Agricultural Production District area, and intends to make recommendations on policy and code changes this summer for possible inclusion in the 2016 KCCP. Executive staff state that the changes in the Proposed Ordinance as transmitted were only intended to address non-winery/brewery/distillery-related agricultural uses. Staff will review this issue again once the winery study is complete.

Agricultural uses: Review procedures/notice requirements. Two new sections are proposed in this chapter. The first would create a new review process and decision criteria for the modification and expansion of agricultural activities provided in K.C.C. 21A.08.090, Resource land uses, that would be established by the Proposed Ordinance. The second would create an agricultural technical review committee, with representatives from the Department of Permitting and Environmental Review (DPER), the Department of Natural Resources and Parks (DNRP), Public Health, and the King Conservation District to review proposals to site agricultural support facilities allowed under the Resource land use table. It sets criteria for the siting of such facilities. Executive staff report that the review by this committee would be a Type 1 land use decision,⁷² and could be undertaken as a standalone review or as part of another permit review.

The Council may want to consider whether the criteria established by these two new sections meet the Council's policy goals, and whether the process is clearly stated for project applicants.

Transfer of Development Rights (TDR). K.C.C. Chapter 21A.37 regulates the TDR Program. Proposed Ordinance 2016-0155 includes a change to the program that would allow County-purchased property to be sending sites under the TDR program, under certain circumstances. The intent of this change would be to clarify the existing regulations for situations in which the County purchases a property with the express intent of conserving it in a resource-based use, or as open space.⁷³

⁷² Type 1 land use decisions are made by the Director of the Department of Permitting and Environmental Review, or their designee (usually a product line manager). These decisions do not have public notice and have no administrative appeal to the Hearing Examiner.

⁷³ This issue was identified in late 2015 during the Council's deliberations on Proposed Ordinance 2015-0423 (enacted as Ordinance 18194), which concerned the sale of the Tall Chief property.

Subsequent to transmittal, Executive staff identified additional changes to Chapter 21A.37 that were inadvertently omitted from the ordinance. These proposed changes, which can be found in Attachment 5, include code changes that mirror proposed changes in the transmitted 2016 KCCP, including:

- In K.C.C. 21A.37.030, increased limitations on TDR receiving sites in urban unincorporated areas, consistent with new policy R-319a, which would only allow them outright on short subdivisions. Long subdivisions could only be receiving sites through a subarea study that analyzes the impacts of receiving development rights.
- In K.C.C. 21A.37.110, new language that would allow amenity funding to be used in receiving areas in urban unincorporated King County. This is consistent with new policy R-320a.
- In K.C.C. 21A.37.150, establishing criteria for expending amenity funds in the urban unincorporated area, and distinguishing those expenditures from expenditures made inside cities.

These proposed changes are consistent with other policy changes proposed in the transmitted 2016 KCCP. If Council adopts these changes in the KCCP, these code changes would also be appropriate to implement the new policies, and could be added through an amendment to the Proposed Ordinance.

Title 26 Agricultural and Open Space Lands

Proposed Ordinance 2016-0155 includes a repeal of K.C.C. 26.08.010. This stand-alone section in the current code required a review of all land acquisition and land use policies for agricultural uses, starting in 1986, following the adoption of the 1985 Comprehensive Plan. The development code study for this item notes that it appears the required report was never completed or transmitted to the Council, and the follow up ordinance adopted after the 1994 Comprehensive Plan was adopted did not require a formal report. The associated development code study states that this provision is no longer needed, because agricultural land use and development regulations policies are updated through the KCCP update process, including for conformance with the Countywide Planning Policies and the Capital Facility Plans.

Consistency with adopted policies and plans

No issues identified.

Consistency with the Scoping Motion

In addition to the Proposed Ordinance, the Executive completed development code studies for six items identified by the Scoping Motion, which are summarized in Table 4. The Proposed Ordinance includes code changes for items 1 and 5, both related to the agricultural land policy and agricultural use permitted uses. Item 3, regarding micro-housing and similar uses, was recommended for approval by its development code

study, but no code changes were included in the Proposed Ordinance, nor as part of a separate ordinance. The Council may want to consider whether to include any code changes related to the non-included and/or non-recommended code proposals from the Scoping Motion in this Ordinance.

Table 4 – Summary of Development Code Study Items Identified by Scoping Motion

Item #	Proposal in Scoping Motion	Executive Recommendation	Location in PO 2016-0155
1	Code amendments for agricultural supportive and dependent uses to support viable and sustainable agricultural products.	Significant changes in Title 21A addressed above. Conduct a winery study in the Sammamish APD and surrounding area, to be completed in summer 2016. Incorporate recommendations in the 2016 KCCP at that time.	Throughout
2	Code flexibility for alternative temporary lodging, such as treehouses and structures associated with re-creations of historic communities.	Code amendments not recommended. Instead, use existing procedures in the Building Code for "alternative methods and materials."	N/A
3	Consider code flexibility for alternative housing models, such as micro-housing.	Add a definition, zoning allowance, and building code templates for micro-housing, as well as tiny houses, recreational vehicles, and apodments. These recommendations were not included in PO 2016-0155. Executive staff report that the recommendations in the development code study were not final, and that departments continue to review what appropriate regulations should be proposed to Council.	N/A

Item #	Proposal in Scoping Motion	Executive Recommendation	Location in PO 2016-0155
4	Code changes regarding ingress/egress for new plat proposals, including space needed for traffic queuing.	Do not change Title 21A or the King County Road Standards.	N/A
5	Consolidate code sections related to agricultural lands policy.	Repeal most of K.C.C. 20.54, repeal K.C.C. 26.08, amendment Title 21A to make agricultural use tables more consistent with agricultural lands policies.	Section 7 – 19, Section 37
6	Code changes to allow extensions for preliminary plat approvals.	Do not change the code to allow for any extensions to preliminary plats. If the Council determines an amendment is necessary, limit to one-time for one year.	N/A

Other issues for Councilmember consideration

Agricultural Uses. The changes in the Proposed Ordinance include several policy considerations for the Council to consider:

- The structure of existing permitted use tables includes a specific list of uses, further defined and limited by development conditions or special permit processes (conditional or special use permits). The proposal for the new agricultural permitted uses (Agricultural Activities, Agricultural Products, and Agricultural Support Services) includes much broader definitions that leave more room for interpretation of what is allowed under that broad definition. The Council may want to consider whether this change from the existing structure for permitted uses meets the Council's policy goals.
- A related policy consideration is the development conditions that are attached to these new uses. While the use description is much broader, the development conditions are tied directly to the uses that were moved from other tables. These conditions may not anticipate all situations and potential conditions for the broader range of uses that could be allowed under the Proposed Ordinance, and the Council may want to consider whether the continued application of the existing development conditions meets the Council's policy goals.
- Further, the permitted use tables interact with other sections of the code, and the Proposed Ordinance does not include changes to those other sections of code. For example, parking and landscaping standards (and to a lesser extent, critical

area requirements), are dependent on what land use table the use is. By moving some uses into the Resource land use table, landscaping requirements could be eliminated, and parking standards could be modified. Council may want to consider what parking and landscaping requirements should apply to these new uses, which could be more intense than other uses in the Resource land use table.

- The existing provision that 60 percent of products be grown or processed in Puget Sound counties, which under current code applies to Warehousing/Refrigeration/Storage, Agricultural Product Sales, Food and Kindred Products, and Wineries/Brewers/Distilleries, is proposed to be retained as development conditions for processing and retail sales of Agricultural Activities, and for Wineries/Breweries/Distilleries. Due to the fact that "Agricultural Activities" is a broader definition that includes more uses than those proposed to be removed from the other land use tables, this development condition would likely apply to additional uses beyond those it applies to today. The Council may want to consider whether this requirement meets the Council's policy goals. In addition, this will likely be an issue as part of the winery study discussed below.
- The Proposed Ordinance includes a new administrative review process that would review and approve: 1) proposals to increase the square footage allowed for manufacturing or processing of crops, retail sale, and warehousing/refrigeration/storage, subject to criteria; and 2) "Agricultural Support Services" uses that are proposed by development applicants. The Council may want to consider whether the criteria proposed for these two categories of approval are appropriate; whether the proposed language is clear enough with regards to application requirements and process, permit fees, and approval authority; and whether the proposed square footage thresholds for what is permitted outright, what requires administrative review, and what requires a CUP meets the Council's policy goals.

Winery Study. The Executive is currently conducting a study regarding the wineries in the Sammamish Valley Agricultural Production District area, and intends to make recommendations on policy, land use, and/or code changes this summer for possible inclusion in the 2016 KCCP. The Executive has hired a consultant and convened a stakeholder group to help inform the recommendations. The consultant's report is expected to be completed at the end of July, following a public meeting in June and meetings with the stakeholder group. Council staff will provide updated information to the Council as the study is completed; when the study is complete, the Council may want to consider how to incorporate the recommended policy, land use, and/or code changes into the 2016 KCCP update.

Technical Appendix C and C1 Transportation Needs Report

Technical Appendix C includes the County's Arterial Functional Classification of roadways, the Transportation Inventory, and the Travel Forecast Summary, as well as the Transportation Needs Report (TNR) as outlined in Appendix C1.

2016 ARTERIAL FUNCTIONAL CLASSIFICATION

King County's arterial functional classification system classifies roadways based on the degree to which a roadway serves the movement of traffic or provides access to adjacent land uses. Arterial classifications can be used to guide transportation planning, roadway design and allocation of road improvement funds. King County designates three types of arterial roadways: principal arterials that mostly serve "through traffic" across and between large subareas, with minimum direct service to abutting land uses; minor arterials that provide for movement within the subareas and provide more direct access to abutting land uses than do principal arterials; and collector arterials that link local neighborhood streets and larger arterials.

What's new in the transmitted 2016 KCCP?

Classification changes. The proposed 2016 TNR includes two classification changes as shown in Table 5.

Table 5 – Arterial Functional Classification Changes

Location	Change	Rationale
204th Ave NE/Paradise Lake Rd (NE Woodinville-Duvall Road to County line)	collector to minor arterial	Average daily traffic increased to 3,300, due to development in the area; serves as major route into Snohomish County
424th Ave SE (North Bend City limits, south to SE 140th St, 432nd Av SE, to SE North Bend Road)	collector arterial to neighborhood collector (local)	Residential roadways serve neighborhoods; posted at 25 mph; not striped

Removed arterial segments. Twenty arterial segments have been removed from the classification map due to annexations.

2016 TRANSPORTATION INVENTORY

The KCCP includes an inventory of transportation services and facilities to meet the requirements for the transportation element as required by growth management legislation.⁷⁴

What's new in the transmitted 2016 KCCP?

Air transportation system. The 2016 inventory does not include the table or map included in the 2012 inventory that identified airports in King County by service type and location.

Marine transportation system. The 2016 inventory reflects the assumption by King County of the King County Ferry District into the Marine Division of the King County Department of Transportation and provides current information on passenger ferry service.

Land transportation system. The 2016 inventory includes updated figures for road infrastructure owned by King County. The figures compare as shown in Table 6. The 2012 inventory provided data about roadway miles by surface type; the 2016 inventory does not include this information. Differences reflect annexations, changes in equipment ownership, and counting methodology. State highway routes in King County are identified by map instead of table, as had been included in the 2012 inventory.

Table 6 – 2012 and 2016 King County Transportation Infrastructure

Infrastructure Type	2012 TNR	2016 TNR
Roadways	1479 miles	1,469 miles
Bridges	181 + 10 owned by DNRP	181
Traffic Signals	102	78
Traffic Control Signs	39,000	Over 44,000
Traffic Cameras	72	50
Drainage Ditches	n/a	~ 5.7 million feet

Transit services. The 2016 inventory provides updated data and information links for King County Metro Transit, including a new section on service integration that references the Executive's initiative in late 2014 to increase joint planning and integration between Sound Transit and King County Metro. The 2016 inventory does not include a list of park and ride lots in King County, as had been included in the 2012 inventory.

Nonmotorized facilities. The King County Bike map referenced in the 2012 inventory has been discontinued and so is not referenced in the 2016 inventory.⁷⁵

⁷⁴ RCW 36.70A.070(6)(a)

2016 TRAVEL FORECAST SUMMARY

State law requires the Transportation Element of a Comprehensive Plan to include “forecasts of traffic for at least ten years based on the adopted land use plan to provide information on the location, timing, and capacity needs of future growth.”⁷⁶

What’s new in the transmitted 2016 KCCP?

New traffic model. The 2016 travel forecast summary originates from the PSRC’s four-county model instead of the custom King County model used for the 2012 summary. According to Road Services Division (RSD) staff, using the PSRC’s model is much less expensive and provides sufficient information given the rural nature of the unincorporated area.

Level of service deficiencies. According to RSD staff, the latest PSRC model forecast shows fewer level of service “deficiencies” than were forecast in 2012. RSD staff attribute this change to a less “granular” level of analysis (regional vs. countywide), as well as assumptions in the PSRC model that all funded regional projects have been completed. This is an aggressive assumption that may minimize existing and near-term deficiencies, but according to RSD staff the model is only one of the tools that the County uses to identify deficiencies in the system. RSD staff add known deficiencies and also included all deficiencies from the 2012 TNR, which used the customized model, when identifying system needs.

2031 forecasted congestion. The 2016 summary includes a map showing 2031 forecasted congestion which includes some locations that differ from the 2012 map. Staff analysis with respect to these differences is ongoing.

APPENDIX C1 TRANSPORTATION NEEDS REPORT (TNR)

The TNR is a long-term, comprehensive list of recommended improvements for unincorporated King County. King County uses this list, together with its six-year Capital Improvement Program (CIP) and biennial operating budget, to serve as the GMA-required transportation capital facilities plan element of the KCCP.⁷⁷ The TNR also serves as the basis for the County’s Mitigation Payment System to identify growth-related projects for the impact fee system.

What’s new in the transmitted 2016 KCCP?

Deleted projects. The 2016 TNR does not include 180 projects that were in the 2012 TNR. Of these, about a third have been completed or are in construction. Another third

⁷⁵ The RSD website explains that the map was discontinued due to lack of resources. See <http://www.kingcounty.gov/depts/transportation/roads/bicycles/bike-map-discontinued.aspx>

⁷⁶ RCW 70A.070(6)(a)

⁷⁷ RCW 36.70A.070

are nonmotorized projects that RSD staff removed following a re-evaluation based on KCCP policy guidance and assessment of current conditions. Most of the others were annexed or incorporated, replaced, or combined with an alternate project.

New projects. The proposed 2016 TNR includes 329 separate projects, totaling \$1.05 billion, including 90 new projects, totaling approximately \$245 million, not previously listed in the 2012 TNR. Table 7 shows the cost and percentage breakdown of the full TNR project list by project type.

Table 7 – TNR Projects by Project Family as a Percent of the TNR

Project Family (Categories)	Total TNR	% of TNR
Bridge	\$286,855,000	27%
Capacity-Major	\$307,130,000	29%
Drainage	\$31,027,000	3%
Guardrail	\$35,199,300	3%
Intersection Priority Array	\$115,935,600	11%
ITS	\$55,717,000	5%
Nonmotorized	\$84,948,500	8%
Reconstruction	\$107,116,000	10%
Vulnerable Road Segment Hotspot	\$28,447,300	3%
TOTAL	\$1,052,375,700 ⁷⁸	100%

Table 8 illustrates the cost and percentage breakdown of the new projects as a percent of the total new project cost. Capacity projects account for 68 percent of the added cost. Additional capital needs for drainage may be identified in a subsequent TNR as a result of a new prioritization process currently underway.

Table 8 – New TNR Projects by Project Family as a Percent of the TNR

Category	New Projects	Percent of Total New Project Cost
Bridge	\$2,190,000	1%
Capacity-Major	\$167,770,000	68%
Drainage	\$15,228,000	6%
Guardrail	\$29,949,600	12%
Intersection Priority Array	\$13,050,000	5%
ITS	\$0	0
Nonmotorized	\$17,124,700	7%
Reconstruction	\$0	0
Vulnerable Road Segment Hotspot	\$0	0
Total	\$245,312,300	1

⁷⁸ The transmitted TNR shows total 2016 TNR costs as \$1,051,700,000. The difference is due to rounding.

Project needs as a percent of TNR in 2012 and 2016. A line item comparison of project needs between the proposed 2016 TNR and the 2012 TNR will be inexact, as the two documents use different categories of needs. However, Table 9 compares project costs in the respective categories used in both documents. Bridges and Structures exhibit the most significant shift in terms of need as a percent of the total TNR funds, having increased from 9 percent in 2012 to 27 percent in 2016. Bridges and Drainage projects show the greatest increase in total project cost, with Bridges having nearly quadrupled and Drainage almost tripled.

Project cost estimates for the 2016 TNR include a 3 percent annual inflation factor, relative to the 2012 TNR.

Table 9 – Comparisons of Project Needs in 2012 and 2016 TNR

Project Needs	2012 TNR	Need as % of TNR	2016 TNR	Need as % of TNR	% Change 2012-2016
Bridge	\$74,350,000	9%	\$286,855,000	27%	286%
Capacity-Major & Minor	\$225,749,000	28%	\$307,130,000	29%	36%
Drainage	\$11,402,000	1%	\$31,027,000	3%	172%
Guardrail	n/a	n/a	\$35,199,300	3%	n/a
Intersection Priority Array	n/a	n/a	\$115,935,600	11%	n/a
ITS	\$53,062,000	7%	\$55,717,000	5%	5%
Nonmotorized	\$106,558,000	13%	\$84,948,500	8%	-20%
Reconstruction	\$58,759,000	7%	\$107,116,000	10%	82%
Vulnerable Road Segment Hotspot	n/a	n/a	\$28,447,300	3%	n/a
Operations	\$68,792,000	9%	n/a	n/a	n/a
Preservation	\$119,461,000	15%	n/a	n/a	n/a
Safety	\$90,402,000	11%	n/a	n/a	n/a
TOTAL	\$808,535,000	100%	\$1,052,375,700	100%	

Financial analysis

Both the 2012 and 2016 TNRs include a financial analysis intended to quantify any anticipated revenue shortfall. Table 10 shows how the anticipated shortfall has increased even as the TNR's time span has been shortened by four years (i.e. still a 2031 planning horizon, but dating from 2016 instead of 2012). In addition, the financial

analysis shows that ongoing programmatic needs such as overlay and road maintenance facilities costs will compete with funds available to complete the projects in the TNR. The analysis assumes that a policy decision will be made to allocate \$140 million for overlays, \$50 million for safety and \$20 million for road maintenance facilities costs over the life of the TNR.

Table 10 – Revenue Shortfall in 2012 and 2016 TNR

Item	2012-2031 (2012 TNR)	2016-2031 (2016 TNR)
Total Project Costs	\$808,535,000	\$1,052,375,700
Anticipated Revenue	\$145,711,000	\$289,349,991
Shortfall	\$662,824,000	\$981,851,009

Transportation modeling. The 2016 TNR includes a new chapter on transportation modeling. State law requires the Transportation Element of a Comprehensive Plan to include “forecasts of traffic for at least ten years based on the adopted land use plan to provide information on the location, timing, and capacity needs of future growth.”⁷⁹ King County developed travel demand forecasts with a 2031 “planning horizon” for the 2012 TNR using a custom model using localized traffic data, including concurrency and local development data specific to unincorporated King County. PSRC’s model also uses 2031 as the forecast horizon year, and its latest forecast shows fewer level of service “deficiencies” than were forecasted in 2012. RSD staff attribute part of this change to differences in travel models, as the PSRC model is less detailed but also assumes that all funded projects in the region have been completed. This is an aggressive assumption that may minimize existing and near-term deficiencies, but according to RSD staff the model is only one of the tools that the County uses to identify deficiencies in the system. RSD staff add known deficiencies and also included all deficiencies from the 2012 TNR, which used the customized model, when identifying system needs.

Drivers of change. The 2016 TNR includes a new chapter on “Drivers of Change Affecting Transportation in Unincorporated King County.” This chapter describes national and regional transportation trends and also trends specific to unincorporated King County. The latter include declining revenue to support rural roads due to extensive annexations, declining gas tax revenues, and the effects of voter initiatives. The chapter notes that the current federal, state and regional transportation funding allocation processes primarily benefit locations within the UGA. Notably, the chapter reports that RSD’s financial forecasts show that, assuming funds are first directed to the programmatic items of overlay, safety and facilities, available revenue will no longer support additional capital improvements after 2030.

Restructures. The 2016 TNR organizes projects into five product families identified by the RSD’s 2015-2016 Line of Business Plan. The TNR includes a diagram that shows how the product families incorporate the 2012 “project types.”

⁷⁹ RCW 70A.070(6)(a)

Pavement inspection and testing. The 2016 TNR includes a new section describing RSD's pavement inspection and testing methodologies, including alternative rehabilitation and preservation approaches instituted beginning in 2015. The new inspection methodology employs the less expensive County Road Administrative Board visual data collection system instead of the previously used, more time intensive manual inspection methodology. In addition, the TNR notes that funding levels are insufficient to maintain a traditional schedule for pavement overlay that would maximize asset lifecycle and minimize cost, and RSD is instead combining a variety of pavement management strategies, including patches, alternative resurfacing materials and seal coatings, to delay the decline of pavement surface conditions and extend surface life.

Skyway-West Hill Action Plan (SWAP). The 2016 TNR also includes newly identified projects identified in the SWAP, which was discussed in the March 15, 2016, KCCP staff report and is proposed by the Executive to be adopted as an addendum to the existing Skyway-West Hill subarea plan as part of the 2016 KCCP update.

Proposed trail projects with potential King County roads overlap. Narrative in the 2016 TNR includes a table of trail projects from the Department of Natural Resources and Parks (DNRP) that would modify the roadside infrastructure. These projects are not included in the TNR project lists but are listed to support future project coordination between DNRP and RSD.

Americans with Disabilities Act (ADA) Program. Under the ADA, alterations to a roadway intersection can trigger upgrades for all ADA-related facilities at the intersection, such as curb ramps, push buttons and auditory devices at cross walks. The 2016 TNR does not yet include any of these needs, but RSD has indicated that it will complete an inventory of ADA location needs by the end of 2017. ADA projects will be incorporated into larger CIP projects and will not be listed separately in the TNR.

Drainage projects. The 2016 TNR references a new prioritization system for drainage projects that will be complete by the end of 2016, which will be based on quantifying the benefits to water quality. Drainage projects are currently rated using a Field Priority Score and Habitat Evaluation. Changes to the project list will be incorporated into a future TNR.

Facilities. The 2016 TNR includes a new narrative section on road maintenance facilities but does not include facilities projects in the needs list. RSD staff anticipate replacement of the Vashon and Cadman maintenance facilities, but the estimated project costs are not yet final. The \$20 million placeholder in the financial analysis section anticipates replacement of these two facilities.

Consistency with adopted policies and plans

No issues identified.

Consistency with the Scoping Motion

No issues identified.

Other Issues for Councilmember consideration

Rural Regional Corridors. Policy T-208 states that the TNR shall identify segments of Rural Regional Corridors that pass through Rural Areas to connect urban areas. The TNR lists four corridors (segments of Woodinville Duvall Road, Novelty Hill Road, Issaquah Hobart Road and Avondale Road) as meeting this criterion. RSD has not updated the Average Daily Trips reported for these corridors since the 2012 TNR, which may result in under-reporting the traffic volume and congestion in these locations. The 2016 TNR does not propose any additional capacity projects as a result of the deficiency analysis performed with the travel demand forecast model. The narrative notes that most of the deficiencies in unincorporated King County on are unincorporated arterial roadways “with severe congestion levels and significant cost or engineering challenges dating back many years.” According to RSD staff, these roadways include, but are not limited to, the Rural Regional Corridors.

Vulnerable road segments. A vulnerable road segment is one that is abnormally expensive to maintain and/or that requires frequent repair, as identified in a 2005 Vulnerable Road Segments Study. These segments typically involve failing infrastructure around or beneath the roadway, such as failing retaining walls or seawalls, chronic settlement problems, or roadways close to rivers with repetitive erosion problems. The 2016 TNR does not include any new vulnerable road segments, as the RSD has not completed any new studies since the 2005 study. This may result in under-reporting the magnitude of vulnerable road segments.

Baseline data. The list of project needs in the TNR provides the basis upon which the Executive estimates any revenue shortfalls. Several project categories have been or are in the process of being updated, including High Accident Location and Road Segment Analysis (2015), Street Lighting (2014), Signal Warrant Priority Array (2014), and Drainage (in process). However, while the list of nonmotorized projects has been revised in 2007, 2012 and 2016, the baseline data pre-dates 2007. Similarly, the Intelligent Transportation Systems Corridor projects date back to a 2005 strategic plan. Updated baseline data for these two areas may provide a more accurate list of project needs in the TNR.

Prioritization methodologies. Chapter 2 of the TNR describes prioritization methodologies for most of the categories of RSD's capital projects.⁸⁰ In the event of competition for scarce resources, RSD looks to its Line of Business Plan during the budget development process for prioritization guidance. However, some of the methodologies described in the TNR are incomplete and/or could not be replicated using information provided in the narrative:

- The 2016 TNR does not include the scoring methodology for capacity projects or the algorithm for non-signal intersection improvements that had been included in the 2012 TNR.
- The prioritization process for roadside barriers is described in general terms, but in the absence of weighting factors, etc. could not be replicated.
- The road maintenance facilities section describes prioritization considerations but does not include links to the prioritization documents developed for the facilities condition assessment.

ATTACHMENTS

1. Proposed Ordinance 2016-0155
2. 2016 KCCP Schedule
3. Frequently Used Acronyms
4. Scoping Motion (Motion 14351)
5. Potential additions to K.C.C. 21A.37, inadvertently omitted from the transmitted version of PO 2016-0155
6. Comprehensive Plan Comments, updated April 22, 2016

LINKS

All components of the proposed 2016 KCCP can be found at:

<http://www.kingcounty.gov/council/2016compplan/transmittal.aspx>

These components include:

- 2016 KCCP
- Land Use and Zoning Changes
- Appendix A: Capital Facilities
- Appendix B: Housing
- Appendix C: Transportation
- Appendix C1: Transportation Needs Report
- Appendix C2: Regional Trails Needs Report

⁸⁰ e.g. drainage, bridges, vulnerable road segments, among others

- Appendix D: Growth Targets and the Urban Growth Area
- Appendix R: Public Outreach for Development of KCCP
- Attachment: Skyway-West Hill Action Plan
- Attachment: Area Zoning Studies
- Attachment: Development Code Studies
- Attachment: Policy Amendment Analysis Matrix
- Attachment: Public Participation Report

INVITED

- Ivan Miller, KCCP Manager, Performance, Strategy and Budget

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Signature Report

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

March 11, 2016

Ordinance

Proposed No. 2016-0155.1

Sponsors Dembowski

1 AN ORDINANCE relating to comprehensive planning and
2 permitting; amending Ordinance 8421, Section 3, as
3 amended, and K.C.C. 14.56.020, Ordinance 8421, Section
4 4, as amended, and K.C.C. 14.56.030, and Ordinance
5 13147, Section 19, amended, and K.C.C. 20.18.030,
6 Ordinance 10870, Section 330, as amended, and K.C.C.
7 21A.08.030, Ordinance 10870, Section 332, as amended,
8 and K.C.C. 21A.08.050, Ordinance 10870, Section 333, as
9 amended, and K.C.C. 21A.08.060, Ordinance 10870,
10 Section 334, as amended, and K.C.C. 21A.08.070,
11 Ordinance 10870, Section 335, as amended, and K.C.C.
12 21A.08.080, Ordinance 10870, Section 336, as amended,
13 and K.C.C. 21A.08.090, Ordinance 10870, Section 337, as
14 amended, and K.C.C. 21A.08.100, Ordinance 13274,
15 Section 4, as amended, and K.C.C. 21A.37.020, Ordinance
16 13733, Section 10, as amended, and K.C.C. 21A.37.110,
17 adding new sections to K.C.C. chapter 21A.06, adding new
18 sections to K.C.C. chapter 21A.42, decodifying K.C.C.
19 20.54.010 and repealing Ordinance 8421, Section 2, and

K.C.C. 14.56.010, Ordinance 3064, Section 2, and K.C.C.
20.54.020, Ordinance 3064, Section 3, as amended, and
K.C.C. 20.54.030, Ordinance 3064, Section 4, as amended,
and K.C.C. 20.54.040, Ordinance 3064, Section 5, and
K.C.C. 20.54.050, Ordinance 3064, Section 6, as amended,
and K.C.C. 20.54.060, Ordinance 3064, Section 7, as
amended, and K.C.C. 20.54.070, Ordinance 3064, Section
8, as amended, and K.C.C. 20.54.080, Ordinance 3064,
Section 9, as amended, and K.C.C. 20.54.090, Ordinance
3064, Section 10, as amended, and K.C.C. 20.54.100,
Ordinance 3064, Section 11, as amended, and K.C.C.
20.54.110, Ordinance 3064, Section 12, and K.C.C.
20.54.120, Ordinance 3064, Section 13, and K.C.C.
20.54.130 and Ordinance 7889, Section 4, as amended, and
K.C.C. 26.08.010

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Findings: For the purposes of effective land use planning and
regulation, the King County council makes the following legislative findings:

A. King County adopted the King County Comprehensive Plan 2012 to meet the
requirements of the Washington State Growth Management Act ("the GMA");

B. The 2012 King County Comprehensive Plan, adopted by King County
Ordinance 17485, satisfied the GMA requirement for the county to update its
comprehensive plan by June 30, 2015;

43 C. In 2013 and 2014, King County adopted narrow amendments to the King
44 County Comprehensive Plan 2012;

45 D. The King County Code authorizes a review of the Comprehensive Plan and
46 allows substantive amendments to the Comprehensive Plan once every four years. The
47 King County Comprehensive Plan 2016 amendments are the fifth major review of the
48 Comprehensive Plan;

49 E. The GMA requires that King County adopt development regulations to be
50 consistent with and implement the Comprehensive Plan;

51 F. The changes to zoning contained in this ordinance are needed to maintain
52 conformity with the King County Comprehensive Plan, as required by the GMA. As
53 such, they bear a substantial relationship to, and are necessary for, the public health,
54 safety and general welfare of King County and its residents; and

55 G. King County engages in a comprehensive review of its Comprehensive Plan
56 and development regulations every four years. This ordinance constitutes the conclusion
57 of the county's review process. The 2016 King County Comprehensive Plan and King
58 County's development are intended to satisfy the requirements of the GMA.

59 SECTION 2. A. King County completed its fifth comprehensive four-cycle
60 review of the Comprehensive Plan in 2016. As a result of the review, King County
61 amended the King Comprehensive Plan 2012 through passage of the King County
62 Comprehensive Plan 2016.

63 B. The amendments to the King County Comprehensive Plan 2012 contained in
64 Attachments A, B, C, D, E, F, G, H, I and J to this ordinance are hereby adopted as
65 amendments to the King County Comprehensive Plan 2012.

66 C. Attachments A and B to this ordinance amend policies, text and maps of the
67 Comprehensive Plan and amend the Comprehensive Plan Land Use Zoning. The land
68 use and zoning amendments contained in Attachments A and B to this ordinance are
69 hereby adopted as the official land use and zoning controls for those portions of
70 unincorporated King County defined in Attachments A and B to this ordinance.

71 D. Attachment C to this ordinance contains Technical Appendix A (Capital
72 Facilities).

73 E. Attachment D to this ordinance contains Technical Appendix B (Housing).

74 F. Attachment E to this ordinance contains Technical Appendix C
75 (Transportation).

76 G. Attachment F to this ordinance contains Technical Appendix C.1
77 (Transportation Needs Report).

78 H. Attachment G to this ordinance contains Technical Appendix C.2 (Regional
79 Trails Needs Report).

80 I. Attachment H. to this ordinance contains Technical Appendix D (Growth
81 Targets and Urban Growth Area).

82 J. Attachment I to this report contains Technical Appendix R (Summary of Public
83 Outreach for Development of the 2016 KCCP Update.)

84 K. Attachment J to this ordinance contains the Skyway-West Hill Action Plan.

85 SECTION 3. Ordinance 8421, Section 2, and K.C.C. 14.56.010 are each hereby
86 repealed.

87 SECTION 4. Ordinance 8421, Section 3, as amended, and K.C.C. 14.56.020 are
88 each hereby amended to read as follows:

89 There is established a ~~((non-motorized vehicle))~~ nonmotorized transportation
90 program ~~((to meet the following goals and objectives:~~

91 ~~A. To identify and document the needs of non-motorized transportation in King~~
92 ~~County, including bicyclists, equestrians, pedestrians, and special populations;~~

93 ~~B. To determine ways that the existing county transportation network, including~~
94 ~~transit, can be made more responsive to the needs of non-motorized users)).~~ The program
95 shall consist of the nonmotorized policies in the King County Comprehensive Plan and
96 the respective functional plans of the responsible county agencies, nonmotorized project
97 needs contained in agency capital improvement programs and operational activities that:

98 A. Identify and document the nonmotorized transportation needs in the county
99 for bicyclists, pedestrians, equestrians and special populations such as school children or
100 people with limited mobility and wheelchair users;

101 B. Determine ways that nonmotorized transportation can be integrated into the
102 current and future county transportation network and services, including transit;

103 ~~C. ((To-i))~~Inform and educate the public on issues relating to ((non-motorized))
104 nonmotorized transportation, including compliance with traffic laws; and

105 ~~D. ((To institute the consideration of non-motorized transportation in all related~~
106 ~~county-funded))~~ Consider nonmotorized transportation safety and other needs in all
107 related county programs, and ((to)) encourage the same consideration on an interlocal and
108 regional basis((;

109 ~~E. To improve non-motorized transport users and motorists compliance with~~
110 ~~traffic laws; and~~

111 ~~F. To guide development of a county functional plan for non-motorized~~
112 ~~transportation, to implement the adopted policies established in the county~~
113 ~~comprehensive plan, the county transportation plan, and current programs within county~~
114 ~~government)).~~

115 SECTION 5. Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030 are
116 each hereby amended to read as follows:

117 The department of transportation shall ~~((carry out the following duties and~~
118 ~~responsibilities))~~:

119 A. Implement the ~~((non-motorized vehicle))~~ nonmotorized transportation
120 program in coordination with other county departments;

121 B. Provide support to any ad hoc ~~((non-motorized))~~ nonmotorized transportation
122 advisory committee; and

123 C. Work with ~~((governmental agencies))~~ other jurisdictions and nongovernmental
124 organizations to identify, develop and promote programs that encourage the use of ~~((non-~~
125 ~~motorized))~~ nonmotorized modes of transportation.

126 SECTION 6. Ordinance 13147, Section 19, amended, and K.C.C. 20.18.030 are
127 hereby amended to read as follows:

128 A. The King County Comprehensive Plan shall be amended in accordance with
129 this chapter, which, in compliance with RCW 36.70A.130(2), establishes a public
130 participation program whereby amendments are considered by the council no more
131 frequently than once a year as part of the amendment cycle established in this chapter,
132 except that the council may consider amendments more frequently to address:

133 1. Emergencies;

134 2. An appeal of the plan filed with the Central Puget Sound Growth
135 Management Hearings Board or with the court;

136 3. The initial adoption of a subarea plan, which may amend the urban growth
137 area boundary only to redesignate land within a joint planning area;

138 4. An amendment of the capital facilities element of the Comprehensive Plan
139 that occurs in conjunction with the adoption of the county budget under K.C.C.
140 4A.100.010; or

141 5. The adoption or amendment of a shoreline master program under chapter
142 90.58 RCW.

143 B. Every year the Comprehensive Plan may be amended to address technical
144 updates and corrections, and to consider amendments that do not require substantive
145 changes to policy language, changes to the priority areas map, or changes to the urban
146 growth area boundary, except as permitted in subsection B.5, 10. and 12. of this section.
147 This review may be referred to as the annual cycle. The Comprehensive Plan, including
148 subarea plans, may be amended in the annual cycle only to consider the following:

- 149 1. Technical amendments to policy, text, maps or shoreline designations;
150 2. The annual capital improvement plan;
151 3. The transportation needs report;
152 4. School capital facility plans;
153 5. ~~((A mining site conversion demonstration project. The demonstration project~~
154 ~~shall evaluate and address:~~
155 ~~a. potential options for the use of a reclaimed mine site, including the~~
156 ~~feasibility of residential use and/or long term forestry on the demonstration project site;~~

157 ~~b. the impacts to carbon sequestration as a result of reforestation, and for~~
158 ~~residential use, the impacts to carbon sequestration when implementing modified~~
159 ~~standards for lot clustering or transfer of development rights;~~

160 ~~c. the need for a site design that compatibly integrates any proposed residential~~
161 ~~development on the demonstration project site with uses occurring on the adjacent rural~~
162 ~~or forest production district lands, especially if the proposed residential development~~
163 ~~utilizes modified standards for lot clustering and/or transfer of development rights;~~

164 ~~d. the levels and standards for reclamation of mining sites that are appropriate~~
165 ~~to their use either for long term forestry and/or for residential development; and~~

166 ~~e. the need to ensure that the demonstration project provides an overall public~~
167 ~~benefit by providing permanent protection, as designated park or open space, of lands in~~
168 ~~the vicinity of the demonstration project site that form the headwaters of critical, high-~~
169 ~~valued habitat areas; or that remove the development potential from nonconforming legal~~
170 ~~parcels in the forest production district; or that provide linkages with other forest~~
171 ~~production district lands;~~

172 6.)) Changes required by existing Comprehensive Plan policies;

173 ((7.)) 6. Changes to the technical appendices and any amendments required
174 thereby;

175 ((8.)) 7. Comprehensive updates of subarea plans initiated by motion;

176 ((9.)) 8. Changes required by amendments to the countywide planning policies
177 or state law;

178 ((10.)) 9. Redesignation proposals under the four-to-one program as provided
179 for in this chapter;

180 ~~((44.))~~ 10. Amendments necessary for the conservation of threatened and
181 endangered species; ~~((and))~~

182 ~~((42.))~~ 11. Site-specific ~~((comprehensive))~~ land use map amendments that do
183 not require substantive change to comprehensive plan policy language and that do not
184 alter the urban growth area boundary, except to correct mapping errors ;

185 12. Amendments resulting from subarea studies required by comprehensive plan
186 policy that do not require substantive change to comprehensive plan policy language and
187 that do not alter the urban growth area boundary, except to correct mapping errors; and

188 13. Changes required to implement-a study regarding the provision of
189 wastewater services to a Rural Town. Such amendments shall be limited to policy
190 amendments and adjustment to the boundaries of the Rural Town as needed to implement
191 the preferred option identified in the study.

192 C. Every fourth year beginning in 2000, the county shall complete a
193 comprehensive review of the Comprehensive Plan in order to update it as appropriate and
194 to ensure continued compliance with the GMA. This review may provide for a
195 cumulative analysis of the twenty-year plan based upon official population growth
196 forecasts, benchmarks and other relevant data in order to consider substantive changes to
197 policy language and changes to the urban growth area ("UGA"). This comprehensive
198 review shall begin one year in advance of the transmittal and may be referred to as the
199 four-year cycle. The urban growth area boundaries shall be reviewed in the context of
200 the four-year cycle and in accordance with countywide planning policy ~~((FW))~~G-1 and
201 RCW 36.70A.130. If the county determines that the purposes of the Comprehensive Plan
202 are not being achieved as evidenced by official population growth forecasts, benchmarks,

trends and other relevant data, substantive changes to the Comprehensive Plan may also be considered on even calendar years. This determination shall be authorized by motion. The motion shall specify the scope of the even-year amendment, and identify that the resources necessary to accomplish the work are available. An analysis of the motion's fiscal impact shall be provided to the council before to adoption. The executive shall determine if additional funds are necessary to complete the even-year amendment, and may transmit an ordinance requesting the appropriation of supplemental funds.

D. The executive shall seek public comment on the comprehensive plan and any proposed comprehensive plan amendments in accordance with the procedures in K.C.C. 20.18.160 before making a recommendation, in addition to conducting the public review and comment procedures required by SEPA. The public shall be afforded at least one official opportunity to record public comment before to the transmittal of a recommendation by the executive to the council. County-sponsored councils and commissions may submit written position statements that shall be considered by the executive before transmittal and by the council before adoption, if they are received in a timely manner. The executive's recommendations for changes to policies, text and maps shall include the elements listed in Comprehensive Plan policy RP-307 and analysis of their financial costs and public benefits, any of which may be included in environmental review documents. Proposed amendments to the Comprehensive Plan shall be accompanied by any development regulations or amendments to development regulations, including area zoning, necessary to implement the proposed amendments.

SECTION 7. K.C.C. 20.54.010 is each hereby decodified.

225 SECTION 8. Ordinance 3064, Section 2, and K.C.C. 20.54.020 are each hereby
226 repealed.

227 SECTION 9. Ordinance 3064, Section 3, as amended, and K.C.C. 20.54.030 are
228 each hereby repealed.

229 SECTION 10. Ordinance 3064, Section 4, as amended, and K.C.C. 20.54.040 are
230 each hereby repealed.

231 SECTION 11. Ordinance 3064, Section 5, and K.C.C. 20.54.050 are each hereby
232 repealed.

233 SECTION 12. Ordinance 3064, Section 6, as amended, and K.C.C. 20.54.060 are
234 each hereby repealed.

235 SECTION 13. Ordinance 3064, Section 7, as amended, and K.C.C. 20.54.070 are
236 each hereby repealed.

237 SECTION 14. Ordinance 3064, Section 8, as amended, and K.C.C. 20.54.080 are
238 each hereby repealed.

239 SECTION 15. Ordinance 3064, Section 9, as amended, and K.C.C. 20.54.090 are
240 each hereby repealed.

241 SECTION 16. Ordinance 3064, Section 10, as amended, and K.C.C. 20.54.100
242 are each hereby repealed.

243 SECTION 17. Ordinance 3064, Section 11, as amended, and K.C.C. 20.54.110
244 are each hereby repealed.

245 SECTION 18. Ordinance 3064, Section 12, and K.C.C. 20.54.120 are each
246 hereby repealed.

247 SECTION 19. Ordinance 3064, Section 13, and K.C.C. 20.54.130 are each
248 hereby repealed.

249 NEW SECTION. SECTION 20. There is hereby added to K.C.C. chapter
250 21A.06 a new section to read as follows:

251 Agriculture: the use of land for commercial purposes for either the raising of
252 crops or livestock or the production of agricultural products, or both.

253 NEW SECTION. SECTION 21. There is hereby added to K.C.C. chapter
254 21A.06 a new section to read as follows:

255 Agricultural activities: those agricultural uses and practices that pertain directly
256 to the commercial production of agricultural products, including, but not limited to:

257 A. Tilling, discing, planting, seeding, fertilization, composting and other soil
258 amendments and harvesting;

259 B. Grazing, animal mortality management and on-site animal waste storage,
260 disposal and processing;

261 C. Soil conservation practices including dust control, rotating and changing
262 agricultural crops and allowing agricultural lands to lie fallow under local, state or federal
263 conservation programs;

264 D. Maintenance of farm and stock ponds, agricultural drainage, irrigation systems
265 canals and flood control facilities;

266 E. Normal maintenance, operation and repair of existing serviceable equipment,
267 structures, facilities or improved areas, including, but not limited to, fencing, farm access
268 roads and parking; and

269 F. Processing, promotion, sale, storage, packaging and distribution.

270 NEW SECTION. SECTION 22. There is hereby added to K.C.C. chapter
271 21A.06 a new section to read as follows:

272 Agricultural products: products that include, but are not limited to:

273 A. Horticultural, viticultural, floricultural and apiary products;

274 B. Livestock and livestock products;

275 C. Animal products including, but not limited to, upland finfish, dairy products,
276 meat, poultry and eggs;

277 D. Feed or forage for livestock;

278 E. Christmas trees, hybrid cottonwood and similar hardwood trees grown as
279 crops and harvested within fifteen years of planting; and

280 F. Turf, sod, seed and related products.

281 NEW SECTION. SECTION 23. There is hereby added to K.C.C. chapter
282 21A.06 a new section to read as follows:

283 Agricultural support services: any activity that is directly related to agriculture
284 and directly dependent upon agriculture for its existence but is undertaken on lands that
285 are not predominately in agricultural use.

286 NEW SECTION. SECTION 24. There is hereby added to K.C.C. chapter
287 21A.06 a new section to read as follows:

288 Farm: the land, buildings equipment and infrastructure used in the raising and
 289 production of agricultural products for commercial sales.

290 NEW SECTION. SECTION 25. There is hereby added to K.C.C. chapter
 291 21A.06 a new section to read as follows:

292 Farm residence: a single detached dwelling unit that serves as the primary
 293 residence for a farm.

294 SECTION 26. Ordinance 10870, Section 330, as amended, and K.C.C.
 295 21A.08.030 are each hereby amended to read as follows:

296 A. Residential land uses.

KEY		RESOURCE				R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL									
P-Permitted Use		Z	A	F	M	R	*	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use			G	O	I	U	U	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use			R	R	N	R	R	S	B	S	I	S	M	S	G	S	F	D	
			O	I	E	E	A	B	E	A	I	G	I	M	I	I	I	I	U
		N	C	S	R	L	A	R	N	D	H	N	U	N	O	N	C	S	
			E	U	T	A		N	V		E	B	E	N	E	N	E	E	T
			L			L	A		E		N	O	S	I	S	A	S		R
			T				R				T	R	S	T	S	L	S		I
			U			E	A				I	H		Y					A
		E	R							A	O							L	
										L	O								
											D								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12- 48		NB	CB	RB	O					I	
	DWELLING UNITS, TYPES:																		
*	Single Detached	P C12	P2		P C12	P C12	P C12	P C12		P15									
*	Townhouse				C4	C4	P11 C12	P		P3	P3	P3	P3						
*	Apartment				C4	C4	P5 C5	P		P3	P3	P3	P3						
*	Mobile Home Park				S13		C8	P											

*	Cottage Housing					P15						
	GROUP RESIDENCES:											
*	Community Residential Facility-I			C	C	P14.a C	P	P3	P3	P3	P3	
*	Community Residential Facility-II					P14.b	P	P3	P3	P3	P3	
*	Dormitory			C6	C6	C6	P					
*	Senior Citizen Assisted Housing				P4	P4	P	P3	P3	P3	P3	
	ACCESSORY USES:											
*	Residential Accessory Uses	P7 ((P17))	P7	P7	P7	P7	P7	P7	P7	P7	P7	
*	Home Occupation	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	((P18)) <u>P17</u>	
*	Home Industry	C		C	C	C						
	TEMPORARY LODGING:											
7011	Hotel/Motel (1)								P	P	P	
*	Bed and Breakfast Guesthouse	P9		P9	P9	P9	P9	P9	P10	P10		
7041	Organization Hotel/Lodging Houses									P		
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.												

297 B. Development conditions.

298 1. Except bed and breakfast guesthouses.

299 2. In the forest production district, the following conditions apply:

300 a. Site disturbance associated with development of any new residence shall be
301 limited to three acres. Site disturbance shall mean all land alterations including, but not
302 limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage
303 disposal systems and driveways. Additional site disturbance for agriculture, including

304 raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be
305 approved only if a farm management plan is prepared in accordance with K.C.C. chapter
306 21A.30. Animal densities shall be based on the area devoted to animal care and not the
307 total area of the lot;

308 b. A forest management plan shall be required for any new residence in the
309 forest production district, that shall be reviewed and approved by the King County
310 department of natural resources and parks before building permit issuance; and

311 c. The forest management plan shall incorporate a fire protection element that
312 includes fire safety best management practices developed by the department.

313 3. Only as part of a mixed use development subject to the conditions of K.C.C.
314 chapter 21A.14, except that in the NB zone on properties with a land use designation of
315 commercial outside of center (CO) in the urban areas, stand-alone townhouse
316 developments are permitted subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060 and
317 21A.14.180.

318 4. Only in a building listed on the National Register as an historic site or
319 designated as a King County landmark subject to K.C.C. 21A.32.

320 5.a. In the R-1 zone, apartment units are permitted, if:

321 (1) At least fifty percent of the site is constrained by unbuildable critical
322 areas. For purposes of this subsection B.5.a.(1), unbuildable critical areas includes
323 wetlands, aquatic areas and slopes forty percent or steeper and associated buffers; and

324 (2) The density does not exceed a density of eighteen units per acre of net
325 buildable area.

326 b. In the R-4 through R-8 zones, apartment units are permitted if the density
327 does not exceed a density of eighteen units per acre of net buildable area.

328 c. If the proposal will exceed base density for the zone in which it is proposed,
329 a conditional use permit is required.

330 6. Only as accessory to a school, college, university or church.

331 7.a. Accessory dwelling units:

332 (1) Only one accessory dwelling per primary single detached dwelling unit;

333 (2) Only in the same building as the primary dwelling unit on:

334 (a) an urban lot that is less than five thousand square feet in area;

335 (b) except as otherwise provided in subsection B.7.a.(5) of this section, a
336 rural lot that is less than the minimum lot size; or

337 (c) a lot containing more than one primary dwelling;

338 (3) The primary dwelling unit or the accessory dwelling unit shall be owner
339 occupied;

340 (4)(a) Except as otherwise provided in subsection B.7.a.(5) of this section,
341 one of the dwelling units shall not exceed one thousand square feet of heated floor area
342 except when one of the dwelling units is wholly contained within a basement or attic; and

343 (b) When the primary and accessory dwelling units are located in the same
344 building, or in multiple buildings connected by a breezeway or other structure, only one
345 entrance may be located on each street;

346 (5) On a site zoned RA:

347 (a) If one transferable development right is purchased from the rural area
348 under K.C.C. chapter 21A.37, the smaller of the dwelling units is permitted a maximum
349 floor area up to one thousand five hundred square feet; and

350 (b) If one transferable development right is purchased from the rural area
351 under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on an RA-5
352 zoned lot that is at least two and one-half acres and less than three and three-quarters
353 acres;

354 (6) One additional off-street parking space shall be provided;

355 (7) The accessory dwelling unit shall be converted to another permitted use or
356 shall be removed if one of the dwelling units ceases to be owner occupied; and

357 (8) An applicant seeking to build an accessory dwelling unit shall file a notice
358 approved by the department of executive services, records and licensing services
359 division, that identifies the dwelling unit as accessory. The notice shall run with the land.
360 The applicant shall submit proof that the notice was filed before the department shall
361 approve any permit for the construction of the accessory dwelling unit. The required
362 contents and form of the notice shall be set forth in administrative rules. If an accessory
363 dwelling unit in a detached building in the rural zone is subsequently converted to a
364 primary unit on a separate lot, neither the original lot nor the new lot may have an
365 additional detached accessory dwelling unit constructed unless the lot is at least twice the
366 minimum lot area required in the zone; and

367 (9) Accessory dwelling units and accessory living quarters are not allowed in
368 the F zone.

b. One single or twin engine, noncommercial aircraft shall be permitted only on lots that abut, or have a legal access that is not a county right-of-way, to a waterbody or landing field, but only if there are:

(1) no aircraft sales, service, repair, charter or rental; and

(2) no storage of aviation fuel except that contained in the tank or tanks of the aircraft.

c. Buildings for residential accessory uses in the RA and A zone shall not exceed five thousand square feet of gross floor area, except for buildings related to agriculture or forestry.

8. Mobile home parks shall not be permitted in the R-1 zones.

9. Only as accessory to the permanent residence of the operator, and:

a. Serving meals shall be limited to paying guests; and

b. The number of persons accommodated per night shall not exceed five, except that a structure that satisfies the standards of the International Building Code as adopted by King County for R-1 occupancies may accommodate up to ten persons per night.

10. Only if part of a mixed use development, and subject to the conditions of subsection B.9. of this section.

11. Townhouses are permitted, but shall be subject to a conditional use permit if exceeding base density.

12. Required before approving more than one dwelling on individual lots, except on lots in subdivisions, short subdivisions or binding site plans approved for

multiple unit lots, and except as provided for accessory dwelling units in subsection B.7. of this section.

13. No new mobile home parks are allowed in a rural zone.

14.a. Limited to domestic violence shelter facilities.

b. Limited to domestic violence shelter facilities with no more than eighteen residents or staff.

15. Only in the R4-R8 zones limited to:

a. developments no larger than one acre;

b. not adjacent to another cottage housing development such that the total combined land area of the cottage housing developments exceeds one acre;

c. All units must be cottage housing units with no less than three units and no more than sixteen units, provided that if the site contains an existing home that is not being demolished, the existing house is not required to comply with the height limitation in K.C.C. 21A.12.020.B.25. or the floor area and footprint limits in K.C.C. 21A.14.025.B.; and

d. Before filing an application with the department, the applicant shall hold a community meeting in accordance with K.C.C. 20.20.035.

15. The development for a detached single-family residence shall be consistent with the following:

a. The lot must have legally existed before March 1, 2005;

b. The lot has a Comprehensive Plan land use designation of Rural Neighborhood Commercial Center or Rural Area; and

c. The standards of this title for the RA-5 zone shall apply.

414 17. (~~Housing for agricultural employees who are employed by the owner or~~
415 ~~operator of the site year round as follows:~~

416 a. ~~Not more than:~~

417 (1) ~~One agricultural employee dwelling unit on a site under twenty acres;~~

418 (2) ~~Two agricultural employee dwelling units on a site between twenty acres~~
419 ~~and fifty acres;~~

420 (3) ~~Three agricultural employee dwelling units on a site greater than fifty~~
421 ~~acres and less than one hundred acres; and~~

422 (4) ~~On sites one hundred acres and larger one additional agricultural~~
423 ~~employee dwelling unit for each additional one hundred acres;~~

424 b. ~~The primary use of the site shall be agricultural in SIC Industry Group No.~~
425 ~~01 Growing and Harvesting Crops or SIC Industry Group No. 02 Raising Livestock and~~
426 ~~Small Animals. If the primary use of the site changes to a nonagricultural use, all~~
427 ~~agricultural employee dwelling units shall be removed;~~

428 c. ~~The applicant shall file with the department of executive services, records~~
429 ~~and licensing services division, a notice approved by the department that identifies the~~
430 ~~agricultural employee dwelling units as accessory and that the dwelling units shall only~~
431 ~~be occupied by agricultural employees who are employed by the owner or operator year-~~
432 ~~round. The notice shall run with the land. The applicant shall submit to the department~~
433 ~~proof that the notice was filed with the department of executive services, records and~~
434 ~~licensing services division, before the department approves any permit for the~~
435 ~~construction of agricultural employee dwelling units;~~

436 d. ~~An agricultural employee dwelling unit shall not exceed a floor area of one~~
 437 ~~thousand square feet and may be occupied by no more than eight unrelated agricultural~~
 438 ~~employees;~~

439 e. ~~One off street parking space shall be provided for each agricultural~~
 440 ~~employee dwelling unit; and~~

441 f. ~~The agricultural employee dwelling units shall be constructed in compliance~~
 442 ~~with K.C.C. Title 16.~~

443 18.)) Allowed if consistent with K.C.C. chapter 21A.30.

444 SECTION 27. Ordinance 10870, Section 332, as amended, and K.C.C.

445 21A.08.050 are each hereby amended to read as follows:

446 A. General services land uses.

KEY		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
P-Permitted Use C-Conditional Use S-Special Use	Z	A	F	M	R	U R	U	R	N B	C B	R B	O	I
		G	O	I	U	R E	R	E	E U	O U	E U	F	N
		R	R	N	R	B S	B	S	I S	M S	G S	F	D
	O	I	E	E	A	A E	A	I	G I	M I	I I	I	U
	N	C	S	R	L	N R	N	D	H N	U N	O N	C	S
	E	U	T	A		V		E	B E	N E	N E	E	T
		L		L	A			N	O S	I S	A S		R
		T			R			T	R S	T S	L S		I
		U			E			I	H	Y			A
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	N B	CB	RB	O	I
	PERSONAL SERVICES:												
72	General Personal Service						C25 ((C37))	C25 ((C37))	P	P	P	P3	P 3

							<u>C36</u>	<u>C36</u>					
7216	Drycleaning Plants												P
7218	Industrial Launderers												P
7261	Funeral Home/Crematory					C4	C4	C4		P	P		
*	Cemetery, Columbarium or Mausoleum				P24 C5 and 31	P24 C5	P24 C5	P24 C5	P2 4	P24	P24 C5	P24	
*	Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P 7
*	Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P 7
074	Veterinary Clinic	P9			P9 C10 and 31	P9 C10			P1 0	P10	P10		P
753	Automotive Repair (1)								P1 1	P	P		P
754	Automotive Service								P1 1	P	P		P
76	Miscellaneous Repair	((P33)			P32 ((P33))	P32	P32	P32	P3 2	P	P		P
866	Church, Synagogue, Temple				P12 C27 and 31	P12 C	P12 C	P12 C	P	P	P	P	
83	Social Services (2)				P12 P13 C31	P12 P13 C	P12 P13 C	P12 P13 C	P	P	P	P	
0752	Animal specialty services				C P34 P35 ((P36))	C			P	P	P	P	P
*	Stable	P14 C			P14 C31	P14 C	P 14 C						
*	Commercial Kennel or Commercial Cattery	P42			C43	C43				C43	P43		
*	Theatrical Production Services									P30	P28		
*	Artist Studios				P28	P28	P28	P28	P	P	P	P29	P
*	Interim Recycling				P21	P21	P21	P21	P2	P22	P	P21	P

	Facility							2				
*	Dog training facility	((C34)) C33			((C34)) C33	((C34)) C33			P	P	P	P
	HEALTH SERVICES:											
801-04	Office/Outpatient Clinic				P12 C 13a	P12 C13a	P12 C13a ((C37)) C36	P12 C13a ((C37)) C36	P	P	P	P
805	Nursing and Personal Care Facilities							C		P	P	
806	Hospital						C13a	C13a		P	P	C
807	Medical/Dental Lab									P	P	P
808-09	Miscellaneous Health									P	P	P
	EDUCATION SERVICES:											
*	Elementary School				P38 P39 ((P40))	P	P	P		P16 ((P40)) P39	P16 ((P40)) P39	P16 ((P40)) P39
*	Middle/Junior High School				((P40) C39)) P39 C38 and 31	P	P	P		P16 ((C40)) C39	P16 ((C40)) C39	P16 ((C40)) C39
*	Secondary or High School				((C39) C38 and 31 ((C44) C40 and 31	P26	P26	P26		P16 C15	P16 C15	P16
*	Vocational School					P13a C	P13a C	P13a C			P15	P17
*	Specialized Instruction School		P18		P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17
*	School District Support					P23 C	P23 C	P23 C	C1	P15	P15	P15

	Facility								5				15
GENERAL CROSS		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters											
REFERENCES:		21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review											
		Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific Land Use, see K.C.C. chapter											
		21A.06.											

- 447 B. Development conditions.
- 448 1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted
- 449 use table.
- 450 2. Except SIC Industry Group Nos.:
- 451 a. 835-Day Care Services, and
- 452 b. Community residential facilities.
- 453 3. Limited to SIC Industry Group and Industry Nos.:
- 454 a. 723-Beauty Shops;
- 455 b. 724-Barber Shops;
- 456 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 457 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 458 e. 217-Carpet and Upholstery Cleaning.
- 459 4. Only as accessory to a cemetery, and prohibited from the UR zone only if the
- 460 property is located within a designated unincorporated Rural Town.
- 461 5. Structures shall maintain a minimum distance of one hundred feet from
- 462 property lines adjoining rural area and residential zones.
- 463 6. Only as accessory to residential use, and:
- 464 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
- 465 with no openings except for gates, and have a minimum height of six feet; and

466 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
467 from property lines adjoining rural area and residential zones.

468 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
469 21A.08.060.A.

470 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32,
471 or an accessory use to a school, church, park, sport club or public housing administered
472 by a public agency, and:

473 a. Outdoor play areas shall be completely enclosed by a solid wall or fence,
474 with no openings except for gates and have a minimum height of six feet;

475 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
476 from property lines adjoining rural area and residential zones;

477 c. Direct access to a developed arterial street shall be required in any
478 residential zone; and

479 d. Hours of operation may be restricted to assure compatibility with
480 surrounding development.

481 9. As a home occupation only, but the square footage limitations in K.C.C.
482 chapter 21A.30 for home occupations apply only to the office space for the veterinary
483 clinic, and:

484 a. Boarding or overnight stay of animals is allowed only on sites of five acres
485 or more;

486 b. No burning of refuse or dead animals is allowed;

487 c. The portion of the building or structure in which animals are kept or treated
488 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be

489 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with
490 concrete or other impervious material; and

491 d. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

492 10.a. No burning of refuse or dead animals is allowed;

493 b. The portion of the building or structure in which animals are kept or treated
494 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be
495 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with
496 concrete or other impervious material; and

497 c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

498 11. The repair work or service shall only be performed in an enclosed building,
499 and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery
500 Repair Shops and Paint Shops is not allowed.

501 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
502 Before filing an application with the department, the applicant shall hold a community
503 meeting in accordance with K.C.C. 20.20.035.

504 13.a. Except as otherwise provided in subsection B.13.b. of this ((sub))section,
505 only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

506 b. Allowed for a social service agency on a site in the NB zone that serves
507 transitional or low-income housing located within three hundred feet of the site on which
508 the social service agency is located.

509 c. Before filing an application with the department, the applicant shall hold a
510 community meeting in accordance with K.C.C. 20.20.035.

511 14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not
512 exceed twenty thousand square feet, but stabling areas, whether attached or detached,
513 shall not be counted in this calculation.

514 15. If located outside of the urban growth area, limited to projects that are of a
515 size and scale designed to primarily serve the rural area and shall be located within a rural
516 town.

517 16. If located outside of the urban growth area, shall be designed to primarily
518 serve the rural area and shall be located within a rural town. In CB, RB and O, for K-12
519 schools with no more than one hundred students.

520 17. All instruction must be within an enclosed structure.

521 18. Limited to resource management education programs.

522 19. Only as accessory to residential use, and:

523 a. Students shall be limited to twelve per one-hour session;

524 b. Except as provided in ((subsection)) B.19.c. of this ((sub))section, all
525 instruction must be within an enclosed structure;

526 c. Outdoor instruction may be allowed on properties at least two and one-half
527 acres in size. Any outdoor activity must comply with the requirements for setbacks in
528 K.C.C. chapter 21A.12; and

529 d. Structures used for the school shall maintain a distance of twenty-five feet
530 from property lines adjoining rural area and residential zones.

531 20. Subject to the following:

532 a. Structures used for the school and accessory uses shall maintain a minimum
533 distance of twenty-five feet from property lines adjoining residential zones;

b. On lots over two and one-half acres:

(1) Retail sale of items related to the instructional courses is permitted, if total

floor area for retail sales is limited to two thousand square feet;

(2) Sale of food prepared in the instructional courses is permitted with

Seattle-King County department of public health approval, if total floor area for food

sales is limited to one thousand square feet and is located in the same structure as the

school; and

(3) Other incidental student-supporting uses are allowed, if such uses are

found to be both compatible with and incidental to the principal use; and

c. On sites over ten acres, located in a designated Rural Town and zoned any

one or more of UR, R-1 and R-4:

(1) Retail sale of items related to the instructional courses is permitted,

provided total floor area for retail sales is limited to two thousand square feet;

(2) Sale of food prepared in the instructional courses is permitted with

Seattle-King County department of public health approval, if total floor area for food

sales is limited to one thousand seven hundred fifty square feet and is located in the same

structure as the school;

(3) Other incidental student-supporting uses are allowed, if the uses are found

to be functionally related, subordinate, compatible with and incidental to the principal

use;

(4) The use shall be integrated with allowable agricultural uses on the site;

(5) Advertised special events shall comply with the temporary use

requirements of this chapter; and

557 (6) Existing structures that are damaged or destroyed by fire or natural event,
558 if damaged by more than fifty percent of their prior value, may reconstruct and expand an
559 additional sixty-five percent of the original floor area but need not be approved as a
560 conditional use if their use otherwise complies with the development condition in
561 subsection B.20.c. of this section and this title.

562 21. Limited to:

563 a. drop box facilities accessory to a public or community use such as a school,
564 fire station or community center; or

565 b. in the RA zone, a facility accessory to a retail nursery, garden center and
566 farm supply store that accepts earth materials, vegetation, organic waste, construction and
567 demolition materials or source separated organic materials, if:

568 (1) the site is five acres or greater;

569 (2) all material is deposited into covered containers or onto covered
570 impervious areas;

571 (3) the facility and any driveways or other access to the facility maintain a
572 setback of at least twenty five feet from adjacent properties;

573 (4) the total area of the containers and covered impervious area is ten
574 thousand square feet or less;

575 (5) ten feet of type II landscaping is provided between the facility and
576 adjacent properties;

577 (6) no processing of the material is conducted on site; and

578 (7) access to the facility is not from a local access street.

- 579 22. With the exception of drop box facilities for the collection and temporary
580 storage of recyclable materials, all processing and storage of material shall be within
581 enclosed buildings. Yard waste processing is not permitted.
- 582 23. Only if adjacent to an existing or proposed school.
- 583 24. Limited to columbariums accessory to a church, but required landscaping
584 and parking shall not be reduced.
- 585 25. Not permitted in R-1 and limited to a maximum of five thousand square feet
586 per establishment and subject to the additional requirements in K.C.C. 21A.12.230.
- 587 26.a. New high schools permitted in the rural and the urban residential and
588 urban reserve zones shall be subject to the review process in K.C.C. 21A.42.140.
- 589 b. Renovation, expansion, modernization, or reconstruction of a school, or the
590 addition of relocatable facilities, is permitted.
- 591 27. Limited to projects that do not require or result in an expansion of sewer
592 service outside the urban growth area. In addition, such use shall not be permitted in the
593 RA-20 zone.
- 594 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
595 21A.32 or as a joint use of an existing public school facility.
- 596 29. All studio use must be within an enclosed structure.
- 597 30. Adult use facilities shall be prohibited within six hundred sixty feet of any
598 rural area and residential zones, any other adult use facility, school, licensed daycare
599 centers, parks, community centers, public libraries or churches that conduct religious or
600 educational classes for minors.

601 31. Subject to review and approval of conditions to comply with trail corridor
602 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

603 32. Limited to repair of sports and recreation equipment:

604 a. as accessory to a recreation or multiuse park in the urban growth area; or

605 b. as accessory to a park and limited to a total floor area of seven hundred fifty
606 square feet.

607 33. ~~((Accessory to agricultural or forestry uses provided:~~

608 a. ~~the repair of tools and machinery is limited to those necessary for the~~
609 ~~operation of a farm or forest.~~

610 b. ~~the lot is at least five acres.~~

611 c. ~~the size of the total repair use is limited to one percent of the lot size up to a~~
612 ~~maximum of five thousand square feet unless located in a farm structure, including but~~
613 ~~not limited to barns, existing as of December 31, 2003.~~

614 34.)) Subject to the following:

615 a. the lot is at least five acres;

616 b. in the A zones, area used for dog training shall be located on portions of
617 agricultural lands that are unsuitable for other agricultural purposes, such as areas within
618 the already developed portion of such agricultural lands that are not available for direct
619 agricultural production or areas without prime agricultural soils;

620 c. structures and areas used for dog training shall maintain a minimum distance
621 of seventy-five feet from property lines; and

622 d. all training activities shall be conducted within fenced areas or in indoor
623 facilities. Fences must be sufficient to contain the dogs.

- 624 (~~(35.)~~) 34. Limited to animal rescue shelters and provided that:
- 625 a. the property shall be at least four acres;
- 626 b. buildings used to house rescued animals shall be no less than fifty feet from
- 627 property lines;
- 628 c. outdoor animal enclosure areas shall be located no less than thirty feet from
- 629 property lines and shall be fenced in a manner sufficient to contain the animals;
- 630 d. the facility shall be operated by a nonprofit organization registered under the
- 631 Internal Revenue Code as a 501(c)(3) organization; and
- 632 e. the facility shall maintain normal hours of operation no earlier than 7 a.m.
- 633 and no later than 7 p.m.
- 634 (~~(36.)~~) 35. Limited to kennel-free dog boarding and daycare facilities, and:
- 635 a. the property shall be at least four and one-half acres;
- 636 b. buildings housing dogs shall be no less than seventy-five feet from property
- 637 lines;
- 638 c. outdoor exercise areas shall be located no less than thirty feet from property
- 639 lines and shall be fenced in a manner sufficient to contain the dogs;
- 640 d. the number of dogs allowed on the property at any one time shall be limited
- 641 to the number allowed for hobby kennels, as provided in K.C.C. 11.04.060.B; and
- 642 e. training and grooming are ancillary services that may be provided only to
- 643 dogs staying at the facility; and
- 644 f. the facility shall maintain normal hours of operation no earlier than 7 a.m.
- 645 and no later than 7 p.m.

646 ~~((37.))~~ 36. Not permitted in R-1 and subject to the additional requirements in
647 K.C.C. 21A.12.250.

648 ~~((38.))~~ 37. Driver training is limited to driver training schools licensed under
649 chapter 46.82 RCW.

650 ~~((39.))~~ 38. A school may be located outside of the urban growth area only if
651 allowed under King County Comprehensive Plan policies.

652 ~~((40.))~~ 39. Only as a reuse of an existing public school.

653 ~~((41.))~~ 40. A high school may be allowed as a reuse of an existing public school
654 if allowed under King County Comprehensive Plan policies.

655 ~~((42.))~~ 41. Commercial kennels and commercial catteries in the A zone are
656 subject to the following:

657 a. Only as a home occupation, but the square footage limitations in K.C.C.
658 chapter 21A.30.085 for home occupations apply only to the office space for the
659 commercial kennel or commercial cattery; and

660 b. Subject to K.C.C. 21A.30.020, except:

661 (1) A building or structure used for housing dogs or cats and any outdoor
662 runs shall be set back one hundred and fifty feet from property lines;

663 (2) The portion of the building or structure in which the dogs or cats are kept
664 shall be soundproofed;

665 (3) Impervious surface for the kennel or cattery shall not exceed twelve
666 thousand square feet; and

667 (4) Obedience training classes are not allowed except as provided in
668 subsection ~~((B.34.))~~ B.33. of this section.

669 ((43.)) 42. Commercial kennels and commercial catteries are subject to K.C.C.

670 21A.30.020.

671 SECTION 28. Ordinance 10870, Section 333, as amended, and K.C.C.

672 21A.08.060 are each hereby amended to read as follows:

673 A Government/business services land uses.

KEY		Z O N E	RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		U	T	A			V		E	B	E	N	E	N	E	E	T	
		L		L	A		E		N	O	S	I	S	A	S		R	
		T			R				T	R	S	T	S	L	S		I	
		U			E				I	H		Y					A	
		R			A				A	O							L	
		E							L	D								
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I					
													((30)) 29)					
	GOVERNMENT SERVICES:																	
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	((P16)) P15					
*	Public agency or utility yard				((P2 7)) P26	((P27)) P26	((P2 7)) P26	((P2 7)) P26			P		P					
*	Public agency archives										P	P	P					
921	Court									P4	P	P						
9221	Police Facility				P7	P7	P7	P7	P7	P	P	P	P					

9224	Fire Facility				C6 (and 33))	C6	C6	C6	P	P	P	P	P
*	Utility Facility	((P2 9 C28) P28 C27	((P2 9 C28) P28 C27	((P2 9 C28) P28 C27	((P2 9 C28 and 33)) P28 C27	((P29 C28)) P28 C27	((P2 9 C28) P28 C27	((P2 9 C28) P28 C27	P	P	P	P	P
*	Commuter Parking Lot				C (33 P19)) P19	C (P19)) P18	C (P1 9)) P18	C (19)) 18	P	P	P	P	((P35) P33
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	((P1 8)) P17	((P18)) P17	((P1 8)) P17	((P1 8)) P17	((P34)) P30	((P34)) P30	((P3 4)) P30	((P34) P30	P
	BUSINESS SERVICES:												
*	Construction and Trade				((P3 4)) P32						P	P9	P
*	Individual Transportation and Taxi									((P25)) P24	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing, (1) and Wholesale Trade												P
*	Self-service Storage							P14 P34	((P37)) P34	P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration and Storage	((P1 5 C36) C36)			((P1 5 and 33 C36))	((P15 C36))							P

*	Log Storage	P((+ 5)) <u>25</u>	P		P26 and 33								P
47	Transportation Service												P
473	Freight and Cargo Service										P	P	P
472	Passenger Transportation Service								P	P	P		
48	Communication Offices									P	P		P
482	Telegraph and other Communications								P	P	P		P
*	General Business Service							P	P	P	P		((P16) <u>P15</u>
*	Professional Office							P	P	P	P		((P16) <u>P15</u>
7312	Outdoor Advertising Service									P		((P17) <u>P16</u>	P
735	Miscellaneous Equipment Rental								((P17)) <u>P16</u>	P		((P17) <u>P16</u>	P
751	Automotive Rental and Leasing								P	P			P
752	Automotive Parking							((P20)) <u>P19a</u>	((P20)) <u>P19b</u>	((P2 4)) <u>P20</u>	((P20) <u>P19a</u>		P
*	Off-Street Required Parking Lot				((P3 2)) <u>P31</u>	((P32)) <u>P31</u>	((P3 2)) <u>P31</u>	((P3 2)) <u>P31</u>	((P32)) <u>P31</u>	((P32)) <u>P31</u>	((P3 2)) <u>P31</u>	P32)) <u>P31</u>	((P32) <u>P31</u>
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	((P2 2))				((P22)) <u>P21</u>	((P22)) <u>P21</u>	P	P	P

					<u>P21</u>								
*	Helistop					((C23))	((C2	((C2	((C23))	((C23))	((C2	((C2	((C24
						<u>C22</u>	3))	3))	<u>C22</u>	<u>C23</u>	4))	3))))
						<u>C22</u>	<u>C22</u>	<u>C22</u>		<u>C23</u>	<u>C22</u>	<u>C22</u>	<u>C23</u>
GENERAL Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see chapters 21A.12 through 21A.30; CROSS General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 REFERENCES: through 21A.44; (*) Definition of this specific land use, see K.C.C. chapter 21A.06.													

- 674 B. Development conditions.
- 675 1. Except self-service storage.
- 676 2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and
- 677 Educational Research, see general business service/office.
- 678 3.a. Only as a reuse of a public school facility or a surplus nonresidential facility
- 679 subject to K.C.C. chapter 21A.32; or
- 680 b. only when accessory to a fire facility and the office is no greater than one
- 681 thousand five hundred square feet of floor area.
- 682 4. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
- 683 21A.32.
- 684 5. New utility office locations only if there is no commercial/industrial zoning
- 685 in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that
- 686 no feasible alternative location is possible, and provided further that this condition
- 687 applies to the UR zone only if the property is located within a designated unincorporated
- 688 Rural Town.
- 689 6.a. All buildings and structures shall maintain a minimum distance of twenty
- 690 feet from property lines adjoining rural area and residential zones;
- 691 b. Any buildings from which fire-fighting equipment emerges onto a street
- 692 shall maintain a distance of thirty-five feet from such street;

- 693 c. No outdoor storage; and
- 694 d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no
- 695 feasible alternative location is possible.
- 696 7. Limited to storefront police offices. Such offices shall not have:
- 697 a. holding cells;
- 698 b. suspect interview rooms (except in the NB zone); or
- 699 c. long-term storage of stolen properties.
- 700 8. Private stormwater management facilities serving development proposals
- 701 located on commercial/industrial zoned lands shall also be located on
- 702 commercial/industrial lands, unless participating in an approved shared facility drainage
- 703 plan. Such facilities serving development within an area designated urban in the King
- 704 County Comprehensive Plan shall only be located in the urban area.
- 705 9. No outdoor storage of materials.
- 706 10. Limited to office uses.
- 707 11. Limited to self-service household moving truck or trailer rental accessory to
- 708 a gasoline service station.
- 709 12. Limited to self-service household moving truck or trailer rental accessory to
- 710 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.
- 711 13. Limited to SIC Industry No. 4215-Courier Services, except by air.
- 712 14. Accessory to an apartment development of at least twelve units provided:
- 713 a. The gross floor area in self service storage shall not exceed the total gross
- 714 floor area of the apartment dwellings on the site;

- 715 b. All outdoor lights shall be deflected, shaded and focused away from all
716 adjoining property;
- 717 c. The use of the facility shall be limited to dead storage of household goods;
- 718 d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or
719 similar equipment;
- 720 e. No outdoor storage or storage of flammable liquids, highly combustible or
721 explosive materials or hazardous chemicals;
- 722 f. No residential occupancy of the storage units;
- 723 g. No business activity other than the rental of storage units; and
- 724 h. A resident director shall be required on the site and shall be responsible for
725 maintaining the operation of the facility in conformance with the conditions of approval.
- 726 i. Before filing an application with the department, the applicant shall hold a
727 community meeting in accordance with K.C.C. 20.20.035.
- 728 15. ~~((a. The floor area devoted to warehousing, refrigeration or storage shall not~~
729 ~~exceed two thousand square feet;~~
- 730 ~~b. Structures and areas used for warehousing, refrigeration and storage shall~~
731 ~~maintain a minimum distance of seventy five feet from property lines adjoining rural area~~
732 ~~and residential zones; and~~
- 733 ~~c. Warehousing, refrigeration and storage is limited to agricultural products~~
734 ~~and sixty percent or more of the products must be grown or processed in the Puget Sound~~
735 ~~counties. At the time of the initial application, the applicant shall submit a projection of~~
736 ~~the source of products to be included in the warehousing, refrigeration or storage.~~
- 737 16.)) Only as an accessory use to another permitted use.

738 ~~((17.))~~ 16. No outdoor storage.

739 ~~((18.))~~ 17. Only as an accessory use to a public agency or utility yard, or to a
740 transfer station.

741 ~~((19.))~~ 18. Limited to new commuter parking lots designed for thirty or fewer
742 parking spaces or commuter parking lots located on existing parking lots for churches,
743 schools, or other permitted nonresidential uses that have excess capacity available during
744 commuting; provided that the new or existing lot is adjacent to a designated arterial that
745 has been improved to a standard acceptable to the department of transportation;

746 ~~((20.))~~ 19.a. No tow-in lots for damaged, abandoned or otherwise impounded
747 vehicles~~((7.))~~; and

748 b. Tow-in lots for damaged, abandoned or otherwise impounded vehicles shall
749 be:

750 (1) permitted only on parcels located within Vashon Town Center;

751 (2) accessory to a gas or automotive service use; and

752 (3) limited to no more than ten vehicles.

753 ~~((21.))~~ 20. No dismantling or salvage of damaged, abandoned or otherwise
754 impounded vehicles.

755 ~~((22.))~~ 21. Storage limited to accessory storage of commodities sold at retail on
756 the premises or materials used in the fabrication of commodities sold on the premises.

757 ~~((23.))~~ 22. Limited to emergency medical evacuation sites in conjunction with
758 police, fire or health service facility. Helistops are prohibited from the UR zone only if
759 the property is located within a designated unincorporated Rural Town.

760 ~~((24.))~~ 23. Allowed as accessory to an allowed use.

761 ((25.)) 24. Limited to private road ambulance services with no outside storage
762 of vehicles.

763 ((26.)) 25. Limited to two acres or less.

764 ((27.)) 26.a. Utility yards only on sites with utility district offices; or

765 b. Public agency yards are limited to material storage for road maintenance
766 facilities.

767 ((28.)) 27. Limited to bulk gas storage tanks that pipe to individual residences
768 but excluding liquefied natural gas storage tanks.

769 ((29.)) 28. Excluding bulk gas storage tanks.

770 ((30.)) 29. For I-zoned sites located outside the urban growth area designated by
771 the King County Comprehensive Plan, uses shall be subject to the provisions for rural
772 industrial uses in K.C.C. chapter 21A.12.

773 ((31.)) 30. Vactor waste treatment, storage and disposal shall be limited to liquid
774 materials. Materials shall be disposed of directly into a sewer system, or shall be stored
775 in tanks (or other covered structures), as well as enclosed buildings.

776 ((32.)) 31. Subject to the following:

777 a. Off-street required parking for a land use located in the urban area must be
778 located in the urban area;

779 b. Off-street required parking for a land use located in the rural area must be
780 located in the rural area; and

781 c.(1) Except as provided in subsection ((B.32.e.(2))) B.31.c.(2) of this
782 subsection, off-street required parking must be located on a lot that would permit, either

783 outright or through a land use permit approval process, the land use the off-street parking
784 will serve.

785 (2) For a social service agency allowed under K.C.C. 21A.08.050.B.13.b. to
786 be located on a site in the NB zone, off-street required parking may be located on a site
787 within three hundred feet of the social service agency, regardless of zoning classification
788 of the site on which the parking is located.

789 ~~((33. Subject to review and approval of conditions to comply with trail corridor~~
790 ~~provisions of K.C.C. chapter 21A.14 when located in an RA zone.~~

791 ~~34.))~~ 32. Limited to landscape and horticultural services (SIC 078) that are
792 accessory to a retail nursery, garden center and farm supply store. Construction
793 equipment for the accessory use shall not be stored on the premises.

794 ~~((35.))~~ 33. Allowed as a primary or accessory use to an allowed industrial-zoned
795 land use.

796 ~~((36. Accessory to agricultural uses provided:~~

797 ~~a. In the RA zones and on lots less than thirty five acres in the A zone, the~~
798 ~~floor area devoted to warehousing, refrigeration or storage shall not exceed three~~
799 ~~thousand five hundred square feet unless located in a building designated as historic~~
800 ~~resource under K.C.C. chapter 20.62;~~

801 ~~b. On lots at least thirty five acres in the A zones, the floor area devoted to~~
802 ~~warehousing, refrigeration or storage shall not exceed seven thousand square feet unless~~
803 ~~located in a building designated as historic resource under K.C.C. chapter 20.62.~~

804 ~~c. In the A zones, structures and areas used for warehousing, refrigeration and~~
805 ~~storage shall be located on portions of agricultural lands that are unsuitable for other~~

~~agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils;~~

~~d. Structures and areas used for warehousing, refrigeration or storage shall maintain a minimum distance of seventy five feet from property lines adjoining rural area and residential zones; and~~

~~e. Warehousing, refrigeration and storage is limited to agricultural products and sixty percent or more of the products must be grown or processed in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be included in the warehousing, refrigeration or storage.~~

~~37)) 34. Use shall be limited to the NB zone on parcels outside of the Urban Growth Area, Rural Towns and Rural Neighborhoods and the building floor area devoted to such use shall not exceed ten thousand square feet.~~

SECTION 29. Ordinance 10870, Section 334, as amended, and K.C.C. 21A.08.070 are each hereby amended to read as follows:

A. Retail land uses.

KEY		RESOURCE			R U R A L	RESIDENTIAL				COMMERCIAL/INDUSTRIAL							
P-Permitted Use		A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use		G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use	Z	R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
	O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T

			L T U R E		L	A R E A	E	N T I A L		O S R S I H O O D	I S T S Y	A S L S		R I A L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12- 48	NB	CB	RB	O	I (30)	
*	Building Materials and Hardware Stores		((P23) <u>P20</u>						P2	P	P			
*	Retail Nursery, Garden Center and Farm Supply Stores	P1 C1			P1 C1				P	P	P			
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P			
*	Department and Variety Stores						((C14a) <u>C13a</u>	((P14) <u>P13</u>	P5	P	P			
54	Food Stores						((C15a) <u>C14a</u>	((P15) <u>P14</u>	P	P	P	C	P6	
*	Agricultural Product Sales	((P7 €7))	P4		P3 ((P7 €7))	P3	P3	((P25) <u>P22</u>	((P25) <u>P22</u>	((P25) <u>P22</u>	((P25) <u>P22</u>	((P25) <u>P22</u>	((P25) <u>P22</u>	
*	Farmers Market	((P24) <u>P21</u>	((P24) <u>P21</u>		((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	((P24) <u>P21</u>	
*	Motor Vehicle and										((P8)) <u>P7</u>		P	

	Boat Dealers												
553	Auto Supply Stores									((P9)) P8	((P9)) P8		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings Stores									P	P		
58	Eating and Drinking Places				((P21 C19)) P18 C16		((P20 C16)) P17 C15	((P20 C16)) P17 C15	((P40 P9	P	P	P	P
*	Drug Stores						((C15)) C14	((P15)) P14	P	P	P	C	
*	Recreational marijuana retailer									((P26 C27)) P23 C24	((P26 C27)) P23 C24		
592	Liquor Stores	((P13)) P12			((P13)) P12	((P13) P12			((P13) P12	P	P		
593	Used Goods: Antiques/ Secondhand Shops									P	P		
*	Sporting Goods and Related			((P22) P19	((P22) P19	((P22) P19	((P22)) P19	((P22) P19	((P22) P19	P	P	((P22) P19	((P22) P19

	Stores												
*	Book, Stationery, Video and Art Supply Stores						((C15a) C14a	((P15) P14	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments , Tombstones , and Gravestone s										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographi c and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									((C14) C10	P		P
*	Florist Shops						((C15 a)) C14a	((P15) P14	P	P	P	P	
*	Personal Medical Supply Stores									P	P		
*	Pet Shops								P	P	P		
*	Bulk Retail									P	P		
*	Auction Houses										((P12) P11		P
*	Livestock Sales	((P17)	((P17)		((P17)	((P17)	((P17 and						P

							†8))						
GENERAL		Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters											
CROSS		21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review											
REFERENCES:		Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter											
		21A.06.											

822 B. Development conditions.

823 1.a. As a permitted use, covered sales areas shall not exceed a total area of two
824 thousand square feet, unless located in a building designated as historic resource under
825 K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three
826 thousand five hundred square feet may be allowed. Greenhouses used for the display of
827 merchandise other than plants shall be considered part of the covered sales area.
828 Uncovered outdoor areas used to grow or display trees, shrubs, or other plants are not
829 considered part of the covered sales area;

830 b. The site area shall be at least four and one-half acres;

831 c. Sales may include locally made arts and crafts; and

832 d. Outside lighting is permitted if no off-site glare is allowed.

833 2. Only hardware stores.

834 3.a. Limited to products grown on site.

835 b. Covered sales areas shall not exceed a total area of five hundred square feet.

836 4. No permanent structures or signs.

837 5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a
838 maximum of two thousand square feet of gross floor area.

839 6. Limited to a maximum of five thousand square feet of gross floor area.

840 7. ~~((a. As a permitted use, the covered sales area shall not exceed two thousand~~
841 ~~square feet, unless located in a building designated as a historic resource under K.C.C.~~

chapter 20.62. As a conditional use, up to three thousand five hundred square feet of covered sales area may be allowed;

b. The site area shall be at least four and one half acres;

c. Forty percent or more of the gross sales of agricultural product sold through the store must be sold by the producers of primary agricultural products;

d. Sixty percent or more of the gross sales of agricultural products sold through the store shall be derived from products grown or produced in the Puget Sound counties.

At the time of the initial application, the applicant shall submit a reasonable projection of the source of product sales;

e. Sales shall be limited to agricultural products and locally made arts and crafts;

f. Storage areas for agricultural products may be included in a farm store structure or in any accessory building; and

g. Outside lighting is permitted if no off site glare is allowed.

8.)) Excluding retail sale of trucks exceeding one-ton capacity.

((9.)) 8. Only the sale of new or reconditioned automobile supplies is permitted.

((10.)) 9. Excluding SIC Industry No. 5813-Drinking Places.

((11.)) 10. No outside storage of fuel trucks and equipment.

((12.)) 11. Excluding vehicle and livestock auctions.

((13.)) 12. Only as accessory to a winery or SIC Industry No. 2082-Malt Beverages, and limited to sales of products produced on site and incidental items where the majority of sales are generated from products produced on site.

864 ~~((14.))~~ 13.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores,
865 limited to a maximum of five thousand square feet of gross floor area, and subject to
866 K.C.C. 21A.12.230; and

867 b. Before filing an application with the department, the applicant shall hold a
868 community meeting in accordance with K.C.C. 20.20.035.

869 ~~((15.))~~ 14.a. Not permitted in R-1 and limited to a maximum of five thousand
870 square feet of gross floor area and subject to K.C.C. 21A.12.230; and

871 b. Before filing an application with the department, the applicant shall hold a
872 community meeting in accordance with K.C.C. 20.20.035.

873 ~~((16.))~~ 15.a. Not permitted in R-1 and excluding SIC Industry No. 5813-
874 Drinking Places, and limited to a maximum of five thousand square feet of gross floor
875 area and subject to K.C.C. 21A.12.230, except as provided in subsection ~~((B.20.))~~ B.17.
876 of this section; and

877 b. Before filing an application with the department, the applicant shall hold a
878 community meeting in accordance with K.C.C. 20.20.035.

879 ~~((17. Retail sale of livestock is permitted only as accessory to raising livestock.~~

880 ~~18. Limited to the R-1 zone.~~

881 ~~19.))~~ 16. Only as:

882 a. an accessory use to a permitted manufacturing or retail land use, limited to
883 espresso stands to include sales of beverages and incidental food items, and not to include
884 drive-through sales; or

885 b. an accessory use to a recreation or multiuse park, limited to a total floor area
886 of three thousand five hundred square feet.

887 ~~((20.))~~ 17. Only as:

888 a. an accessory use to a recreation or multiuse park; or

889 b. an accessory use to a park and limited to a total floor area of one thousand
890 five hundred square feet.

891 ~~((21.))~~ 18. Accessory to a park, limited to a total floor area of seven hundred
892 fifty square feet.

893 ~~((22.))~~ 19. Only as an accessory use to:

894 a. a large active recreation and multiuse park in the urban growth area; or

895 b. a park, or a recreation or multiuse park in the RA zones, and limited to a
896 total floor area of seven hundred and fifty square feet.

897 ~~((23.))~~ 20. Only as accessory to SIC Industry Group No. 242-Sawmills and SIC
898 Industry No. 2431-Millwork and;

899 a. limited to lumber milled on site; and

900 b. the covered sales area is limited to two thousand square feet. The covered
901 sales area does not include covered areas used to display only milled lumber.

902 ~~((24.))~~ 21. Requires at least five farmers selling their own products at each
903 market and the annual value of sales by farmers should exceed the annual sales value of
904 nonfarmer vendors.

905 ~~((25.))~~ 22. Limited to sites located within the urban growth area and:

906 a. The sales area shall be limited to three hundred square feet and must be
907 removed each evening;

908 b. There must be legal parking that is easily available for customers; and

909 c. The site must be in an area that is easily accessible to the public, will
 910 accommodate multiple shoppers at one time and does not infringe on neighboring
 911 properties.

912 ((26.)) 23. Per parcel, limited to a maximum aggregated total of two thousand
 913 square feet of gross floor area devoted to, and in support of, the retail sale of marijuana.

914 ((27.)) 24. Per parcel, limited to a maximum aggregated total of five thousand
 915 square feet gross floor area devoted to, and in support of, the retail sale of marijuana.

916 SECTION 30. Ordinance 10870, Section 335, as amended, and K.C.C.
 917 21A.08.080 are each hereby amended to read as follows:

918 A. Manufacturing land uses.

KEY		Z	RESOURCE			RURA L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use	A		F	M	R	U	R	U	R	N	B	C	B	R	B	O	I	
C-Conditional Use	G		O	I	U	R	E	R	E	E	U	O	U	E	U	F	N	
S-Special Use	R		R	N	R	B	S	B	S	I	S	M	S	G	S	F	D	
	O		I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
		E	U	T	A			V		E	B	E	N	E	N	E	E	T
		L			L	A		E		N	O	S	I	S	A	S		R
		T				R				T	R	S	T	S	L	S		I
		U				E				I	H		Y					A
		R				A				A	O							L
		E								L	O							
											D							
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1 -8	R12 -48		NB	CB	RB	O	I (11)				
20	Food and Kindred Products	P4 C4	P4		P4—C4	P4				P2	P2	P2 C		P2 C				
*2082 /2085	Winery/Brewery /Distillery	P3 C4 2			P3 C12	P3				P17	P17	P		P				

*	Materials Processing Facility		P1 3 C	P1 4 C1 5	P16 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products									C			P
24	Wood Products, except furniture	P4 P1 8	P4 P1 8 C5		P4 P18 C5	P4					C6		P
25	Furniture and Fixtures		P1 9		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing							P7	P7	P7C	P7 C		P
*	Recreational marijuana Processor I	P2 0			P20					P21 C22	P21 C22		
*	Recreational marijuana Processor II									P23 C24	P23 C24		P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C
31	Leather and Leather Goods									C			P
32	Stone, Clay, Glass and Concrete Products								P6	P9			P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P

35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electric Equipment										C		P
374	Railroad Equipment												C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments										C	C	P
39	Miscellaneous Light Manufacturing										C		P
*	Motor Vehicle and Bicycle Manufacturing												C
*	Aircraft, Ship and Boat Building												P10 C
7534	Tire Retreading										C		P
781-82	Movie Production/Distribution										P		P
GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38 Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06 REFERENCES:													

919 B. Development conditions.

920 1.a. Excluding wineries and SIC Industry No. 2082-Malt Beverages;

b. In the A zone, only allowed on sites where the primary use is SIC industry Group No. 01-Growing Harvesting Crops or No. 02-Raising Livestock and Small Animals;

c. In the RA and UR zones, only allowed on lots of at least four and one-half acres and only when accessory to an agricultural use;

d.(1) Except as provided in subsection B.1.d.(2) and B.1.d.(3) of this section, the floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

(2) With a conditional use permit, up to five thousand square feet of floor area may be devoted to all processing; and

(3) In the A zone, on lots thirty-five acres or greater, the floor area devoted to all processing shall not exceed seven thousand square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

e. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

f. Processing is limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;

g. In the A zone, structures used for processing shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within

the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils; and

h. Tasting of products produced on site may be provided in accordance with state law. The area devoted to tasting shall be included in the floor area limitation in subsection B.1.d. of this section.

2. Except slaughterhouses.

3.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC Industry No. 2085-Distilled and Blended Liquors;

~~b. ((In the A zone, only allowed on sites where the primary use is SIC Industry Group No. 01 Growing and Harvesting Crops or No. 02 Raising Livestock and Small Animals:))~~

~~e.))~~ In the RA and UR zones, only allowed on lots of at least four and one-half acres;

~~((f.))~~ c. The floor area devoted to all processing shall not exceed three thousand five hundred square feet, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

~~((e.))~~ d. Structures and areas used for processing shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

~~((f.))~~ e. Sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of the initial application, the applicant shall submit a projection of the source of products to be produced; and

967 (~~(g.)~~) f. Tasting of products produced on site may be provided in accordance
968 with state law. The area devoted to tasting shall be included in the floor area limitation in
969 subsection (~~(B.3.e.)~~) B.3.b. of this section.

970 4. Limited to rough milling and planing of products grown on-site with portable
971 equipment.

972 5. Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No.
973 2431-Millwork. For RA zoned sites, if using lumber or timber grown off-site, the
974 minimum site area is four and one-half acres.

975 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and
976 No. 2431-Millwork(~~(g.)~~) (excluding planing mills).

977 7. Limited to photocopying and printing services offered to the general public.

978 8. Only within enclosed buildings, and as an accessory use to retail sales.

979 9. Only within enclosed buildings.

980 10. Limited to boat building of craft not exceeding forty-eight feet in length.

981 11. For I-zoned sites located outside the urban growth area designated by the
982 King County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.
983 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for
984 rural industrial uses as set forth in K.C.C. chapter 21A.12.

985 12.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
986 Industry No. 2085-Distilled and Blended Liquors;

987 b.(1) Except as provided in subsection B.12.b.(2) of this section, the floor area
988 of structures for wineries, breweries and distilleries and any accessory uses shall not
989 exceed a total of eight thousand square feet. The floor area may be increased by up to an

990 additional eight thousand square feet of underground storage that is constructed
991 completely below natural grade, not including required exits and access points, if the
992 underground storage is at least one foot below the surface and is not visible above
993 ground; and

994 (2) On Vashon-Maury Island, the total floor area of structures for wineries,
995 breweries and distilleries and any accessory uses may not exceed six thousand square
996 feet, including underground storage;

997 c. Wineries, breweries and distilleries shall comply with Washington state
998 Department of Ecology and King County board of health regulations for water usage and
999 wastewater disposal. Wineries, breweries and distilleries using water from exempt wells
1000 shall install a water meter;

1001 d. Off-street parking is limited to one hundred and fifty percent of the
1002 minimum requirement for wineries, breweries or distilleries specified in K.C.C.
1003 21A.18.030;

1004 e. Structures and areas used for processing shall be set back a minimum
1005 distance of seventy-five feet from property lines adjacent to rural area and residential
1006 zones, unless the processing is located in a building designated as historic resource under
1007 K.C.C. chapter 20.62;

1008 f. The minimum site area is four and one-half acres. If the total floor area of
1009 structures for wineries, breweries and distilleries and any accessory uses exceed six
1010 thousand square feet, including underground storage:

1011 (1) the minimum site area is ten acres; and

1012 (2) a minimum of two and one-half acres of the site shall be used for the
1013 growing of agricultural products;

1014 g. The facility shall be limited to processing agricultural products and sixty
1015 percent or more of the products processed must be grown in the Puget Sound counties.
1016 At the time of the initial application, the applicant shall submit a projection of the source
1017 of products to be processed; and

1018 h. Tasting of products produced on site may be provided in accordance with
1019 state law. The area devoted to tasting shall be included in the floor area limitation in
1020 subsection B.12.b. of this section.

1021 13. Only on the same lot or same group of lots under common ownership or
1022 documented legal control, which includes, but is not limited to, fee simple ownership, a
1023 long-term lease or an easement:

1024 a. as accessory to a primary forestry use and at a scale appropriate to process
1025 the organic waste generated on the site; or

1026 b. as a continuation of a sawmill or lumber manufacturing use only for that
1027 period to complete delivery of products or projects under contract at the end of the
1028 sawmill or lumber manufacturing activity.

1029 14. Only on the same lot or same group of lots under common ownership or
1030 documented legal control, which includes, but is not limited to, fee simple ownership, a
1031 long-term lease or an easement:

1032 a. as accessory to a primary mineral use; or

1033 b. as a continuation of a mineral processing use only for that period to
1034 complete delivery of products or projects under contract at the end of mineral extraction.

1035 15. Continuation of a materials processing facility after reclamation in
1036 accordance with an approved reclamation plan.

1037 16. Only a site that is ten acres or greater and that does not use local access
1038 streets that abut lots developed for residential use.

1039 17.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
1040 Industry No. 2085-Distilled and Blended Liquors;

1041 b. The floor area devoted to all processing shall not exceed three thousand five
1042 hundred square feet, unless located in a building designated as historic resource under
1043 K.C.C. chapter 20.62;

1044 c. Structures and areas used for processing shall maintain a minimum distance
1045 of seventy-five feet from property lines adjoining rural area and residential zones, unless
1046 located in a building designated as historic resource under K.C.C. chapter 20.62; and

1047 d. Tasting of products produced on site may be provided in accordance with
1048 state law. The area devoted to tasting shall be included in the floor area limitation in
1049 subsection B.18.b. of this section.

1050 18. Limited to:

1051 a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-
1052 Millwork, as follows:

1053 (1) If using lumber or timber grown off-site, the minimum site area is four
1054 and one-half acres;

1055 (2) The facility shall be limited to an annual production of no more than one
1056 hundred fifty thousand board feet;

1057 (3) Structures housing equipment used in the operation shall be located at
1058 least one-hundred feet from adjacent properties with residential or rural area zoning;

1059 (4) Deliveries and customer visits shall be limited to the hours of 8:00 a.m. to
1060 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

1061 (6) In the RA zone, the facility's driveway shall have adequate entering sight
1062 distance required by the 2007 King County Road Design and Construction Standards. An
1063 adequate turn around shall be provided on-site to prevent vehicles from backing out on to
1064 the roadway that the driveway accesses; and

1065 (7) Outside lighting is limited to avoid off-site glare; and

1066 b. SIC Industry No. 2411-Logging.

1067 19. Limited to manufacture of custom made wood furniture or cabinets.

1068 20.a. Only allowed on lots of at least four and one-half acres;

1069 b. Only as an accessory use to a Washington state Liquor Control Board
1070 licensed marijuana production facility on the same lot; and

1071 c. Accessory marijuana processing uses allowed under this section are subject
1072 to all limitations applicable to marijuana production uses under K.C.C. 21A.08.090.

1073 21.a. Only in the CB and RB zones located outside the urban growth area; and

1074 b. Per parcel, the aggregated total gross floor area devoted to the use of, and in
1075 support of, processing marijuana together with any separately authorized production of
1076 marijuana shall be limited to a maximum of two thousand square feet; and

1077 c. If the two thousand square foot per parcel threshold is exceeded, each and
1078 every marijuana-related entity occupying space in addition to the two thousand square

foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.23. of this section.

22.a. Only in the CB and RB zones located outside the urban growth area; and

b. Per parcel, the aggregated total gross floor area devoted to the use of, and in support of, processing marijuana together with any separately authorized production of marijuana shall be limited to a maximum of thirty thousand square feet.

23.a. Only in the CB and RB zones located inside the urban growth area; and

b. Per parcel, the aggregated total gross floor area devoted to the use of, and in support of, processing marijuana together with any separately authorized production of marijuana shall be limited to a maximum of two thousand square feet; and

c. If the two thousand square foot per parcel threshold is exceeded, each and every marijuana-related entity occupying space in addition to the two thousand square foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.25. of this section.

24.a. Only in the CB and RB zones located inside the urban growth area; and

b. Per parcel, the aggregated total gross floor area devoted to the use of, and in support of, processing marijuana together with any separately authorized production of marijuana shall be limited to a maximum of thirty thousand square feet.

25. Per parcel, limited to a maximum aggregate total of two thousand square feet of gross floor area devoted to, and in support of, the processing of marijuana together with any separately authorized production of marijuana.

1100 26. Per parcel, limited to a maximum aggregate total of thirty thousand square
 1101 feet of gross floor area devoted to, and in support of, the processing of marijuana together
 1102 with any separately authorized production of marijuana.

1103 SECTION 31. Ordinance 10870, Section 336, as amended, and K.C.C.

1104 21A.08.090 are each hereby amended to read as follows:

1105 A. Resource land uses.

KEY		Z O N E	RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use			A	F	M	R	U	R	U	R	N	B	C	B	R	B	O	I
C-Conditional Use			G	O	I	U	R	E	R	E	E	U	O	U	E	U	F	N
S-Special Use			R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
			I	E	E	A	A	E	A	I	G	I	M	I	I	I	I	U
		C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S	
		U	T	A			V		E	B	E	N	E	N	E	E	T	
		L		L	A		E		N	O	S	I	S	A	S		R	
		T			R				T	R	S	T	S	L	S		I	
		U			E				I	H		Y					A	
		R			A				A	O							L	
		E							L	D								
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12- 48	NB	CB	RB	O	I					
	AGRICULTURE:																	
01	Growing and Harvesting Crops	P	P		P	P	P						P					
02	Raising Livestock and Small Animals (6)	P	P		P	P							P					
01/02	Agricultural Activities	P24 C	P24 C		P24 C													
01/02	Agricultural Support Services	P25 C	P25 C		P26 C		P26 C											
01/02																		
01/02																		

*	Recreational marijuana producer	P15 C22			P16 C17					P18 C19	P18 C19		P20 C21
*	Agriculture Training Facility	C10											
*	Agriculture-related special needs camp	P12											
*	Agricultural Anaerobic Digester	P13											
	FORESTRY:												
08	Growing & Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
	FISH AND WILDLIFE MANAGEMENT:												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	MINERAL:												
10,12,14	Mineral Extraction and Processing		P9 C	P C11									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C11	P8 C11									P
	ACCESSORY USES:												
*	Resource Accessory Uses	P3 P23 <u>P27</u>	P4	P5	P3	P3							P4
*	Temporary Farm Worker Housing	P14	P14		P14								
GENERAL CROSS REFERENCES: Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.													

1106

B. Development conditions.

1107

1. May be further subject to K.C.C. chapter 21A.25.

1108

2. Only forest research conducted within an enclosed building.

- 1109 3. ((~~Accessory dwelling units~~)) Farm houses: in accordance with K.C.C.
1110 21A.08.030.
- 1111 4. Excluding housing for agricultural workers.
- 1112 5. Limited to either maintenance or storage facilities, or both, in conjunction
1113 with mineral extraction or processing operation.
- 1114 6. Allowed in accordance with K.C.C. chapter 21A.30.
- 1115 7. Only in conjunction with a mineral extraction site plan approved in
1116 accordance with K.C.C. chapter 21A.22.
- 1117 8. Only on the same lot or same group of lots under common ownership or
1118 documented legal control, which includes, but is not limited to, fee simple ownership, a
1119 long-term lease or an easement:
- 1120 a. as accessory to a primary mineral extraction use;
- 1121 b. as a continuation of a mineral processing only for that period to complete
1122 delivery of products or projects under contract at the end of a mineral extraction; or
- 1123 c. for a public works project under a temporary grading permit issued in
1124 accordance with K.C.C. 16.82.152.
- 1125 9. Limited to mineral extraction and processing:
- 1126 a. on a lot or group of lots under common ownership or documented legal
1127 control, which includes but is not limited to, fee simple ownership, a long-term lease or
1128 an easement;
- 1129 b. that are located greater than one-quarter mile from an established residence;
1130 and

1131 c. that do not use local access streets that abut lots developed for residential
1132 use.

1133 10. Agriculture training facilities are allowed only as an accessory to existing
1134 agricultural uses and are subject to the following conditions:

1135 a. The impervious surface associated with the agriculture training facilities
1136 shall comprise not more than ten percent of the allowable impervious surface permitted
1137 under K.C.C. 21A.12.040;

1138 b. New or the expansion of existing structures, or other site improvements,
1139 shall not be located on class 1, 2 or 3 soils;

1140 c. The director may require reuse of surplus structures to the maximum extent
1141 practical;

1142 d. The director may require the clustering of new structures with existing
1143 structures;

1144 e. New structures or other site improvements shall be set back a minimum
1145 distance of seventy-five feet from property lines adjoining rural area and residential
1146 zones;

1147 f. Bulk and design of structures shall be compatible with the architectural style
1148 of the surrounding agricultural community;

1149 g. New sewers shall not be extended to the site;

1150 h. Traffic generated shall not impede the safe and efficient movement of
1151 agricultural vehicles, nor shall it require capacity improvements to rural roads;

1152 i. Agriculture training facilities may be used to provide educational services to
1153 the surrounding rural/agricultural community or for community events. Property owners

may be required to obtain a temporary use permit for community events in accordance with K.C.C. chapter 21A.32;

j. Use of lodging and food service facilities shall be limited only to activities conducted in conjunction with training and education programs or community events held on site;

k. Incidental uses, such as office and storage, shall be limited to those that directly support education and training activities or farm operations; and

l. The King County agriculture commission shall be notified of and have an opportunity to comment upon all proposed agriculture training facilities during the permit process in accordance with K.C.C. chapter 21A.40.

11. Continuation of mineral processing and asphalt/concrete mixtures and block uses after reclamation in accordance with an approved reclamation plan.

12.a. Activities at the camp shall be limited to agriculture and agriculture-oriented activities. In addition, activities that place minimal stress on the site's agricultural resources or activities that are compatible with agriculture are permitted.

(1) passive recreation;

(2) training of individuals who will work at the camp;

(3) special events for families of the campers; and

(4) agriculture education for youth.

b. Outside the camp center, as provided for in subsection B.12.e. of this section, camp activities shall not preclude the use of the site for agriculture and agricultural related activities, such as the processing of local food to create value-added products and the refrigeration and storage of local agricultural products. The camp shall

1177 be managed to coexist with agriculture and agricultural activities both onsite and in the
1178 surrounding area.

1179 c. A farm plan shall be required for commercial agricultural production to
1180 ensure adherence to best management practices and soil conservation.

1181 d.(1) The minimum site area shall be five hundred acres. Unless the property
1182 owner has sold or transferred the development rights as provided in subsection B.12.c.(3)
1183 of this section, a minimum of five hundred acres of the site must be owned by a single
1184 individual, corporation, partnership or other legal entity and must remain under the
1185 ownership of a single individual, corporation, partnership or other legal entity for the
1186 duration of the operation of the camp.

1187 (2) Nothing in subsection B.12.d.(1) of this section prohibits the property
1188 owner from selling or transferring the development rights for a portion or all of the site to
1189 the King County farmland preservation program or, if the development rights are
1190 extinguished as part of the sale or transfer, to a nonprofit entity approved by the director;

1191 e. The impervious surface associated with the camp shall comprise not more
1192 than ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

1193 f. Structures for living quarters, dining facilities, medical facilities and other
1194 nonagricultural camp activities shall be located in a camp center. The camp center shall
1195 be no more than fifty acres and shall depicted on a site plan. New structures for
1196 nonagricultural camp activities shall be clustered with existing structures;

1197 g. To the extent practicable, existing structures shall be reused. The applicant
1198 shall demonstrate to the director that a new structure for nonagricultural camp activities

cannot be practicably accommodated within an existing structure on the site, though
cabins for campers shall be permitted only if they do not already exist on site;

h. Camp facilities may be used to provide agricultural educational services to
the surrounding rural and agricultural community or for community events. If required
by K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for
community events;

i. Lodging and food service facilities shall only be used for activities related to
the camp or for agricultural education programs or community events held on site;

j. Incidental uses, such as office and storage, shall be limited to those that
directly support camp activities, farm operations or agricultural education programs;

k. New nonagricultural camp structures and site improvements shall maintain a
minimum set-back of seventy-five feet from property lines adjoining rural area and
residential zones;

l. Except for legal nonconforming structures existing as of January 1, 2007,
camp facilities, such as a medical station, food service hall and activity rooms, shall be of
a scale to serve overnight camp users;

m. Landscaping equivalent to a type III landscaping screen, as provided for in
K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures
and site improvements located within two hundred feet of an adjacent rural area and
residential zoned property not associated with the camp;

n. New sewers shall not be extended to the site;

o. The total number of persons staying overnight shall not exceed three
hundred;

p. The length of stay for any individual overnight camper, not including camp personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

q. Traffic generated by camp activities shall not impede the safe and efficient movement of agricultural vehicles nor shall it require capacity improvements to rural roads;

r. If the site is adjacent to an arterial roadway, access to the site shall be directly onto the arterial unless the county road engineer determines that direct access is unsafe;

s. If direct access to the site is via local access streets, transportation management measures shall be used to minimize adverse traffic impacts;

t. Camp recreational activities shall not involve the use of motor vehicles unless the motor vehicles are part of an agricultural activity or are being used for the transportation of campers, camp personnel or the families of campers. Camp personnel may use motor vehicles for the operation and maintenance of the facility. Client-specific motorized personal mobility devices are allowed; and

u. Lights to illuminate the camp or its structures shall be arranged to reflect the light away from any adjacent property.

13. Limited to digester receiving plant and animal and other organic waste from agricultural activities, and including electrical generation, as follows:

a. the digester must be included as part of a Washington state Department of Agriculture approved dairy nutrient plan;

b. the digester must process at least seventy percent livestock manure or other agricultural organic material from farms in the vicinity, by volume;

c. imported organic waste-derived material, such as food processing waste, may be processed in the digester for the purpose of increasing methane gas production for beneficial use, but not shall exceed thirty percent of volume processed by the digester; and

d. the use must be accessory to an operating dairy or livestock operation.

14. Farm worker housing. Either:

a. Temporary farm worker housing subject to the following conditions:

~~((a-))~~ (1) The housing must be licensed by the Washington state Department of Health under chapter 70.114A RCW and chapter 246-358 WAC;

~~((b-))~~ (2) Water supply and sewage disposal systems must be approved by the Seattle King County department of health;

~~((c-))~~ (3) To the maximum extent practical, the housing should be located on nonfarmable areas that are already disturbed and should not be located in the floodplain or in a critical area or critical area buffer; and

~~((d-))~~ (4) The property owner shall file with the department of executive services, records and licensing services division, a notice approved by the department identifying the housing as ~~((the))~~ temporary farm worker housing ~~((as accessory))~~ and that the housing shall ~~((only))~~ be occupied only by agricultural employees and their families while employed by the owner or operator or on a nearby farm. The notice shall run with the land~~((;))~~; or

b. Housing for agricultural employees who are employed by the owner or operator of the farm year-round as follows:

(1) Not more than:

- 1268 (a) one agricultural employee dwelling unit on a site under twenty acres;
1269 (b) two agricultural employee dwelling units on a site between twenty acres
1270 and fifty acres;
1271 (c) three agricultural employee dwelling units on a site greater than fifty
1272 acres and less than one-hundred acres; and
1273 (d) four agricultural employee dwelling units on sites one-hundred acres and
1274 larger and one additional agricultural employee dwelling unit for each additional one
1275 hundred acres thereafter;
1276 (2) If the primary use of the site changes to a nonagricultural use, all
1277 agricultural employee dwelling units shall be removed;
1278 (3) The applicant shall file with the department of executive services, records
1279 and licensing services division, a notice approved by the department that identifies the
1280 agricultural employee dwelling units as accessory and that the dwelling units shall only
1281 be occupied by agricultural employees who are employed by the owner or operator year-
1282 round. The notice shall run with the land. The applicant shall submit to the department
1283 proof that the notice was filed with the department of executive services, records and
1284 licensing services division, before the department approves any permit for the
1285 construction of agricultural employee dwelling units;
1286 (4) An agricultural employee dwelling unit shall not exceed a floor area of
1287 one thousand square feet and may be occupied by no more than eight unrelated
1288 agricultural employees;
1289 (5) To the maximum extent practical, the housing should be located on
1290 nonfarmable areas that are already disturbed;
-

1291 (6) One off-street parking space shall be provided for each agricultural
1292 employee dwelling unit; and

1293 (7) The agricultural employee dwelling units shall be constructed in
1294 compliance with K.C.C. Title 16.

1295 15. Marijuana production by marijuana producers licensed by the Washington
1296 state Liquor Control Board is subject to the following standards:

1297 a. Production is limited to outdoor, indoor within marijuana greenhouses, and
1298 within structures that are nondwelling unit structures that exist as of October 1, 2013,
1299 subject to the size limitations in subsection B.15.b. of this section;

1300 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with
1301 any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
1302 aggregated total of two thousand square feet and shall be located within a fenced area or
1303 marijuana greenhouse that is no more than ten percent larger than that combined area, or
1304 may occur in nondwelling unit structures that exist as of October 1, 2013; and

1305 c. Outdoor production area fencing as required by the Washington state Liquor
1306 Control Board and marijuana greenhouses shall maintain a minimum street setback of
1307 fifty feet and a minimum interior setback of thirty feet.

1308 16. Marijuana production by marijuana producers licensed by the Washington
1309 state Liquor Control Board is subject to the following standards:

1310 a. Production is limited to outdoor, indoor within marijuana greenhouses, and
1311 within nondwelling unit structures that exist as of October 1, 2013, subject to the size
1312 limitations in subsection B.16.b. of this section;

b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of two thousand square feet and shall be located within a fenced area or marijuana greenhouse, that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013;

c. Only allowed on lots of at least four and one-half acres; and

d. Outdoor production area fencing as required by the Washington state Liquor Control Board and marijuana greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of thirty feet; and

e. If the two thousand square foot per parcel threshold of plant canopy within fenced areas or marijuana greenhouses is exceeded, each and every marijuana-related entity occupying space in addition to the two thousand square foot threshold area on that parcel shall obtain a conditional use permit as set forth in subsection B.17. of this section.

17. Marijuana production by marijuana producers licensed by the Washington state Liquor Control Board is subject to the following standards:

a. Production is limited to outdoor and indoor within marijuana greenhouses subject to the size limitations in subsection B.17.b. of this section;

b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a fenced area or marijuana greenhouse that is no more than ten percent larger than that combined area; and

c. Only allowed on lots of at least four and one-half acres.

1336 18.a. Production is limited to indoor only; and

1337 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with

1338 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum

1339 aggregated total of two thousand square feet and shall be located within a building or

1340 tenant space that is no more than ten percent larger than the plant canopy and separately

1341 authorized processing area; and

1342 c. If the two thousand square foot per parcel threshold is exceeded, each and

1343 every marijuana-related entity occupying space in addition to the two thousand square

1344 foot threshold area on that parcel shall obtain a conditional use permit as set forth in

1345 subsection B.19. of this section.

1346 19.a. Production is limited to indoor only; and

1347 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with

1348 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum

1349 aggregated total of thirty thousand square feet and shall be located within a building or

1350 tenant space that is no more than ten percent larger than the plant canopy and separately

1351 authorized processing area.

1352 20.a. Production is limited to indoor only;

1353 b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with

1354 any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum

1355 aggregated total of two thousand square feet and shall be located within a building or

1356 tenant space that is no more than ten percent larger than the plant canopy and separately

1357 authorized processing area.

1358 21.a. Production is limited to indoor only;

b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum aggregated total of thirty thousand square feet and shall be located within a building or tenant space that is no more than ten percent larger than the plant canopy and separately authorized processing area.

22. Marijuana production by marijuana producers licensed by the Washington state Liquor Control Board is subject to the following standards:

a. Production is limited to outdoor, indoor within marijuana greenhouses, and within structures that are nondwelling unit structures that exist as of October 1, 2013, subject to the size limitations in subsection B.15.b. of this section;

b. Per parcel, the plant canopy, as defined in WAC 314-55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum aggregated total of ten thousand square feet and shall be located within a fenced area or marijuana greenhouse that is no more than ten percent larger than that combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013; and

c. Outdoor production area fencing as required by the Washington state Liquor Control Board and marijuana greenhouses shall maintain a minimum street setback of fifty feet and a minimum interior setback of thirty feet.

23. The storage and processing of non-manufactured source separated organic waste that originates from agricultural operations and that does not originate from the site, if:

a. agricultural is the primary use of the site;

b. the storage and processing are in accordance with best management practices included in an approved farm plan; and

c. except for areas used for manure storage, the areas used for storage and processing do not exceed three acres and ten percent of the site.

24.a. For activities relating to the manufacturing or processing of crops or livestock for commercial purposes, including associated activities such as warehousing, storage, including refrigeration, and other similar activities and excluding wineries, SIC Industry No. 2085 - Distilled and Blended Liquors and SIC Industry No. 2082 - Malt Beverages:

(1) in the RA and UR zones, only allowed on lots of at least four and one-half acres;

(2) limited to agricultural products and sixty percent or more of the products processed must be grown in the Puget Sound counties. At the time of initial application, the applicant shall submit a projection of the source of products to be produced;

(3) structures and areas used for processing, warehousing, storage, including refrigeration, and other similar activities shall maintain a minimum distance of seventy-five feet from property lines adjoining rural area and residential zones, unless located in a building designated as historic resource under K.C.C. chapter 20.62;

(4) in the A zone, structures and areas used for processing, warehousing, refrigeration, storage and other similar activities shall be located on portions of agricultural lands that are unsuitable for other agricultural purposes, such as areas within the already developed portion of such agricultural lands that are not available for direct agricultural production, or areas without prime agricultural soils; and

1404 (5)(a) as a permitted use, the floor area devoted to all processing shall not
1405 exceed three thousand five hundred square feet, unless located in a building designated as
1406 an historic resource under K.C.C. chapter 20.62. The department may review and
1407 approve, in accordance with the code compliance review process in section 33 of this
1408 ordinance, an increase in the processing floor area as follows: up to five thousand square
1409 feet of floor area may be devoted to all processing in the RA zones or on lots less than
1410 thirty-five acres located in the A zones or up to seven thousand square feet on lots greater
1411 than thirty-five acres in the A zone, unless located in a building designated as historic
1412 resource under K.C.C. chapter 20.62; and

1413 (b) as a permitted use, the floor area devoted to all warehousing,
1414 refrigeration, storage or other similar activities shall not exceed two thousand square feet,
1415 unless located in a building designated as historic resource under K.C.C. chapter 20.62.
1416 The department may review and approve, in accordance with the code compliance
1417 process in section 33 of this ordinance, up to three thousand five hundred square feet of
1418 floor area devoted to all warehousing, storage, including refrigeration, or other similar
1419 activities in the RA zones or on lots less than thirty-five acres located in the A zones or
1420 up to seven thousand square feet on lots greater than thirty-five acres in the A zone,
1421 unless located in a building designated as historic resource under K.C.C. chapter 20.62.

1422 b. For activities relating to the retail sale of agricultural products, except
1423 livestock:

1424 (1) as a permitted use, the covered sales area shall not exceed two thousand
1425 square feet, unless located in a building designated as a historic resource under K.C.C.
1426 chapter 20.62. The department may review and approve, in accordance with the code

1427 compliance review process in section 33 of this ordinance, up to three thousand five
1428 hundred square feet of covered sales area;

1429 (2) in the RA and UR zones, only allowed on lots at least four and one-half
1430 acres;

1431 (3) forty percent or more of the gross sales of agricultural product sold
1432 through the store must be sold by the producers of primary agricultural products;

1433 (4) sixty percent or more of the gross sales of agricultural products sold
1434 through the store shall be derived from products grown or produced in the Puget Sound
1435 counties. At the time of the initial application, the applicant shall submit a reasonable
1436 projection of the source of product sales;

1437 (5) sales shall be limited to agricultural products and locally made arts and
1438 crafts;

1439 (6) tasting of products, in accordance with applicable health regulations, is
1440 allowed;

1441 (7) storage areas for agricultural products may be included in a farm store
1442 structure or in any accessory building; and

1443 (8) outside lighting is permitted if no off-site glare is allowed.

1444 c. Retail sales of livestock is permitted only as accessory to raising livestock.

1445 d. Farm operations, including equipment repair and related facilities, except
1446 that:

1447 (1) in the RA zones, only allowed on lots of at least four and one-half acres;
1448 (2) the repair of tools and machinery is limited to those necessary for the
1449 operation of a farm or forest; and

1450 (3) the size of the total repair use is limited to one percent of the lot size up to
1451 a maximum of five thousand square feet unless located within an existing farm structure,
1452 including but not limited to barns, existing as of December 31, 2003.

1453 e. Minimum lot sizes in the rural and residential zones and minimum setbacks
1454 from rural and residential properties may be reduced in accordance with the code
1455 compliance review process in section 33 of this ordinance.

1456 25. The department may review and approve establishment of an agricultural
1457 support facility in accordance with the code compliance review process in section 34 of
1458 this ordinance only if:

1459 a. project is sited on lands that are unsuitable for direct agricultural production
1460 based on size, soil conditions or other factors and cannot be returned to productivity by
1461 drainage maintenance, and

1462 b. the proposed use is allowed under FPP conservation easement and/or zoning
1463 development standards.

1464 26. The department may review and approve establishment of agricultural
1465 support services in accordance with the code compliance review process in section 34 of
1466 this ordinance only if:

1467 a. the project site is located on properties that adjoin or are within six hundred
1468 sixty feet of the agricultural production district, has direct vehicular access to the
1469 agricultural production district and, except for farmworker housing, does not use local
1470 access streets that abut lots developed for residential use; and

1471 b. Minimum lot size is four and one-half acres.

1472 27.a. Limited to wineries, SIC Industry No. 2082-Malt Beverages and SIC
 1473 Industry No. 2085-Distilled and Blended Liquors;
 1474 b. The floor area devoted to all processing shall not exceed three thousand five
 1475 hundred square feet, unless located in a building designated as historic resource under
 1476 K.C.C. chapter 20.62;
 1477 c. Structures and areas used for processing shall maintain a minimum distance
 1478 of seventy-five feet from property lines adjoining rural area and residential zones, unless
 1479 located in a building designated as historic resource under K.C.C. chapter 20.62;
 1480 d. Sixty percent or more of the products processed must be grown in the Puget
 1481 Sound counties. At the time of the initial application, the applicant shall submit a
 1482 projection of the source of products to be produced; and
 1483 e. Tasting of products produced on site may be provided in accordance with
 1484 state law. The area devoted to tasting shall be included in the floor area limitation in
 1485 subsection B.3.c. of this section.

1486 SECTION 32. Ordinance 10870, Section 337, as amended, and K.C.C.
 1487 21A.08.100 are each hereby amended to read as follows:

1488 A. Regional land uses.

KEY		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL								
P-Permitted Use	Z	A	F	M	R	U	R	R	N	B	C	B	R	B	O	I	
C-Conditional Use		G	O	I	U	R	E	R	E	U	O	U	E	U	F	N	
S-Special Use		R	R	N	R	B	S	B	S	I	S	M	S	G	S	F	D
		O	I	E	E	A	A	E	A	I	G	I	M	I	I	I	U
	N	C	S	R	L	N	R	N	D	H	N	U	N	O	N	C	S
	E	U	T	A			V		E	B	E	N	E	N	E	E	T

			L T U R E		L		E	N T I A L	O S R S I H O D	I S T S Y	A S L S		R I A L
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (15)
*	Jail						S	S	S	S	S	S	S
*	Jail Farm/Camp	S	S		S	S							
*	Work Release Facility				S19	S19	S	S	S	S	S	S	
*	Public Agency Animal Control Facility		S		S	S					S		P
*	Public Agency Training Facility		S		S3					S3	S3	S3	C4
*	Hydroelectric Generation Facility		C14 S		C14 S	C14 S	C14 S						
*	Non-hydroelectric Generation Facility	((P25)) C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	C12 S	P12 S
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P
13	Oil and Gas Extraction	S	C	P	S	S	S	S	S	S	S	S	C
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water Production	S	P13 S	S	S	S	S	S	S	S	S	S	S
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Rural Public Infrastructure Maintenance Facility				C23								
*	Transit Bus Base						S	S	S	S	S	S	P

*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24
*	Regional Motor Sports Facility												P
*	County Fairgrounds Facility				P21 S22								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S
8221- 8222	College/University(1)	P10	P10		P10 C11 S18	P10 C11 S18	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P
*	Zoo Animal Breeding Facility	P16	P16		P16								
GENERAL CROSS Land Use Table Instructions, see K.C.C. 21A.08.020 and 21A.02.070; Development Standards, see K.C.C. chapters REFERENCES: 21A.12 through 21A.30; General Provisions, see K.C.C. chapters 21A.32 through 21A.38; Application and Review Procedures, see K.C.C. chapters 21A.40 through 21A.44; (*)Definition of this specific land use, see K.C.C. chapter 21A.06.													

1489 B. Development conditions.

1490 1. Except technical institutions. See vocational schools on general services land

1491 use table, K.C.C. 21A.08.050.

1492 2. Except arboretum. See K.C.C. 21A.08.040, recreation/cultural land use table.

1493 3. Except weapons armories and outdoor shooting ranges.

1494 4. Except outdoor shooting range.

1495 5. Only in conjunction with an existing or proposed school.

1496 6.a. Limited to no more than three satellite dish (~~((antennae))~~) antennas.

1497 b. Limited to one satellite dish antenna.

1498 c. Limited to tower consolidations.

1499 7. Limited to landing field for aircraft involved in forestry or agricultural

1500 practices or for emergency landing sites.

- 1501 8. Except racing of motorized vehicles.
- 1502 9. Limited to wildlife exhibit.
- 1503 10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
- 1504 11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
- 1505 21A.32.
- 1506 12. Limited to cogeneration facilities for on-site use only.
- 1507 13. Excluding impoundment of water using a dam.
- 1508 14. Limited to facilities that comply with the following:
- 1509 a. Any new diversion structure shall not:
- 1510 (1) exceed a height of eight feet as measured from the streambed; or
- 1511 (2) impound more than three surface acres of water at the normal maximum
- 1512 surface level;
- 1513 b. There shall be no active storage;
- 1514 c. The maximum water surface area at any existing dam or diversion shall not
- 1515 be increased;
- 1516 d. An exceedance flow of no greater than fifty percent in mainstream reach
- 1517 shall be maintained;
- 1518 e. Any transmission line shall be limited to a:
- 1519 (1) right-of-way of five miles or less; and
- 1520 (2) capacity of two hundred thirty KV or less;
- 1521 f. Any new, permanent access road shall be limited to five miles or less; and
- 1522 g. The facility shall only be located above any portion of the stream used by
- 1523 anadromous fish.

1524 15. For I-zoned sites located outside the urban growth area designated by the
1525 King County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.
1526 21A.08.100.A, except for waste water treatment facilities and racetracks, shall be
1527 prohibited. All other uses, including waste water treatment facilities, shall be subject to
1528 the provisions for rural industrial uses in K.C.C. chapter 21A.12.

1529 16. The operator of such a facility shall provide verification to the department of
1530 natural resources and parks or its successor organization that the facility meets or exceeds
1531 the standards of the Animal and Plant Health Inspection Service of the United States
1532 Department of Agriculture and the accreditation guidelines of the American Zoo and
1533 Aquarium Association.

1534 17. The following provisions of the table apply only to major communication
1535 facilities. Minor communication facilities shall be reviewed in accordance with the
1536 processes and standard outlined in K.C.C. chapter 21A.27.

1537 18. Only for facilities related to resource-based research.

1538 19. Limited to work release facilities associated with natural resource-based
1539 activities.

1540 20. Limited to projects which do not require or result in an expansion of sewer
1541 service outside the urban growth area, unless a finding is made that no cost-effective
1542 alternative technologies are feasible, in which case a tightline sewer sized only to meet
1543 the needs of the school bus base and serving only the school bus base may be used.
1544 Renovation, expansion, modernization or reconstruction of a school bus base is permitted
1545 but shall not require or result in an expansion of sewer service outside the urban growth

1546 area, unless a finding is made that no cost-effective alternative technologies are feasible,
1547 in which case a tightline sewer sized only to meet the needs of the school bus base.

1548 21. Only in conformance with the King County Site Development Plan Report,
1549 through modifications to the plan of up to ten percent are allowed for the following:

1550 a. building square footage;

1551 b. landscaping;

1552 c. parking;

1553 d. building height; or

1554 e. impervious surface.

1555 22. A special use permit shall be required for any modification or expansion of
1556 the King County fairgrounds facility that is not in conformance with the King County
1557 Site Development Plan Report or that exceeds the allowed modifications to the plan
1558 identified in subsection B.21. of this section.

1559 23. The facility shall be primarily devoted to rural public infrastructure
1560 maintenance and is subject to the following conditions:

1561 a. The minimum site area shall be ten acres, unless:

1562 (1) the facility is a reuse of a public agency yard; or

1563 (2) the site is separated from a county park by a street or utility right-of-way;

1564 b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
1565 between any stockpiling or grinding operations and adjacent residential zoned property;

1566 c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
1567 between any office and parking lots and adjacent residential zoned property;

d. Access to the site does not use local access streets that abut residential zoned property, unless the facility is a reuse of a public agency yard;

e. Structural setbacks from property lines shall be as follows:

(1) Buildings, structures and stockpiles used in the processing of materials shall be no closer than:

(a) one hundred feet from any residential zoned properties, except that the setback may be reduced to fifty feet when the grade where the building or structures are proposed is fifty feet or greater below the grade of the residential zoned property;

(b) fifty feet from any other zoned property, except when adjacent to a mineral extraction or materials processing site;

(c) the greater of fifty feet from the edge of any public street or the setback from residential zoned property on the far side of the street; and

(2) Offices, scale facilities, equipment storage buildings and stockpiles shall not be closer than fifty feet from any property line except when adjacent to M or F zoned property or when a reuse of an existing building. Facilities necessary to control access to the site, when demonstrated to have no practical alternative, may be located closer to the property line;

f. On-site clearing, grading or excavation, excluding that necessary for required access, roadway or storm drainage facility construction, shall not be permitted within fifty feet of any property line except along any portion of the perimeter adjacent to M or F zoned property. If native vegetation is restored, temporary disturbance resulting from construction of noise attenuation features located closer than fifty feet shall be permitted; and

g. Sand and gravel extraction shall be limited to forty thousand yards per year.

24. The following accessory uses to a motor race track operation are allowed if approved as part of the special use permit:

a. motocross;

b. autocross;

c. skidpad;

d. garage;

e. driving school; and

f. fire station.

~~((25. Only as an accessory use of an agricultural anaerobic digester.))~~

SECTION 33. Ordinance 13274, Section 4, as amended, and K.C.C. 21A.37.020 are hereby amended to read as follows:

A. For the purpose of this chapter, "sending site" means the entire tax lot or lots qualified under subsection B. of this section. Sending sites may only be located within rural or resource lands or urban separator areas with R-1 zoning, as designated by the King County Comprehensive Plan, and shall meet the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located. Except as provided in K.C.C. 21A.37.110.C., or for lands zoned RA that are managed by the Washington state Department of Natural Resources as state grant or state forest lands, land in public ownership may not be sending sites. If the sending site consists of more than one tax lot, the lots must be contiguous and the area of the combined lots must meet the minimum lot area for construction requirements in K.C.C. 21A.12.100 for the zone in which the sending site is located. For purposes of this section, lots divided by a street are

considered contiguous if the lots would share a common lot line if the street was removed; this provision may be waived by the interagency committee if the total acreage of a rural or resource sending site application exceeds one hundred acres. A sending site shall be maintained in a condition that is consistent with the criteria in this section under which the sending was qualified.

B. Qualification of a sending site shall demonstrate that the site contains a public benefit such that preservation of that benefit by transferring residential development rights to another site is in the public interest. A sending site must meet at least one of the following criteria:

1. Designation in the King County Comprehensive Plan or a functional plan as an agricultural production district or zoned A;

2. Designation in the King County Comprehensive Plan or a functional plan as forest production district or zoned F;

3. Designation in the King County Comprehensive Plan as rural residential, zoned RA-2.5, RA-5 or RA-10, and meeting the definition in RCW 84.34.020 of open space, farm and agricultural land, or timber land;

4. Designation in the King County Comprehensive Plan, or a functional plan as a proposed rural or resource area regional trail or rural or resource area open space site, through either:

a. designation of a specific site; or

b. identification of proposed rural or resource area regional trails or rural or resource area open space sites which meet adopted standards and criteria, and for rural or

resource area open space sites, meet the definition of open space land, as defined in RCW 84.34.020;

5. Identification as habitat for federal listed endangered or threatened species in a written determination by the King County department of natural resources and parks, Washington state Department of Fish and Wildlife, United States Fish and Wildlife Services or a federally recognized tribe that the sending site is appropriate for preservation or acquisition; or

6. Designation in the King County Comprehensive Plan as urban separator and zoned R-1.

C. For the purposes of the TDR program, acquisition means obtaining fee simple rights in real property, or a less than a fee simple right in a form that preserves in perpetuity the public benefit supporting the designation or qualification of the property as a sending site.

D. If a sending site has any outstanding code violations, the person responsible for code compliance should resolve these violations, including any required abatement, restoration, or payment of civil penalties, before a TDR sending site may be qualified by the interagency review committee created under K.C.C. 21A.37.070. However, the interagency may qualify and certify a TDR sending site with outstanding code violations if the person responsible for code compliance has made a good faith effort to resolve the violations and the proposal is in the public interest.

E. For lots on which the entire lot or a portion of the lot has been cleared or graded in accordance with a Class II, III or IV special forest practice as defined in chapter 76.09 RCW within the six years prior to application as a TDR sending site, the applicant

1659 must provide an affidavit of compliance with the reforestation requirements of the Forest
1660 Practices Act, and any additional reforestation conditions of their forest practice permit.
1661 Lots on which the entire lot or a portion of the lot has been cleared or graded without any
1662 required forest practices or county authorization, shall be not qualified or certified as a
1663 TDR sending site for six years unless the six-year moratorium on development
1664 applications has been lifted or waived or the landowner has a reforestation plan approved
1665 by the state Department of Natural Resources and King County.

1666 SECTION 34. Ordinance 13733, Section 10, as amended, and K.C.C.
1667 21A.37.110 are hereby amended to read as follows:

1668 A. The TDR bank may purchase development rights from qualified sending sites
1669 at prices not to exceed fair market value and to sell development rights at prices not less
1670 than fair market value. The TDR bank may accept donations of development rights from
1671 qualified TDR sending sites.

1672 B. The TDR bank may purchase a conservation easement only if the property
1673 subject to the conservation easement is qualified as a sending site as evidenced by a TDR
1674 qualification report, the conservation easement restricts development of the sending site
1675 in the manner required by K.C.C. 21A.37.060 and the development rights generated by
1676 encumbering the sending site with the conservation easement are issued to the TDR bank
1677 at no additional cost.

1678 C. ~~((If a conservation easement is acquired through a county park, open space,~~
1679 ~~trail, agricultural, forestry or other natural resource acquisition program for a property~~
1680 ~~that is qualified as a TDR sending site as evidenced by a TDR qualification report, any~~
1681 ~~development rights generated by encumbering the sending site with the conservation~~

1682 ~~easement may be issued to the TDR bank so long as there is no additional cost for the~~
1683 ~~development rights.))~~ Any development rights, generated by encumbering property with
1684 a conservation easement, may be issued to the TDR bank if:

1685 1.a. The conservation easement is acquired through a county park, open space,
1686 trail, agricultural, forestry or other natural resource acquisition program for a property
1687 that is qualified as a TDR sending site as evidenced by a TDR qualification report; or

1688 b. the property is acquired by the county with the intent of conveying the
1689 property encumbered by a reserved conservation easement. The number of development
1690 rights generated by this reserved conservation easement shall be determined by the TDR
1691 qualification report; and

1692 2. Under either subsection C.1.a. or b. of this section, there will be no additional
1693 cost to the county for acquiring the development rights.

1694 D. The TDR bank may use funds to facilitate development rights transfers.
1695 These expenditures may include, but are not limited to, establishing and maintaining
1696 internet web pages, marketing TDR receiving sites, procuring title reports and appraisals
1697 and reimbursing the costs incurred by the department of natural resources and parks,
1698 water and land resources division, or its successor, for administering the TDR bank fund
1699 and executing development rights purchases and sales.

1700 E. The TDR bank fund may be used to cover the cost of providing staff support
1701 for identifying and qualifying sending and receiving sites, and the costs of providing staff
1702 support for the TDR interagency review committee.

1703 F. Upon approval of the TDR executive board, proceeds from the sale of TDR
1704 bank development rights shall be available for acquisition of additional development

rights and as amenity funds to facilitate interlocal TDR agreements with cities in King County. Amenity funds provided to a city from the sale of TDR bank development rights to that city are limited to one-third of the proceeds from the sale.

NEW SECTION. SECTION 35. There is hereby added to K.C.C. chapter 21A.42 a new section to read as follows:

Modifications and expansions of standards for agricultural activities as provided in K.C.C. 21A.08.090 may be authorized by the agricultural technical review team established by section 34 of this ordinance, subject to the following;

A. The proposed modification or expansion must be located on existing impervious surface or lands not otherwise suitable for direct agricultural production based upon soil conditions or other factors and cannot be returned to productivity by drainage maintenance;

B. The proposed modification or expansion must be allowed under Farmland Preservation Program conservation easement and/or zoning development standards;

C. The proposed modifications or expansion must be supported by adequate utilities, parking, internal circulation and other infrastructure;

D. The proposed modification or expansion must not interfere with neighborhood circulation or interfere with existing or permitted development or use on neighboring properties;

E. The proposed modification or expansion must be designed in a manner that is compatible with the character and appearance of existing, or proposed development in the vicinity of the subject property;

1727 F. The proposed modification or expansion must not be in conflict with the health
1728 and safety of the community and is such that pedestrian and vehicular traffic associated
1729 with the use must not be hazardous or conflict with existing and anticipated traffic in the
1730 neighborhood;

1731 G. The proposed modification or expansion must be supported by adequate
1732 public facilities or services and must not adversely affect public services to the
1733 surrounding area; and

1734 H. The expansion or modification must not be in conflict with the policies of the
1735 Comprehensive Plan or the basic purposes of K.C.C. Title 21A.

1736 NEW SECTION. SECTION 36. There is hereby added to K.C.C. chapter
1737 21A.42 a new section to read as follows:

1738 The department shall establish an agricultural technical review committee
1739 consisting of representatives of the departments of permitting and environmental review,
1740 natural resources and parks and public health and the King Conservation District to
1741 review proposals to site agricultural support facilities allowed under K.C.C. 21A.08.090.
1742 The committee may authorize the siting of the facilities subject to the following:

1743 A. The use must be limited to processing, warehousing, storage, including
1744 refrigeration, retail sales and other similar support services of locally produced
1745 agricultural products. Sixty percent or more of the products must be grown or raised in
1746 the agricultural production district. At the time of initial application, the applicant shall
1747 submit a projection of the source of products to be produced;

1748 B. Limited to farmworker housing to support agricultural operations located in
1749 the agricultural production district;

1750 C. The use must be limited to farm operations, including equipment repair, and
1751 other similar services primarily supporting agricultural operations located in the
1752 agricultural production district. Sixty percent or more of the services business must be to
1753 support agricultural operations in the agricultural production district. At the time of
1754 initial application, the applicant shall submit a projection of the source of products to be
1755 produced;

1756 D. Structures and areas used for agricultural services, including walls, fences and
1757 screening vegetation, must meet the setback and size limitation in K.C.C.
1758 21A.08.090.B.24. and not interfere with neighborhood circulation or interfere with
1759 existing or permitted development or use on neighboring properties;

1760 E. The proposed use must be designed in a manner which is compatible with the
1761 character and appearance of existing, or proposed development in the vicinity of the
1762 subject property;

1763 F. The use must not be in conflict with the health and safety of the community
1764 and must be such that pedestrian and vehicular traffic associated with the use will not be
1765 hazardous or conflict with existing and anticipated traffic in the neighborhood;

1766 G. The use must be supported by adequate public facilities or services and will
1767 not adversely affect public services to the surrounding area; and

1768 H. The use must not be in conflict with the policies of the Comprehensive Plan or
1769 the basic purposes of K.C.C. Title 21A.

1770 SECTION 37. Ordinance 7889, Section 4, as amended, and K.C.C. 26.08.010 are
1771 each hereby repealed.

1772 **SECTION 38. Severability.** If any provision of this ordinance its application to
1773 any person or circumstance is held invalid, the remainder of the ordinance or the
1774 application of the provision other persons or circumstances is not affected.
1775

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

J. Joseph McDermott, Chair

ATTEST:

Anne Noris, Clerk of the Council

APPROVED this ____ day of _____, ____.

Dow Constantine, County Executive

Attachments: A. King County Comprehensive Plan - 2016 Update, B. Appendix - Land Use and Zoning Amendments, C. Technical Appendix A - Capital Facilities, D. Technical Appendix B - Housing, E. Technical Appendix C - Transportation, F. 2016 Transportation Needs Report, G. Technical Appendix C2 - Regional Trails Needs Report, H. Technical Appendix D - Growth Targets and the Urban Growth Area, I. Technical Appendix R - Public Outreach for the Development of the 2016 Comprehensive Plan, J. Skyway-West Hill Action Plan - January 22, 2016

King County Council
Schedule for 2016 King County Comprehensive Plan
(As of 4/5/16, Subject to change)

ATTACHMENT 2

March 1	Transmittal of King County Executive's proposed 2016 King County Comprehensive Plan.
March 15 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Committee review process overview</i> • <i>Land use proposals/Area Zoning Studies</i> • <i>Chapter 11 Community Service Area Planning</i> • <i>Chapter 12 Implementation, Appendix D Growth Targets</i> Opportunity for public comment, following the briefing
April 6 6:30 p.m.	Committee of the Whole Town Hall - Special Evening Meeting Location: Gracie Hansen Community Center at Ravensdale Park (Rock Creek Sports) - 27132 SE Ravensdale Way, Ravensdale WA Opportunity for public comment on proposed 2016 Comprehensive Plan
May 3 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Chapter 1 Regional Planning</i> • <i>Chapter 3 Rural Area and Natural Resource Lands</i> • <i>Chapter 8 Transportation, Appendix C Transportation, C1 Transportation Needs Report</i> • <i>Chapter 10 Economic Development</i> • <i>Development code updates (Proposed Ordinance 2016-0155)</i> Opportunity for public comment, following the briefing
May 17 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Chapter 2 Urban Communities</i> • <i>Chapter 4 Housing and Human Services, Appendix B Housing</i> • <i>Equity and Social Justice (all chapters)</i> Opportunity for public comment, following the briefing
June 7 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Climate Change (all chapters)</i> • <i>Chapter 5 Environment</i> • <i>Chapter 6 Shoreline Master Program</i> • <i>Chapter 7 Parks, Open Space and Cultural Resources, Appendix C2 – Regional Trail Needs Report</i> • <i>Chapter 9 Services, Facilities and Utilities, Appendix A – Capital Facilities</i> • <i>Real Property Asset Management Plan (Proposed Ordinance 2016-0159)</i> Opportunity for public comment, following the briefing
June 21 9:30 a.m.	Briefing in Transportation, Economy and Environment Committee. Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Follow up on identified issues</i> Opportunity for public comment, following the briefing
July 5 9:30 a.m.	Possible briefing in Transportation, Economy and Environment Committee (due to the July 4 holiday, this meeting may be cancelled). Anticipated topics (subject to change): <ul style="list-style-type: none"> • <i>Follow up on identified issues</i> Potential opportunity for public comment, following the briefing
July 19 9:30 a.m.	Possible vote in Transportation, Economy and Environment Committee <ul style="list-style-type: none"> • <i>Includes consideration of possible amendments</i> Opportunity for public comment
September 6 Time TBD	Anticipated public hearing at full Council Opportunity for public comment
September 12 Time TBD	Possible vote at full Council <ul style="list-style-type: none"> • <i>Includes consideration of possible amendments</i>

Unless otherwise noted, all meetings will take place in the Council Chambers on the 10th Floor of the King County Courthouse, at 516 3rd Ave, Seattle WA.

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2016 King County Comprehensive Plan Frequently Used Acronyms

APD	Agricultural Production District
CIP	Capital Improvement Program
CPP	Countywide Planning Policy
ESA	Endangered Species Act
FCC	Fully Contained Community
FPD	Forest Production District
GMA	Growth Management Act
GMPC	Growth Management Planning Council
HOT	High Occupancy Toll
HOV	High Occupancy Vehicle
ITS	Intelligent Transportation Systems
KCCP	King County Comprehensive Plan
KCSP	King County Strategic Plan
LID	Low Impact Development
LOS	Level of Service
LSRA	Locally Significant Resource Area
MPP	Multi-county Planning Policies
MPS	Mitigation Payment System
PAA	Potential Annexation Area
PBRs	Public Benefit Rating System
PSRC	Puget Sound Regional Council
RSRA	Regionally Significant Resource Area
RWSP	Regional Wastewater Services Plan
SCAP	Strategic Climate Action Plan
SPPT	Strategic Plan for Public Transportation
SPRS	Strategic Plan for Road Services
SEPA	State Environmental Policy Act
TAM	Transportation Adequacy Measure
TDR	Transfer of Development Rights
TDM	Transportation Demand Management
TNR	Transportation Needs Report
TOD	Transit Oriented Development
UGA	Urban Growth Area
UGB	Urban Growth Boundary
UPD	Urban Planned Development
UTRC	Utilities Technical Review Committee

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KING COUNTY

Signature Report

May 12, 2015

Motion 14351

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Proposed No. 2015-0104.3

Sponsors Dembowski

1 A MOTION relating to comprehensive planning, specifying
2 the scope of work for the proposed amendment to the King
3 County Comprehensive Plan in 2016 in accordance with
4 K.C.C. 20.18.060.

5 WHEREAS, King County enacted the 1994 King County Comprehensive Plan to
6 meet the requirements of the Washington State Growth Management Act ("GMA"), and

7 WHEREAS, in RCW 36.70A.130, the GMA requires cities and counties to update
8 their comprehensive plans once every eight years. The GMA authorizes, but does not
9 require, cities and counties to amend their comprehensive plans annually. For King
10 County, the next required GMA deadlines are in 2015 and 2023, and

11 WHEREAS, King County Comprehensive Plan policies and K.C.C. chapter 20.18
12 establish a process for amending the plan and a program for public participation. King
13 County authorizes limited Comprehensive Plan changes annually and a more
14 comprehensive review every four years, and

15 WHEREAS, in 2012, King County updated its Comprehensive Plan via
16 Ordinance 17485 and thereby satisfied the GMA requirement to update its
17 Comprehensive Plan by 2015, and

18 WHEREAS, 2016 marks the fifth four-year review of the Comprehensive Plan.
19 Under the county's policies and regulations, the 2016 review constitutes a four-year
20 amendment, and

21 WHEREAS, under GMA requirements, the county's 2016 review is subject to the
22 rules applicable to an annual amendment. The GMA does not require the county to
23 complete another comprehensive update until 2023. Under the county's current policies
24 and code, the county will complete this update in 2020, and

25 WHEREAS, K.C.C. 20.18.060 states that the executive must transmit a motion
26 specifying the scope of work proposed for a four-year amendment to the Comprehensive
27 Plan and the council has until April 30 to approve the motion either as transmitted or
28 amended. In the absence of council approval, the executive shall proceed to implement
29 the work program as proposed, and

30 WHEREAS, as in 2012, the council is approving the scope of work motion after
31 April 30; however, the executive has agreed to treat the scope as timely and proceed with
32 the work program as established in the council-approved version of the motion, and

33 WHEREAS, King County and cities within the county have successfully focused
34 the vast majority of new residential growth into the Urban Growth Area, proceeding from
35 eighty-eight percent in 1994 to more than ninety-eight percent urban in 2013, and

36 WHEREAS, King County has worked hard to protect critical areas and
37 endangered species such as salmon, has promoted affordable housing and has committed
38 resources to enrich its less advantaged communities, and

39 WHEREAS, King County must build on these successes and ensure that they
40 continue into the future;

41 NOW, THEREFORE, BE IT MOVED by the Council of King County:

42 The scope of work for the 2016 King County Comprehensive Plan Update in

43 Attachment A to this motion and the work program for public involvement in Attachment

44 B to this motion are hereby approved as the basis for developing the amendments for the

Motion 14351

45 King County Comprehensive Plan to be transmitted to the council by March 1, 2016, and
46 for performing the associated environmental analysis.

47

Motion 14351 was introduced on 3/9/2015 and passed as amended by the Metropolitan King County Council on 5/11/2015, by the following vote:

Yes: 6 - Mr. von Reichbauer, Mr. Gossett, Ms. Hague, Ms. Lambert,
Mr. Dunn and Mr. Dembowski

No: 2 - Mr. Phillips and Mr. Upthegrove

Excused: 1 - Mr. McDermott

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON


Larry Phillips, Chair

ATTEST:



Anne Noris, Clerk of the Council

Attachments: A. 2016 King County Comprehensive Plan Update Topical Areas dated May 11, 2015, B. 2016 King County Comprehensive Plan Update Public Outreach Plan and SEPA Analysis dated May 5, 2015

2016 King County Comprehensive Plan Topical Areas

In accordance with King County Code 20.18.060(A.1)

Updates related to All Chapters:

All chapters of the King County Comprehensive Plan (KCCP) will be reviewed and updated to advance the County's adopted Goals and Vision:¹ mobility; health and human services; economic vitality; safety and justice; accessible, affordable housing; healthy environment; and efficient, accountable regional and local government. Further, since the King County Countywide Planning Policies were substantially revised in the past four years, all chapters will be reviewed and updated to ensure consistency.

- Review and update the KCCP for consistency with current State, regional, and countywide growth management policy documents, such as the Growth Management Act, Vision 2040 and the multicounty planning policies (MPPs), Transportation 2040, and the Countywide Planning Policies (CPPs).
- Strengthen the link between the KCCP and the King County Strategic Plan through a set of metrics that will be based on measurable goal statements to be added to each chapter.
- Consider references, where appropriate, to adopted implementation plans and initiatives, such as the King County Health and Human Services Transformation Plan, King County Strategic Climate Action Plan, King County Cities Climate Collaboration (K4C), Youth Action Plan, and Rural Economic Strategies plan.
- Update and strengthen policies that call for better integration of land use and transportation to create sustainable communities by promoting walking and bicycling, greater transit use, access to a healthy food system, access to quality and affordable homes, reduced greenhouse gas emissions and improved environmental, health and economic outcomes.
- Review and update policies to support Low Impact Development (LID) and ensure language related to LID and stormwater management reflects current National Pollution Discharge Elimination System (NPDES) permit requirements.
- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities related to health, housing, and prosperity.
- Review and update policies to address inequities and disparities related to environmental justice and climate justice impacts.

¹ Motion 14317

- Review and update policies to advance the 14 Determinants of Equity in each chapter, and especially regarding the built environment, transportation, parks, housing, food systems, and economic development.
- Review four-to-one policies, including consideration of: the efficacy of the program to encourage permanent conservation of open space along the Urban Growth Boundary, potential policy changes to allow flexibility for smaller parcels while still achieving similar conservation goals, and identification of possible associated CPP changes.
- Consider consolidating health and equity policies into a new, stand-alone chapter.
- Update rural areas definitions (e.g. rural area, rural land, rural zoning, and rural cities) and usage in plan for clarity and consistency.
- Update policies and related code sections to reflect court rulings, current case law, and federal regulations.
- Update demographic and economic information.

Chapter One – Regional Growth Management Planning

Our region's prosperity and sustainability rely on local governments working in partnership to plan for the future. The 2016 update to the Regional Growth Management Planning chapter will seek to strengthen the county's commitment to regional partnerships and public engagement in order to support efficient and effective use of public funds and a high quality of life for all residents in King County.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review and update policies to strengthen the County's commitment to regional partnerships – including examples such as the Growing Transit Communities Compact, Regional Code Collaboration, and the King County Cities Climate Collaboration (K4C) – and public engagement.
- Review policies to express support for the multi-use vision for the public asset currently known as the “Eastside Rail Corridor” and associated multi-jurisdictional collaboration.

Chapter Two – Urban Communities

The 2016 update to the Urban Communities chapter will focus on sustainability and health, racial, economic and social equity of all King County's unincorporated urban communities by strengthening the nexus of land use and housing with health, public transportation, jobs, education, and social services.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Advance the Communities of Opportunity initiative. Consider vehicles for communities to engage in innovative healthy place-making work.
- Identify prospects for partnerships with cities, especially within identified Potential Annexation Areas (PAAs).

- Review and update annexation policies to promote timely annexation of the remaining urban unincorporated area, including consideration of utilizing zoning and/or development regulations of the city identified for the PAA.
- Update PAA map, as needed.
- Address lingering service delivery issues in urban unincorporated areas likely to remain in King County governance for the foreseeable future.
- Address the Regional Code Collaboration for opportunities to support Green Building provisions.
- Review and update policies to support healthy, affordable housing, including additional strategies to incentivize increased affordable housing and development.
- Consider adding policies that identify regional and/or unincorporated county targets for affordable housing.
- Review and update policies to support appropriate housing for aging demographics, including expanded use of cottage housing.
- Consider adding policies that address the historic distribution of benefits and burdens of infrastructure and services.
- Extend the growth targets that were adopted in the 2012 CPPs to provide a 20-year planning horizon.
- Update data consistent with the 2014 Buildable Lands Report and address any identified shortfall in employment capacity in urban unincorporated King County.
- Review and update policies to ensure that there is robust provision for public/community benefits and consider whether there should be heightened public/community benefits requirements in new developments, especially in areas that may be susceptible to displacement of lower income people and community-based businesses.
- Update the data in the housing section and consider streamlining and/or moving to an appendix.
- Evaluate Housing and Land Use Section to ensure that potential innovative new housing models in urban unincorporated King County, in consideration of land uses in adjacent jurisdictions, can be permitted and move forward, including homeless housing models.
- Address land use/zoning needs in urban unincorporated King County, in consideration of land uses in adjacent jurisdictions, for transit-oriented communities that will include high quality/healthy affordable housing at high capacity transit stations and access areas.
- Explore addition of multifamily tax exemption and other affordable housing strategies.
- Consider inclusion of policies to support urban to urban TDRs and incentives for use of TDRs in economically disadvantaged communities.

Chapter Three – Rural Area and Natural Resource Lands

Rural and resource lands in King County contribute to the region's economic and environmental prosperity. The 2016 update to the Rural Area and Natural Resource Lands chapter will incorporate new information regarding the Local Food Economy Initiative and the Farm, Fish, Flood watershed planning process, as well as ongoing sustainability.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review the King County Local Food Economy Initiative recommendations for policy implications and consider incorporating into policies, as appropriate.
- Review and update the Transfer of Development Rights (TDR) policies, including consideration of policies to support urban to urban TDRs, incentives for use of TDRs in economically disadvantaged communities, and expanded options for rural to rural TDRs.
- Strengthen policies related to improving productivity of farmland by addressing drainage, flood impacts, irrigation needs and other farmland issues to facilitate farming in King County.
- Update policies related to farm, fish, and flood conflicts, including consideration of the findings of the Farm, Fish, Flood watershed planning process, which is scheduled to conclude in Spring 2015.
- Evaluate and add policies to promote Green Building and energy reduction, where feasible, in rural unincorporated areas.
- Update policies on landslide hazard identification, mapping, and mitigation countywide.
- Review and update policies to support appropriate housing for aging demographics, including expanded use of cottage housing.
- Evaluate policies to the extent they address the needs of residents living in unincorporated rural King County.
- Review and update policies to advance the Rural Economic Strategies plan and promote rural economic development.
- Address issues related to resource-based home businesses.
- Address impacts related to resource-based businesses.
- Evaluate possibilities for streamlining home-based businesses.
- Consider adding policies to match rural densities with water resources.
- Update 2012 Agriculture and Forest Lands map, as needed.
- Update 2012 Mineral Resources map and property information, and ensure resources within unincorporated King County meet Growth Management Act planning requirements.

Chapter Four – Environment

The sustainability of King County's natural environment requires a long-term commitment to environmental monitoring and adaptive management that highlights changing environmental conditions, evaluates the effectiveness of county actions, and influences policy decisions and investments. Since the 2012 update, the Strategic Climate Action Plan was adopted and is currently under review to be updated in 2015 and the K4C was formed to collaborate on reducing greenhouse gas emissions. The 2016 update to the Environment chapter will advance King County's commitment to environmental protection and further address climate change.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities, specifically including those related to environmental justice and climate justice impacts.

- Review and update climate policies to reflect changes in federal and state requirements, climate inventories, the 2012 CPPs, and joint work with other cities and counties to reduce greenhouse gas emissions and prepare for climate change impacts.
- Review and revise emissions reductions targets for consistency with State requirements and adopted updates to the CPPs, including establishing short term goals to achieve the 2050 goal.
- Review and update policies to strengthen relationship between climate impacts and solutions with health, equity, and social justice.
- Review and update policies concerning regional plans, such as those related to salmon recovery, to better reflect the county's expectations for the effective life of the plan, the relative significance of such plans for the region, and/or priority for implementation.
- Consider adding new policies regarding beaver management in King County to explore the benefit to maximize stream restoration efforts, climate change benefits, and reduce flood risk associated with beaver dams.
- Review and update policies to encourage and support a more integrated approach to achieving improved outcomes for water quality, health, and habitat.
- Review and update policies as needed to reflect most recent Puget Sound Action Agenda and its focus on habitat, stormwater, and shellfish beds.
- Update policies as needed for consistency with new requirements for municipal stormwater discharge permits.

Chapter Five – Shoreline Master Program

This chapter is adopted in accordance with RCW 90.58.020.

- Update policies to reflect an emphasis on the importance of outreach/education to shoreline property owners.

Chapter Six– Parks, Open Space and Cultural Resources

The 2016 update to the Parks, Open Space and Cultural Resources chapter will further reflect the priority for developing and maintaining regional and local parks, open space, and the regional trails based on the voter-approved 2013 Parks, Trails & Open Space Replacement Levy.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review and update policies to facilitate the recreation element of the multi-use vision for the public asset currently known as the “Eastside Rail Corridor.”
- Review and update policies relating to climate change/sustainability, forest stewardship, and public engagement/partnerships.
- Create a brief policy subsection for the Regional Trails System (RTS).
- Update the Regional Trails Needs Report (RTNR) and the RTNR Map.
- Update the 2012 King County's Open Space System Map.

Chapter Seven – Transportation

The 2016 update to the Transportation chapter will further refine the policy framework that guides efficient provision of vital transportation infrastructure and services that support thriving communities and the county's participation in critical regional transportation issues. The 2016 update will also reflect the county's continuing transition to becoming a road service provider for a primarily rural roads system.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review and update policies to reflect adopted transportation functional plans such as agency strategic plans, service guidelines, long-range plans, and master plans.
- Review and update policies and programs related to transportation level of service and impact mitigation. Update the Transportation Concurrency Management program and Mitigation Payment System to reflect insufficient funding to address roadway capacity improvements for the foreseeable future. The Concurrency program update should address collaboration with other jurisdictions regarding infrastructure improvement strategies to help prevent travel shed failure caused by unfunded city and state projects and traffic generated outside the unincorporated area.
- Review and update policies to address unmet roadway infrastructure needs in the rural area.
- Review and update policies to facilitate the transportation element of the multi-use vision for the public asset currently known as the "Eastside Rail Corridor."
- Review and update policies to guide and potentially expand public and private partnerships to advance regional transportation services.
- Review and update policies related to local and regional transportation funding, pricing, and demand management.
- Review and update policies to promote active transportation, as appropriate.
- Review and update transportation policies promoting sustainability issues, such as greenhouse gas emissions reduction goals and performance and operation of the HOV/HOT lane system to support efficiencies for transit and other vehicles.
- Review and update policies to strengthen coordinated planning to increase connectivity between transportation modes.
- Review and update environmental and stormwater management policies to facilitate efficient and cost-effective maintenance and preservation of transportation infrastructure and respond to emergency situations. Consider adding policies to prioritize replacement of culverts that function as fish barriers on county roadways.
- Address the importance of high quality/healthy housing, including sufficient housing that is affordable, near transit stations as part of a strategy to increase the use of public transportation, reduce vehicle trips and vehicle miles traveled, and improve equity outcomes.
- Consider policies to incorporate health and equity assessments as part of transportation planning and project analysis.
- Review and update policies to address the importance of regional collaboration to provide and site infrastructure supportive of freight mobility, including truck stops.

- Review and update policies to support and advance the King County International Airport Master Plan.

Chapter Eight – Services, Facilities and Utilities

The 2016 update to the Services, Facilities and Utilities chapter will focus on strengthening regional cooperation and coordination around critical community infrastructure including water supply, wastewater treatment, flood management, and solid waste. Policies will be updated to reflect new and innovative approaches to energy efficiency, green building and environmental sustainability, and will reinforce the important social and economic role King County's facilities, services, and utilities play in the region.

- Review and update policies to reflect environmental justice, equity, and social justice, including consideration of historic trends in the distribution of benefits and burdens.
- Review and update policies to facilitate the utilities element of the multi-use vision for the public asset currently known as the "Eastside Rail Corridor."
- Review policies to reflect that the Wastewater Treatment Division (WTD) uses planning horizons that exceed the 20-year growth target and land use plan when developing capital facility plans.
- Update policies in the Capital Facility Planning section to reflect that WTD uses an alternative to LEED, Envision Sustainable Infrastructure Rating System, to rate WTD infrastructure.
- Update policies to reflect Consent Decree requiring completion of Combined Sewer Overflow projects by 2030.
- Review and update policies as needed to ensure compliance with state and federal laws and treaty obligations related to monitoring, inspection, and correction of failing onsite septic systems.
- Review policies for consistency with adopted updates to Solid Waste Division facilities/transfer plans. Update policies to reflect goals for zero waste/70% recycling rates.
- Review and update the Regional Services section to reflect the Health and Human Services Transformation Plan , Communities of Opportunity, and Youth Action Plan.

Chapter Nine – Economic Development

The 2016 update to the Economic Development chapter will recognize that sustainable economic development benefiting all people in King County requires visionary policies and strong partnerships to grow and attract businesses, educate and train workers, and maintain and expand infrastructure while supporting the health of the natural and built environment.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Update economic data.
- Review and update policies to advance the Rural Economic Strategies plan.
- Explore including policies to address growing income inequality.

- Consider including policies for place-based workforce training strategies in communities with education and opportunity challenges.
- Review and update policies to promote economies and industries of opportunity for low and moderate income residents in “places of opportunity,” including in transit-served job centers and in communities with high concentrations of unemployment and poverty.
- Review the King County Local Food Economy Initiative recommendations for policy implications and incorporate into policies as appropriate.
- Assess current fragmented economic development activities across the county and update policies to improve regional coordination and achieve agreed-upon results in job and wage growth and in economic diversity.

Chapter Ten – Community Plans

The 2016 updates to Community Plans will enhance the applicability of the community plan policies by focusing on specific community issues and eliminating those policies that relate to areas that have annexed to cities.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Update policies to remove site specific references to areas that have been annexed to cities.
- Review policies for broader applicability and consider incorporating into other chapters of the Comprehensive plan rather than being site specific.

Chapter Eleven – Implementation, Amendments and Evaluation

The 2016 update to the Implementation, Amendments and Evaluation chapter will strengthen the link between the KCCP and the King County Strategic Plan through a set of metrics that will be based on measurable goal statements to be added to each chapter.

- Update and strengthen policies to provide increased attention to areas with low income communities and people of color to address inequities and disparities.
- Review and update metrics to monitor the progress of the KCCP toward achieving the Regional Growth Strategy.
- Consider adding metrics to monitor the performance of the KCCP in meeting the goals of the Growth Management Act.²
- Work with the State Department of Commerce and, as necessary, the Growth Management Planning Council (GMPC) on possible changes to Buildable Lands Reports, including establishing measurable targets for each type of residential housing (e.g. single family, multifamily, and affordable housing).
- Work with the State Department of Commerce and, as necessary, the GMPC to ensure accuracy of Buildable Lands Reports by considering all factors that may prevent achieving growth targets.

² RCW 36.70A.020

Glossary

- Update rural areas definitions (e.g. rural area, rural land, rural zoning, and rural cities).

Area Zoning and Land Use Proposals

- **West Hill** (Motion 14221): Incorporate the updated subarea plan (expected to be completed by June 30, 2015), which should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.
- **Fairwood** (Motion 14276): Review land use designations and implementing zoning on parcels 3423059035, 3423059061, 3423059031, and 3423059034 and the surrounding area.
- **Federal Way** (Motion 14276): Review land use designations and implementing zoning on parcel 2821049171 and the surrounding area.
- **Allison Docket request**: Review land use designation and implementing zoning on parcel 3224079134 and the surrounding area, and consider whether to remove Special District Overlay.
- **Timmerman Docket request**: Review land use designation and implementing zoning on parcel 2625069041 and the surrounding area, and consider whether to change designation and/or zoning, pending the outcome of a review by the City of Sammamish in their 2015 Comprehensive Plan update.
- **Snoqualmie Interchange**: Review land use designations and implementing zoning on the north side of I-90 and SR-18 interchange, and consider whether to convert land from rural to urban. Consider whether any conversion from rural to urban should be done in conjunction with a dedication of lands as open space and/or farmland, on terms and conditions equal to or better than the County's four-to-one program.
- **Duthie Hill**: Review land use designations and implementing zoning within the Duthie Hill Notch in unincorporated Sammamish and the surrounding area, and consider whether to convert land from rural to urban.
- **Fall City**: Review and update the Fall City Subarea Plan including: review land use designations and implementing zoning on parcels 0943100020, 2475900865, and 1524079003 and the surrounding area, and consider including the parcels in the Fall City Business District and the Special District Overlay; and update policies to facilitate increased assistance from King County, as the local government provider, in the formation and management of a local alternative wastewater system.
- **Snoqualmie Pass**: Initiate a subarea plan for Snoqualmie Pass rural town and ski area. The subarea plan should developed in collaboration with Kittitas County and should evaluate and address the current and future housing and economic development needs of this growing community.
- **Vashon**: Initiate an update to the Vashon Town Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address community and business needs, improve economic

vitality and quality of life of its residents, and have included the outreach with the local community in their development.

- **Highline:** Initiate an update to the Highline Community Plan, and incorporate the updated subarea plan into the Comprehensive Plan. The updated subarea plan should include zoning and regulations that: address the historic wide gaps in equity of infrastructure investments and services; facilitate the revitalization of its neighborhoods, local economy, and quality of life of its residents; and have included outreach with the local community in their development.
- **Carnation:** Review land use designations and implementing zoning on parcels 1525079049, 1525079005, and 1525079010 and the surrounding area, and consider whether to convert the parcels from rural to urban. The proposal should be evaluated in conjunction with dedication of lands as open space and/or farmland preservation that is four times the acreage of the land added to the Urban Growth Area.
- **North Bend:** Review land use designations and implementing zoning on parcels 2223089049, 2223089019, 2223089002, 2223089026, 2223089055, 1523089018, 1523089147, 1523089039, 1523089132, 1523089194, 1523089170, 1523089019, 1523089124, and 1523089133 and the surrounding area, and consider whether to convert the parcels from rural to urban. The proposal should be evaluated in conjunction with dedication of lands as open space that is four times the acreage of the land added to the Urban Growth Area.
- **Cedar Hills/Maple Valley:** Initiate a subarea plan for the "Cedar Hills/Maple Valley" area. Review land use designations and implementing zoning on parcels 2823069009, 2923069019, 2923069080, 2923069082, 2923069083, 2923069084, 3223069001, 3223069003, 3223069068, 3323069027, 3323069030, and 3323069042 and the surrounding area, which has long-standing industrial and resource material processing uses. Study and make recommendations on the potential long-term land uses for this area, including coordination with the County's planning on future closure of the adjacent Cedar Hills landfill. Include evaluation of options for land uses other than mining, including residential uses, non-residential uses, and whether a four-to-one proposal is appropriate for this area.
- **Maple Valley Industrial:** Review land use designations and implementing zoning on parcels 1622069091, 1522069034, and 1522069036 and the surrounding area, and consider whether to change designation and/or zoning, including whether to revise or eliminate the development conditions placed by Ordinance 12824 in 1997.
- **Fairwood:** Review land use designations and implementing zoning on parcels 2473300010, 2473300020, 2473300030, 2473300040, 2473300070, 2473300080, 2473300090, 2473300100, 2473300110, 2473300120, and 5479300000, and the surrounding area, and consider whether to change the designation and/or zoning. Consider the current uses, potential for redevelopment, consistency between the comprehensive plan designation and the zoning classification. Consider including incentives to encourage redevelopment of these parcels, such as only allowing realization of any new zoning when the parcels are redeveloped.

Identify any changes to generally applicable policies and codes that would be necessary to adopt any proposed UGA change.

Technical Appendices

- Update technical appendices as needed.

Development Code

- Consider code amendments and comprehensive plan policies for agriculture supportive and dependent uses to support viable and sustainable agricultural production districts.
- Consider code flexibility for alternative temporary lodging, such as treehouses and structures associated with re-creations of historic communities.
- Consider code flexibility for alternative housing models, such as micro housing.
- Consider code changes to regarding ingress/egress for new plat proposals, including space needed for traffic queuing.
- Update and consolidate code sections related to agriculture lands, including KCC 20.54, while still maintaining and/or memorializing relevant policy statements and findings.
- Evaluate and consider code changes to expand use of and/or timelines for extensions of plat approvals.

2016 King County Comprehensive Plan Public Outreach Plan and SEPA Analysis

In accordance with King County Code 20.18.060(A.1)

I. Public Outreach Plan

King County Regional Planning staff, along with staff from the Executive Departments, will conduct a two-phased approach to public outreach for the 2016 King County Comprehensive Plan. The first phase will take place during the spring and summer to get input into the issues to be addressed in the update. King County staff will have information on the update process at the Community Service Area open houses during the period April through June. The 2nd phase will take place in the fall and early winter once the Public Review Draft has been released. Throughout the entire process, the 2016 King County Comprehensive Plan website will be updated and the email address for comments will be monitored. The following community and stakeholder groups will be notified of the update process and will receive an invitation for Regional Planning staff to meet with communities and organizations to gather feedback.

A. Community Councils

- Four Creeks Unincorporated Area Council (UAC)
- Greater Maple Valley Area Council
- North Highline UAC
- Upper Bear Creek Community Council
- Vashon-Murray Island Community Council
- West Hill Community Association
- White Center Community Development Association
- Skyway Solutions
- Fall City Community Association
- Green Valley Lake Holm Association

B. King County Commissions and Advisory Committees

- Agriculture Commission
- Rural Forestry Commission
- Historic Preservation Commission
- Transportation Concurrency Expert Review Panel

C. Stakeholder Groups (*partial list*)

- Master Builders Association of King and Snohomish Counties
- Seattle-King County Realtors
- Futurewise
- Housing Development Consortium
- Puget Sound Sage
- Transportation Choices Collation
- Sound Cities Association
- King Conservation District

- Seattle Tilth
- Tulalip Tribe
- Snoqualmie Tribe
- Muckleshoot Tribe
- Forterra
- Mountains to Sound Greenway
- Stewardship Partners
- Audubon Society
- Wild Fish Conservancy
- Partnership for Rural King County
- King County Flood District
- El centro de la raza
- Eastside Community Network
- Hopelink
- Cascade Bicycle Club
- School Districts
- Port of Seattle
- Healthy King County Coalition
- Got Green

Outreach activities will include particular attention to low income and traditionally disadvantaged groups and communities, including engagement with community-based groups and offering interpretation services and translation of materials.

Outreach efforts will include Regional Planning staff:

- being on hand to attend community meetings,
- inquiring into the best ways communities would like to be engaged, and
- requesting names of additional organizations and communities that should be included in the outreach process.

II. SEPA Analysis

SEPA analysis for the 2016 King County Comprehensive Plan amendment will commence with the release of the public review draft in the fall, 2015 and continue through review by the King County Council committee. SEPA will be concluded in advance of action by the full King County Council, expected in the fall of 2016.

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Executive Request to Add to Proposed Ordinance 2016-0155

Two sections of K.C.C. Chapter 21A.37, Transfer of Development Rights (TDRs), code amendments were inadvertently omitted of the transmitted version of Proposed Ordinance 2016-0155. The Executive has subsequently requested that these amendments be added to the Ordinance.

Section of Ordinance	Code Citation	Description of Executive Addition
NEW	21A.37.030	Limit use of TDRs in urban unincorporated areas. Short subdivisions would be allowed to be receiving sites TDRs, while long subdivisions would be limited to becoming receiving sites until a subarea study is completed.
34	21A.37.110	Allows urban amenity funding to be used in urban unincorporated area receiving sites.
NEW	21A.37.150	Requires amenity funding in urban unincorporated area receiving sites should be roughly proportionate to the value and number of development rights accepted in that area.

1 SECTION ##. Ordinance 13274, Section 5, as amended, and K.C.C. 21A.37.030, are
2 each hereby amended to read as follows:

3 A. Receiving sites shall be:

4 1. King County unincorporated urban sites, except as limited in subsections C and D. of
5 this section, zoned R-4 through R-48, NB, CB, RB or O, or any combination thereof. The sites
6 may also be within potential annexation areas established under the countywide planning
7 policies; or

8 2. Cities where new growth is or will be encouraged under the Growth Management
9 Act and the countywide planning policies and where facilities and services exist or where public
10 investments in facilities and services will be made, or

11 3. RA-2.5 zoned parcels, except as limited in subsection E. of this section, that meet the
12 criteria listed in this subsection A.3. may receive development rights transferred from rural forest
13 focus areas, and accordingly may be subdivided and developed at a maximum density of one
14 dwelling per two and one-half acres. Increased density allowed through the designation of rural
15 receiving areas:

16 a. must be eligible to be served by domestic Group A public water service;

17 b. must be located within one-quarter mile of an existing predominant pattern of rural
18 lots smaller than five acres in size;

19 c. must not adversely impact regionally or locally significant resource areas or critical
20 areas;

21 d. must not require public services and facilities to be extended to create or encourage
22 a new pattern of smaller lots;

23 e. must not be located within rural forest focus areas; and

f. must not be located on Vashon Island or Maury Island.

B. Except as provided in this chapter, development of an unincorporated King County receiving site shall remain subject to all zoning code provisions for the base zone, except TDR receiving site developments shall comply with dimensional standards of the zone with a base density most closely comparable to the total approved density of the TDR receiving site development.

C. ~~((An))~~ Urban unincorporated King County receiving sites may accept development rights from one or more sending sites, ~~((up to the maximum density permitted under K.C.C. 21A.12.030 and 21A.12.040.))~~ as follows:

1. For short subdivisions, up to the maximum density permitted under K.C.C. 21A.12.030 and 21A.12.040, and

2. For formal subdivisions, only as authorized in a subarea study that includes a comprehensive analysis of the impacts of receiving development rights.

D. Property located within the outer boundaries of the Noise Remedy Areas as identified by the Seattle-Tacoma International Airport may not accept development rights.

E. Property located within the shoreline jurisdiction or located on Vashon Island or Maury Island may not accept development rights.

SECTION 34. Ordinance 13733, Section 10, as amended, and K.C.C. 21A.37.110 are hereby amended to read as follows:

A. The TDR bank may purchase development rights from qualified sending sites at prices not to exceed fair market value and to sell development rights at prices not less than fair market value. The TDR bank may accept donations of development rights from qualified TDR sending sites.

B. The TDR bank may purchase a conservation easement only if the property subject to the conservation easement is qualified as a sending site as evidenced by a TDR qualification report, the conservation easement restricts development of the sending site in the manner required by K.C.C. 21A.37.060 and the development rights generated by encumbering the sending site with the conservation easement are issued to the TDR bank at no additional cost.

~~C. ((If a conservation easement is acquired through a county park, open space, trail, agricultural, forestry or other natural resource acquisition program for a property that is qualified as a TDR sending site as evidenced by a TDR qualification report, any development rights generated by encumbering the sending site with the conservation easement may be issued to the TDR bank so long as there is no additional cost for the development rights.))~~ Any development rights, generated by encumbering property with a conservation easement, may be issued to the TDR bank if:

1.a. The conservation easement is acquired through a county park, open space, trail, agricultural, forestry or other natural resource acquisition program for a property that is qualified as a TDR sending site as evidenced by a TDR qualification report; or

b. the property is acquired by the county with the intent of conveying the property encumbered by a reserved conservation easement. The number of development rights generated by this reserved conservation easement shall be determined by the TDR qualification report; and

2. Under either subsection C.1.a. or b. of this section, there will be no additional cost to the county for acquiring the development rights.

D. The TDR bank may use funds to facilitate development rights transfers. These expenditures may include, but are not limited to, establishing and maintaining internet web pages, marketing TDR receiving sites, procuring title reports and appraisals and reimbursing the

costs incurred by the department of natural resources and parks, water and land resources division, or its successor, for administering the TDR bank fund and executing development rights purchases and sales.

E. The TDR bank fund may be used to cover the cost of providing staff support for identifying and qualifying sending and receiving sites, and the costs of providing staff support for the TDR interagency review committee.

F. Upon approval of the TDR executive board, proceeds from the sale of TDR bank development rights shall be available for acquisition of additional development rights and as amenity funds to facilitate interlocal TDR agreements with cities in King County and for projects in receiving areas located in urban unincorporated King County. Amenity funds provided to a city from the sale of TDR bank development rights to that city are limited to one-third of the proceeds from the sale.

SECTION ##. Ordinance 13733, Section 14, as amended, and K.C.C. 21A.37.150 are each hereby amended to read as follows:

A. Expenditures by the county for amenities to facilitate development rights sales in cities shall be authorized by the TDR executive board during review of proposed interlocal agreements, and should be roughly proportionate to the value and number of development rights anticipated to be accepted in an incorporated receiving site pursuant to the controlling interlocal agreement, ~~((or in the unincorporated urban area,))~~ in accordance with K.C.C. 21A.37.040. Expenditures by the county to fund projects in receiving areas located in urban unincorporated King County shall be authorized by the TDR executive board and should be roughly proportionate to the value and number of development rights accepted in the unincorporated urban area.

93 B. The county shall not expend funds on TDR amenities in a city before execution of an
94 interlocal agreement, except that:

95 1. The executive board may authorize up to twelve thousand dollars be spent by the
96 county on TDR amenities before a development rights transfer for use at a receiving site or for
97 the execution of an interlocal agreement if the TDR executive board recommends that the funds
98 be spent based on a finding that the expenditure will expedite a proposed transfer of development
99 rights or facilitate acceptance of a proposed transfer of development rights by the community
100 around a proposed or established receiving site area;

101 2. King County may distribute the funds directly to a city if a scope of work, schedule
102 and budget governing the use of the funds is mutually agreed to in writing by King County and
103 the affected city. Such an agreement need not be in the form of an interlocal agreement; and

104 3. The funds may be used for project design renderings, engineering or other
105 professional services performed by persons or entities selected from the King County approved
106 architecture and engineering roster maintained by the department of finance or an affected city's
107 approved architecture and engineering roster, or selected by an affected city through its
108 procurements processes consistent with state law and city ordinances.

109 C. TDR amenities may include the acquisition, design or construction of public art,
110 cultural and community facilities, parks, open space, trails, roads, parking, landscaping,
111 sidewalks, other streetscape improvements, transit-related improvements or other improvements
112 or programs that facilitate increased densities on or near receiving sites.

113 D. When King County funds amenities in whole or in part, the funding shall not commit
114 the county to funding any additional amenities or improvements to existing or uncompleted
115 amenities.

E. King County funding of amenities shall not exceed appropriations adopted by the council or funding authorized in interlocal agreements, whichever is less.

F. Public transportation amenities shall enhance the transportation system. These amenities may include capital improvements such as passenger and layover facilities, if the improvements are within a designated receiving area or within one thousand five hundred feet of a receiving site. These amenities may also include programs such as the provision of security at passenger and layover facilities and programs that reduce the use of single occupant vehicles, including car sharing and bus pass programs.

G. Road fund amenities shall enhance the transportation system. These amenities may include capital improvements, such as streets, traffic signals, sidewalks, street landscaping, bicycle lanes and pedestrian overpasses, if the improvements are within a designated receiving site area or within one thousand five hundred feet of a receiving site. These amenities may also include programs that enhance the transportation system.

H. All amenity funding provided by King County to cities or to urban unincorporated receiving areas to facilitate the transfer of development rights shall be consistent with federal, state and local laws.

I. The timing and amounts of funds for amenities paid by King County to each participating city shall be determined in an adopted interlocal agreement. The interlocal agreement shall set forth the amount of funding to be provided by the county, an anticipated scope of work, work schedule and budget governing the use of the amenity funds. Except for the amount of funding to be provided by the county, these terms may be modified by written agreement between King County and the city. Such an agreement need not be in the form of an interlocal agreement. Such an agreement must be authorized by the TDR executive board. If

amenity funds are paid to a city to operate a program, the interlocal agreement shall set the period during which the program is to be funded by King County.

J. A city that receives amenity funds from the county is responsible for using the funds for the purposes and according to the terms of the governing interlocal agreement.

K. To facilitate timely implementation of capital improvements or programs at the lowest possible cost, King County may make amenity payments as authorized in an interlocal agreement to a city before completion of the required improvements or implementation programs, as applicable. If all or part of the required improvements or implementation programs in an interlocal agreement to be paid for from King County funds are not completed by a city within five years from the date of the transfer of amenity funds, then, unless the funds have been used for substitute amenities by agreement of the city and King County, those funds, plus interest, shall be returned to King County and deposited into the originating amenity fund for reallocation to other TDR projects.

L. King County is not responsible for maintenance, operating and replacement costs associated with amenity capital improvements inside cities, unless expressly agreed to in an interlocal agreement.

Comments on the Comprehensive Plan from the Council Web Site

Updated April 23, 2016

First Name	Last Name	District	Comment
Bonnie	Morrison	3	Terribly interested in stopping the Remlinger Investment Property from using the 4 to 1 plan to take farm land and convert it to tightly packed new housing. This would be adjacent to 70 brand new homes that ate up farm land adjacent to the city of Carnation and boarding Remlinger's proposed sight. Right now I look at the 70 new homes where part of a dairy farm existed for many decades. I live on adjacent land that is part of the hundred year old dairy farm. The new development is beyond an eye sore, nature ripped up for \$\$\$\$. Remlinger Investors have the same idea. Please don't let the friendship between Gary Remlinger and the council member he funds, Lambert, be allowed to take any more of our beautiful land for development. Please help preserve what we are so fortunate to have. Thank you, Bonnie Morrison
Claudia	Donnelly	9	I would like to see more green building in the May Creek Basin area and to require KC developers to keep mature trees in the area to be developed. In addition, I would like to see KC do more in the WRIA 8 area to prevent storm water runoff from affecting private property owners.

Comments on the Comprehensive Plan from the Council Web Site

Updated April 23, 2016

First Name	Last Name	District	Comment
Andy	Tidball		<p>Hello, I'm writing to encourage King County to include measures in its new comprehensive plan that increase the opportunity for residents to live smaller, particularly by making it possible to live in so-called "tiny houses". These houses are generally smaller than even minimum sized manufactured homes, and there is a small but growing movement of people who desire to live in them for a wide variety of reasons. This style of house seems ideal in serving many of King County's housing goals and problems. They are relatively inexpensive to both build and live in, placing their ownership within financial reach of lower income residents. They have been used successfully in several cities to help combat homelessness. They encourage greener living in a variety of ways, such as taking up less space, using fewer resources to build and maintain, and containing less space for excessive consumerism. They allow greater population densities than traditional single family housing, and are ideally suited to the growing segment of the population living in households with fewer people. When organized into planned neighborhoods of tiny houses that include shared spaces and common amenities, they foster strong communities. Despite all of these upsides, it is essentially impossible to legally live in a tiny house in King County. My wife and I considered making an attempt to do so and ultimately gave up. One thing that attracted us to tiny houses was the possibility of building it on a trailer small enough to be towed without a special permit, allowing us to bring our house with us when we move to remain close to employment. Many other tiny house enthusiasts also build on a trailer in order to officially make it a vehicle instead of a house, allowing them to get around various housing codes such as minimum house and room sizes. Unfortunately, in King County this approach leads to the problem of it being illegal to use a vehicle (even an RV) as a permanent residence. Even if we were to overcome those problems, finding a place to put a tiny house is also a major challenge. Long term RV parks might be a possibility, but again permanent dwelling in an RV is illegal. Additionally, they don't tend to be in urban areas with easy access to things like public transit. That problem is generally shared by other potential locations as well, such as manufactured home parks, or rented space in the yard of a single family residence, each of which also have their own additional problems. People interested in tiny houses still want to live in houses that are built to rigorous codes and standards, and in locations for which they are intended, but currently have no choice but to work around the laws and codes rather than within them, simply because no other framework exists. As this movement continues to grow and spread, it will behoove jurisdictions like King County to work with it to develop such a framework in order to capitalize on its many possible benefits. A few other places, such as Portland OR and Asheville NC, are starting to test these waters, and as a result are becoming centers of the tiny house movement. This is a movement whose philosophy, goals, and benefits align well with King County, as evidenced by the fact that the movement is relatively strong in this area even despite the difficulties. I strongly encourage the</p>
Donald	Kupillas	9	<p>Hello, Unfortunately I am unable to attend the meeting in person. I would like to propose that the council focuses on resolving the traffic congestion on Issaquah-Hobart Road. I have attended meetings with Issaquah's traffic task force, however they did not address I-H Road as it is in Unincorporated King County. The idea that was proposed was to add a 3rd lane that is interchangeable between Northbound and Southbound directions. In the mornings, the additional lane can lessen the Northbound congestion. In the afternoon / evenings the additional lane can lessen the Southbound congestion. Having the 3rd lane between Cedar Grove Road and 2nd Ave. SE in Issaquah would alleviate the majority of the traffic issues. Thanks for your consideration. Don Kupillas</p>

Comprehensive Plan Comments received via email

Updated April 23, 2016

Fname	Lname	Issue	Comment
Terri	Divers	Fall City	Under the "Executive Recommended 2016 Plan Released" the statement "Initiates an alternative wastewater treatment study for Fall City" you should add "for the business district" It is misleading the way you have it. For the residents that have worked so hard to keep wastewater treatment out of the residential area, this statement is incomplete, incorrect and hurtful.
Teresa	Appleseth	Fall City	I for one will be analyzing the heck out of all the TDR changes. More peeps out here need to pay attention to TDRs. Also, the wording was unfortunate regarding "Initiates an alternative wastewater treatment study for Fall City". The long time residents of Fall City (many gens), along with a few of us newbs (three gens or less☺), have fought long and hard for "wastewater treatment" to be left out of residential FC. We compromised a lot to allow it in the SDO (Business district) on the last Comp plan go around. The wording should have reflected and respected these efforts.
Andy	Tidball	Tiny Houses	I'm writing to encourage King County to include measures in its new comprehensive plan that increase the opportunity for residents to live smaller, particularly by making it possible to live in so-called "tiny houses". These houses are generally smaller than even minimum sized manufactured homes, and there is a small but growing movement of people who desire to live in them for a wide variety of reasons. This style of house seems ideal in serving many of King County's housing goals and problems. They are relatively inexpensive to both build and live in, placing their ownership within financial reach of lower income residents. They have been used successfully in several cities to help combat homelessness. They encourage greener living in a variety of ways, such as taking up less space, using fewer resources to build and maintain, and containing less space for excessive consumerism. They allow greater population densities than traditional single family housing, and are ideally suited to the growing segment of the population living in households with fewer people. When organized into planned neighborhoods of tiny houses that include shared spaces and common amenities, they foster strong communities. Despite all of these upsides, it is essentially impossible to legally live in a tiny house in King County. My wife and I considered making an attempt to do so and ultimately gave up. One thing that attracted us to tiny houses was the possibility of building it on a trailer small enough to be towed without a special permit, allowing us to bring our house with us when we move to remain close to employment. Many other tiny house enthusiasts also build on a trailer in order to officially make it a vehicle instead of a house, allowing them to get around various housing codes such as minimum house and room sizes. Unfortunately, in King County this approach leads to the problem of it being illegal to use a vehicle (even an RV) as a permanent residence. Even if we were to overcome those problems, finding a place to put a tiny house is also a major challenge. Long term RV parks might be a possibility, but again permanent dwelling in an RV is illegal. Additionally, they don't tend to be in urban areas with easy access to things like public transit. That problem is generally shared by other potential locations as well, such as manufactured home parks, or rented space in the yard of a single family residence, each of which also have their own additional problems.

Comprehensive Plan Comments received via email

Updated April 23, 2016

Fname	Lname	Issue	Comment
Andy	Tidball	Tiny Houses	People interested in tiny houses still want to live in houses that are built to rigorous codes and standards, and in locations for which they are intended, but currently have no choice but to work around the laws and codes rather than within them, simply because no other framework exists. As this movement continues to grow and spread, it will behoove jurisdictions like King County to work with it to develop such a framework in order to capitalize on its many possible benefits. A few other places, such as Portland OR and Asheville NC, are starting to test these waters, and as a result are becoming centers of the tiny house movement. This is a movement whose philosophy, goals, and benefits align well with King County, as evidenced by the fact that the movement is relatively strong in this area even despite the difficulties. I strongly encourage the county to consider tiny houses as a means of addressing many of its housing goals and problems, and to therefore include the design and creation of appropriate legal frameworks within the comprehensive future plans that are currently being developed.

Comp Plan Comments Received April 2016

King County Comp Plan - Committee Meeting

March 15, 2016

RE: Wesley Homes comments in regard to the comprehensive plan update Motion 14276.

Presenting: Christine Tremain, VP Marketing and Development, Wesley Homes

Wesley Homes is a not for profit provider of care and services for middle income older adults in south King County and soon to be in Pierce County. Our communities in Des Moines and Auburn offer a continuum of care so that those we serve can remain in place even as their care needs change. We also provide financial assistance to help those who have run out of resources stay within our family and in the place they call home.

Currently, the parcels owned by Wesley Homes under review in the Fairwood-Renton area are zoned R6 with the land use designation UM – Urban Residential, Medium. As stated in Executive Constantine's recommendation, the neighboring parcels to the north and east are zoned CB and R-24.

Executive Constantine is recommending just one parcel be reclassified to UH – Urban Residential, High and rezoned to R18, leaving the other parcels as they are. He states that density incentives provided for senior housing will give us the increased density we need and are seeking.

As I've read Title 21A of the King County Code pertaining to these incentives, they seem to be specific to low income seniors with incomes at 50 to 80 percent of the median income or small accommodations less than 600 square feet. Serving those who have incomes closer to the median income, Wesley Homes' model of providing quality communities for middle income seniors won't qualify for these density incentives.

Our model provides the continuum of care in larger accommodations at a price that is affordable for middle income seniors - such as retired school teachers, clergy, civil servants and small business owners. We rely on density, accommodations and amenities that are attractive to the market, and community partnerships to make this work. Wesley Homes owns and manages its communities over the long term and is not in the business of building to sell as many for profit providers are. We have been in Des Moines since 1944.

We are appreciative of Executive Constantine's support and recommended land use and zoning change for parcel 3423059035 to UH and R-18, respectfully. We additionally request that the committee consider including one or both of the adjoining parcels 3423059061 and 3423059031 in the land use and zoning change to UH and R18.

The difference for us is significant providing an additional 57 units for each additional parcel included in the R18 zoning, according to our calculations. If we qualified for the density incentives considered by Executive Constantine, we could realize as many as 85 more units. With the zoning change on just one parcel (3423059031), our total density would increase from 266 to 323 units and this would enable us to build enough accommodations to keep our prices affordable to many of the older adults in the county.

Wesley Homes offers a continuum of care that includes skilled nursing and rehabilitation. This requires a conditional use permit that – as we understand it – is not allowed in R6 zoning. Hence, another reason that we ask you to include the additional 1-2 parcels in the R18 zone.

There are programs to help developers build communities for low income seniors and we've seen several life care communities come into our market serving wealthy individuals. Few providers have been able to develop a continuum of care for middle income older adults, like Wesley Homes is able to do.

We have received great praise and support for our projects serving this somewhat forgotten market. Please help us bring our not-for-profit continuum to the Fairwood-Renton area, a neighborhood that our studies show, is desperately in need of quality senior housing and care services like Wesley Homes provides.

Thank you for your consideration of this request.

2016 KCCP Update Oral Testimony before King County Council "Committee of the Whole"
Wednesday, April 6, 6:30 - 9:00 PM, Gracie Hansen Bldg., Ravensdale, WA

My name is Peter Rimbo. I am speaking on behalf of the Greater Maple Valley Unincorporated Area Council (Area Council). I serve as Chair of our Growth Management Committee and, as such, manage and coordinate our King County Comprehensive Plan (Comprehensive Plan) Update review and comment.

Our Area Council has served greater Maple Valley for over 40 years as an important sounding board and voice for Rural Area residents. We helped local people seek incorporation of the City of Maple Valley. We have provided valuable input to you on County objectives, Code, and the Comprehensive Plan. We look forward to continuing those relationships.

We applaud the more wide open process being followed for 2016 Comprehensive Plan Update. Although we have been reviewing and submitting comments on all major 4-yr Updates for many, many years, this is the first time we have been provided the opportunity to help shape the Executive's Public Review Draft. Many of our early comments were accepted and became part of the PRD released last November. This has helped the people, who are most directly affected by the Plan, have a direct say in its preparation. We also applaud the Executive's Office and its Comprehensive Plan Manager, Ivan Miller, and Senior Policy Analyst, Karen Wolf, for holding multiple meetings with our Area Council over the past 14 months.

To conduct our in-depth review we assigned specific Chapters, Attachments, and Appendices to our four major Committees: Economic Development, Environment, Growth Management, and Transportation. Our Committees held multiple meetings prior to presenting comments to our full Area Council for deliberation and final approval. We made multiple submittals to the Executive's Office throughout 2015 culminating in a set of PRD detailed comments in early January.

In general, we are pleased with the Plan as submitted by the Executive to the Council on March 1. However, we still do have some specific comments to present to you tonight.

CHAPTER 3—RURAL AREA AND NATURAL RESOURCE LANDS

Over the past two years we have hosted several standing-room-only meetings where resident after resident has voiced deep concerns with Marijuana growing operations, processing/manufacturing facilities, or distribution businesses being sited in Rural Area residential neighborhoods. Such businesses could be quite lucrative both with valuable product on the premises and amount of cash on hand. However, as you well know, the County cannot always provide adequate Police protection to the Rural Area. This is a dangerous mix. We call for such operations to be recognized in the Comprehensive Plan as incompatible with the Rural Character the County and we strive to maintain. Further, we call for KC Code definitions 21A.06.605 Home industry and 21A.06.610 Home occupation be revised back to their pre-2008 Comprehensive Plan definitions to address the existing loophole where a residence can be converted to a business establishment without maintaining “the primary use of the site as a residence.”

Policy R-309 deals with Transfer of Development Rights receiving sites. To meet the original intent, Rural Area properties should not serve as receiving sites for any TDRs.

Policy R-326 deals with siting of facilities in the Rural Area. We applaud language here and in Chapter 9--SERVICES, FACILITIES, & UTILITIES to preclude those facilities that primarily serve urban residents from being located in the Rural Area. However, to truly fix the problem, KC Code 21A.08.060 A. Government/business services land uses must be changed under “Specific Land Use” – “Utility Facility” by adding a new Note (#38) as a Development Condition to all Zoning Designations.

CHAPTER 8 -- TRANSPORTATION

Policy T-102 deals with regional transportation planning. We and other Rural Area UACs and Associations held a very well attended Transportation Forum with State, Regional, and County representatives in Issaquah in September 2014. Chairwoman Lambert, I sat next to you and presented our findings on “rural regional corridors” and sustainable funding. With Rural Area growth at ~200 per year and almost all growth going to Urban Areas, major County roads are used primarily by urban residents. Consequently, we believe “County road networks,” which know no jurisdictional boundaries (similar to State roads), should be established and funded by all County taxpayers. We reviewed the January 2016 recommendations of the County Bridges and Roads Task Force, unfortunately it did not include this “network” concept. We urge the Council to explore this “County road network” concept.

Regarding Concurrency, we believe it must have an enforcement mechanism, be linked to a public dialog, and include a “regional” perspective among multiple jurisdictions. Infrastructure needs should be identified as early and accurately as possible, with implementation of identified improvements truly concurrent, otherwise development approval must be delayed or denied.

Policy T-224 deals with TDRs being used to satisfy Concurrency. This policy should be deleted, as TDRs should not be used to satisfy Concurrency testing anywhere within the Rural Area. Concurrency is a tool used to ensure infrastructure keeps up with development. The use of TDRs to satisfy Concurrency testing does nothing to help reach that goal and, in fact, can hinder reaching that goal.

CHAPTER 12— IMPLEMENTATION

Policy I-203 Item b. appears to eliminate our past and ongoing concerns related to the proposed Reserve Silica Demonstration Project. We strongly support such a change. The Executive has not supported this project, nor have we or many, many members of the Public in our area. The proposed Demonstration Project never has been consistent with other policies in the Comprehensive Plan. We urge you to ensure the County follows its standard methods for transitioning mining sites when resource extraction is complete.

We will be submitting our detailed Written Comments to the Council’s TrEE Committee in the coming months. Thank you again for this opportunity to articulate our comments on the 2016 KCCP Update.

From: Bonnie Morrison

Subject: Remlinger Investment Property

I submitted comments again and wanted to send these pics but did not know how to include them. The Remlinger Investment Property is the brown field in front of the new housing development currently building 70 houses. This is what I now see from my front yard. The other picture is another direction, same front yard. We are all part of a 100 acre dairy farm that used to exist where all new houses are. When I moved here 12 years ago, that was only farm lands, so very beautiful, now.....choked. Please help us preserve the heritage of the valley from big money and political influence, please. Thanks so much for your help Christine. Bonnie Morrison



Testimony to King County Council TrEE Committee, March 15, 2016

My name is Robert E. Braeutigam and I reside at 2640 271st Ave SE, Issaquah which is within the Duthie Hill Notch, subject of Area Zoning Study #7 in the King County Comprehensive Plan Executive Report.

Since 2007 the Notch has been the subject of attempts by the City of Sammamish and selected property owners to change the UGA to make it eligible for annexation to the City. As you know, it was rejected by this Council in the Comprehensive Plan process in 2008 and 2012.

Nothing has materially changed since then. Admittedly deaths, ownership changes and financial need have changed the balance of those opposed or in favor of such action. However, the motivations remain the same. The City ostensibly wants to annex the area to place SE Duthie Hill Road under its jurisdiction to facilitate upgrade and repair of the road. The residents in favor of this action have a common objective – to sell their land to developers, profit and move. That leaves those who remain to bear the burden of the dense development that will follow.

As is clearly outlined in the Area Zoning Study, the Notch and the surrounding area, as they exist, fail to meet any of the criteria and policies of King County and the Comprehensive Plan that would allow revision of the UGA. Desires of the City and some property owners do not alter that fact.

The Notch is indeed rural, having been so since its inception as an undifferentiated part of an 1894 land patent. In 1951 it was segregated out into its current configuration as the original 160 acres were divided up and sold. By 1979 it had been divided into the current parcels. Zoning progressed from Forestry land to a One house per Five Acre designation, subject to certain conditions. In 1993, the first attempt was made to rezone the Notch as R7200, consistent with the zoning proposed for the Trossachs development which envelops two sides of the Notch. I say all this because the Notch was not carved out from urban land, rather urban zoning was created to envelope the Notch and facilitate.

We agree with the Executive recommendation – “Do not go forward with the proposed unmitigated change to the UGA line.” Besides procedural issues, there are many technical reasons not to do so. Chief among them are 1) The existence of an environmentally sensitive area, the Patterson Creek Category 2 wetland/pond. And 2) The safety and traffic hazards that will be created in High Country that would be created by the extension of a connector road across the Notch linking High Country and Trossachs.

We just as strongly disagree with the recommendation to “Consider a Four to One proposal through the GMPC or direct application to the program.” The City does not have property that to exchange that is contiguous to the Notch as required by current policies. To allow the City and or property owners to seek a variation via the GMPC process or any variation that is not open to public scrutiny and participation is a violation of the transparency we have come to expect from County government. The City is a

participant in the GMPC and as such has unlimited access and voice at the Council. This is vastly and unfairly disproportionate to the voice we property owners who oppose this action have.

Let me quote from the Seattle Times January 3 editorial about the UGA.

"So, there is not a shortage of space to build homes. Changes are sought because developers would prefer to build in more lucrative areas, where they're now limited by land use rules.

As long as the region has capacity in sight, elected officials should stand firm and uphold the Growth Management Act. Its principles are needed now more than ever."

That says it better than I can. Thank you.

From: Pete Hayes **Subject:** Forest Focus Areas Revision

I understand you are reviewing my discussion with Kathy Lambert, Bob Burns, Ivan Miller and Karen Wolf to revise the language on the Forest Focus Areas to allow approximately 50% of an adjoining parcel to King County Parks be donated or put in a NGPE. In return the owner would be allowed to cluster the allowable density on the balance of the property. I think this would be a substantial public benefit while allowing the footprint of the rural zoning to be decreased. The majority of home buyers do not want to take care of 5 or 10 acre tracts. I have three potential properties to review how the change would be in practice. One is on top of Cougar Mountain with amazing views of Lake Sammamish, Mt. Baker, all the way to the east to Mt. Si. The second parcel is currently owned by Issaquah School District and is known as Winterbrook Farm, the third is a substantial property in rural King County that could add as much as 100 acres to a current park. The number of properties would be small but I think the additional parkland and benefits would yield great results. I look forward to discussing the possibilities.

March 24, 2016
Alan Kaufer
2441 270th AV SE
Issaquah, WA 98029
ringneck517@yahoo.com
425-802-0947

Honorable King County Council

As I understand there is not a county policy that supports the UGA inclusion of the Duthie Hill notch. Those of us in the notch who have in the past wished for a rezone are still committed to pursuing this action.

In addition to the previous petitioners, the Kuhn residence (Parcel 1224069049) has expressed their preference for a UGA revision. This shifts an additional 1.5 acres to the total quantity requesting this change. Their location is noted on the attachment PROPERTIES REQUESTING ADJUSTMENT TO UGB_R1.pdf below.

I am therefore asking that you add this issue to the council agenda for appropriate consideration and voting in hopes that this time we can address this example of incongruous zoning.

See accompanying documentation.

Please don't hesitate to contact me if you have any questions.

Thank you for your time,

(SIGNED)
Alan Kaufer

Paul Brenna's original docket request:

Paul and Julie Brenna

2443 270th Ave SE

Issaquah, WA 98029

June 22, 2015

REFERENCE: Docket Request for Adjustment of Urban Growth Boundary, UGB to include Duthie Hill Road Area within the UGB

DESCRIPTION:

The Duthie Hill Road Area is bordered on the west, north and east by the incorporated City of Sammamish. The portion of Duthie Hill Road that forms the south border of the Area is owned by King County. The incorporated areas surrounding 3 sides are zoned R4 (4 units per acre) and are developed with single family homes. Lot sizes in the adjacent incorporated area range from 18,000+/- square feet to 40,000+/- square feet on the west, and 10,000+/- square feet on the north and east. The Duthie Hill Road Area is 46.32 acres in area and includes 20 parcels. Current King County zoning is RA-5 (1 dwelling unit per 5 acres of land). Of the 20

parcels, only 4 are 5 acres or larger. The smallest parcel is 0.62 acre and 12 of the 20 parcels are less than 2 acres in area. 16 of the 20 parcels do not conform to current King County zoning lot size density requirements.

A BRIEF HISTORY:

We are owners of a five acre lot at the northwest corner of the Area. We purchased our property in 1976. At that time the surrounding areas were a mix of vacant forest land, small farms, and mostly weekend homes surrounding Pine and Beaver lakes. Housing “developments” including Klahanie, High Country, Trossachs, and others did not exist. The City of Sammamish did not exist. At that time the majority of the (then called) Pine Lake Plateau was in fact generally rural. Times have changed significantly since we purchased our property. The term “rural” no longer fits with the vast majority of the development on the Sammamish Plateau, including the Duthie Hill Road Area. Since our ownership the Area has been surrounded on three sides by housing developments, located within the City of Sammamish. The once original rural nature of the Area and its surroundings is long gone.

ZONING:

When we purchased our property in 1976 the zoning (including surrounding areas) was 1 house per acre density, and that zoning remained until around 1993. At about that time we were re-assigned RA-5 zoning (1 house per 5 acres). High Country development to our west and Trossachs to our north and east were developed with zoning of 1 per acre density.

In November of 2007 the city of Sammamish completed an annexation strategy study. And, on April 21, 2008 the Sammamish City Council adopted ordinances 2008-228 and 2008-229 that adopted Potential Annexation Area (PAA) designations and contingent land use and zoning designations for Sammamish PAAs as well as for the Duthie Hill Area. We were assigned contingent R-1 (1 house per acre) zoning and a R1-R4 land use designation. The City of Sammamish contingent zoning and land use matches the surrounding zoning and development.

The City of Sammamish *Duthie Hill Land Use Study 6-11-15* can be accessed at <http://www.sammamish.us/about/AnnexationAreas.aspx?ID=DuthieHill>

DUTHIE HILL ROAD ACCESS AND TRAFFIC

The logical north border of Rural classification is the Duthie Hill Road. Upon completion of Sammamish’s annexation of the Klahanie area all of the south border of Sammamish will be Duthie Hill Road/Issaquah Pine Lake Road and classified Urban, except our Duthie Hill Area. That’s about 7% of Sammamish’s south border. This boundary irregularity does not make sense.

The current south boundary of Sammamish encompassing Duthie Hill Road is approximately 1.2 miles long, except for the 1/4 mile long Area near the middle. That 1/4 mile is under King County jurisdiction. With the Sammamish annexation of the Klahanie area, the south boundary will be approximately 3.4 miles, and under the maintenance jurisdiction of Sammamish, EXCEPT for the 1/4 mile “missing tooth” at the Area. The task of coordination of road maintenance, improvements, and cost allocation between King County and Sammamish is a task with no logical reason to exist. The requested adjustment of the UGB and thus possible annexation by Sammamish would rectify this anomaly.

The following graphic shows the relationship of the Area as it relates to Sammamish’s south border:

SCALE GRAPHIC OF CITY OF SAMMAMISH SOUTH BOUNDARY AT SE DUTHIE HILL ROAD & ISSAQUAH-FALL CITY ROAD

3.4 MILES

EAST SAMMAMISH BOUNDARY

WEST SAMMAMISH BOUNDARY

SE DUTHIE HILL ROAD & ISSAQUAH - FALL CITY ROAD

CURRENT CITY OF SAMMAMISH	“AREA” KING COUNTY	CURRENT CITY OF SAMMAMISH	CITY OF SAMMAMISH WITH KLAHANIE ANNEXATION
0.45 MILES	0.25 MILES	0.50 MILES	2.20 MILES
13%	7%	15%	65%
3.4 MILES TOTAL ROAD LENGTH AT CITY OF SAMMAMISH SOUTH BOUNDARY WITH KLAHANIE			

The Area is currently accessed by 2 private roads that dead-end in the Duthie Hill Area. Future access to the area can be provided with existing City of Sammamish improved street rights-of-way that are stubbed at the boundary of the Area at the northwest and northeast corners from the Trossachs and High Country neighborhoods, both of which are located within the City of

Sammamish. The 6-08-90 King County Report and Recommendations regarding High Country Division 3 (adjacent to us) states in part regarding S.E. 25th Street: “.....provide adequate right-of way for the adjacent property owners to the east to construct access on that right-of-way at their own expense at such time as it is necessary for further development of those adjacent properties.” (Underline added)

Water and sewer lines exist within these rights-of-way, as well as within the right-of-way of Duthie Hill Road. The County changed the designation of Duthie Hill Road to an urban arterial, thus fully surrounding the Duthie Hill Area with urban development and infrastructure.

The Duthie Hill Road provides very difficult access during AM and PM peak traffic times from our neighborhood. There is no alternative route for us to use. Most of this traffic is generated by the surrounding development, i.e., three sides of our area. A recent, Draft Duthie Hill Area Study, presented to the City of Sammamish Planning Commission on June 18th 2015 states that the average daily trips would be reduced on Duthie Hill Road with a change from rural to urban assuming a potential future road connection between SE 25th Way and Trossachs.

EXISTING AREA LOT SIZES:

As can be seen in the chart below, 80% of the Area's existing lots do not meet the current Rural 5 acre minimum lot size, with only 4 (20%) of the 20 lots actually conforming to the current 5 acre Rural zoning. Maintaining a Rural zoning classification in which 80% of the lots are non-conforming is, in reality, classifying an area something it is not. The existing Area does not meet Rural criteria simply given the lot sizes not meeting the current Rural 5 acre zoning, and thus should not be continued to be designated something it isn't.

The chart below summarizes the existing non-conforming vs. conforming lots within the Area:

CURRENT LOT SIZE DISTRIBUTION WITHIN THE AREA:

LOT SIZE	QUANTITY	ACRES
Lots less than current minimum 5 acre lot size:		
Less than 1 acre	3	2.38
1 acre to less than 2 acres	10	12.95
2 acres to less than 3 acres	1	2.72
3 acres to less than 4 acres	2	6.70
4 acres to less than 5 acres	0	0.00
SUB TOTAL non-conforming lots:	16	24.75
PERCENTAGE non-conforming:	80%	
Lots that meet current minimum 5 acre lot size:		
5 acres to less than 6 acres	3	15.28
6 acres and larger	1	6.29
SUB TOTAL conforming lots	4	21.57
PERCENTAGE conforming lots:	20%	
TOTAL	20	46.32

SUPPORT FOR ADJUSTING THE URBAN GROWTH BOUNDARY:

Owners within the Area have recently been polled regarding adjustment of the UGB. The results of that poll can be seen in the chart below. As can be seen, 13 of the 20 parcels are in favor with 7 either against or having no opinion. (65% parcels in favor) Those in favor represent 78% of the acreage in the Area. It is noteworthy that all of those owners against UGB Adjustment have lots smaller than the current Rural 5 acre minimum zoning they wish to keep. A signed petition documenting this poll is attached.

Duthie Hill Area Owner's Poll

	Owner	Acres	Parcel No.
Yes to adjust UGB from Rural to Urban:			
1	Lindsay/Raefield	6.29	1224069075
2	Patterson	0.62	1224069076
3	Sanderson	3.70	1224069036
4	Patterson	1.00	1224069050
5	Kaufer	5.14	1224069052
6	Milton	5.14	1224069037
7	Brenna	5.00	1224069053
8	Lindsay/Raefield	1.08	1224069002
9	Johnson	3.00	1224069047
10	Mihaiuc	1.50	1224069048
11	Hernandez	1.66	1224069046
12	Milton	1.00	1224069057
13	Hui	1.19	1224069051

Total acres "Yes": 36.32

No or unknown to adjust UGB Rural to Urban:

1	Lewis	1.50	1224069038
2	Brantley	1.00	1224069034
3	Wiersum	2.72	1224069054
4	Kuhn	1.50	1224069049
5	Braeutigam	1.52	1224069054
6	Strouse	0.94	1224069033
7	Learnard	0.82	1224069044

Total acres "No": 10.00

Total Area acres: 46.32

SUMMARY:

My neighbors and I, who have signed the attached petition, request that King County adjust the Urban Growth Boundary to include the Duthie Hill Area as part of the UGB for the following reasons:

The current Rural zoning doesn't match the urbanization that surrounds us.

- Having only a small portion of the Duthie Hill road under county control doesn't makes sense
 - Urban zoning would reduce traffic on Duthie Hill Road by allowing a natural connection between High County and Trossachs
 - We are surrounded by three sides of urban development
 - No farming, ranching, or other rural type uses currently exist within the Duthie Hill Road Area
 - We are surrounded by three sides of a city, i.e., Sammamish
 - We have contingent zoning and land use by Sammamish that matches the surrounding development and is consistent with our original 1 house per acre County zoning before the down-zone to RA-5 (1 house per 5 acres)
 - We, the majority of the residents in the area, petition King County to include us in the UGB
- Your review and consideration of this Docket Request to include the Duthie Hill Road Area within the UGB will be very much appreciated.

Please contact us at the numbers below if you have any questions, or require additional information.

Thank you.
Sincerely yours,

Paul L Brenna

Julie D Brenna

Paul L. Brenna

Julie D. Brenna

Ascension Properties Llc
Cougar Summit Llc
East Cougar Mountain Properties

Ivan Miller, AICP
Comprehensive Planning Manager
Performance, Strategy and Budget
Chinook Building
401 5th Ave Ste 810
Seattle, WA 98104

Karen Wolf, AICP
Senior Policy Analyst
Performance, Strategy and Budget
Chinook Building
401 5th Ave Ste 810
Seattle, WA 98104

RE: East Cougar Mountain PAA Meeting

Mr. Ivan Miller & Ms. Karen Wolf,

I was in attendance at the meeting on January 27th at Issaquah City Hall representing Ascension Properties Llc, parcel No. 302406-9027 and Cougar Summit Llc, Parcel No. 302406-9028. The two parcels are located at approximately 18601 – 18899 SE 65th PL, Issaquah, WA. 98027. The parcels together are approximately 27.72 acres. The adjacent parcels occupied by single family residences average 1.78 acres with private water and on-site septic. Both parcels are currently within the Urban Growth Boundary and designated R-1 and within the Cougar Mountain Subarea Master Plan Development Area NC-P01. The current zoning designation of R-1 does not have a SO attachment to the current zoning designation suggesting no Overlay District is applied. In accordance with the old NC-P01 overlay the owners are allowed to apply for reclassification in the event the subject property is not within a master plan for village development. The classification described in NC-P01, effective August 18th, 1997 as amended by 14044 and Ordinance No. 15028 as of 10/11/2004 allows a reclassification zoning of

GR-2.5. Resolution No. 25789 amends GR 2.5 to UR or RA, allowing RA-2.5(only in designated urban areas and/or in areas not designated urban and in the rural forest focus area.) and RA-5.

The proposed change from urban to rural would change R-1 to RA, no description was provided at the meeting as to if the subject property would be zoned RA-2.5 or RA-5. Under the RA – 2.5 designation full density would only be allowed in the event the property was located within a rural forest focus area and with a transfer of density credit pursuant to KCC chapter 21A.37.

The subject property is contiguous on the south and west to the Cougar Mountain Wildland Regional Park which should have as much or more value than the areas currently designated rural forest focus area.

Preliminary discussions with Bob Burns, Deputy Director Department of Natural Resources for King County that the subject parcels are available for purchase by King County to add to the Cougar Mountain Wildland Regional Park. The property would add significant value to the parkland. The properties owners remain open to work with King County on a portion of the property contiguous to the park.

Under the current zoning and overlays the properties would be allowed to short plat the 19.99 acre parcel to four lots, but due to the urban designation not allowed to install private wells. The current zoning effectively prevented the property from being subdivided with private wells because of the urban designation and the fact that both Issaquah and Bellevue denied public water service unless the property was annexed. In the event the property zoning designation is changed to rural the property would then have the option to short plat with private wells serving the individual lots and no open space would be created. During the meeting at the City of Issaquah a water system manager expressed his concern that the area has been excluded from the Cascade Water Alliance service area. Many of the wells in the Cougar Mountain area and others that depend primarily on wells have been going dry with the extended hot weather in late summer and early fall. If King County can work with The Cascade Water Alliance to amend the service area and to work with the City of Bellevue to extend a water main, currently approximately 2,000 feet to the west of the area now on wells that would be a great help to ensure the water will not go dry and offer much greater safety in the event of a fire.

The property is located on a private drive currently serving seven home-sites averaging 1.78 acres. An additional nine lots would maximize the rule provided for private drive allowable density. In the event the property is converted to a rural designation the owners request that 21A.06.196, Clustering would be allowed due to the proximity to the park. Under the RA-2.5 and in the event the property when clustered would create a natural open space for the preservation of critical areas, parks and permanent open space

Ascension Properties Llc
Cougar Summit Llc
East Cougar Mountain Properties

with no reserve for future development. If this language could be added to the RA-2.5 zoning designation it has the potential to greatly increase parkland at little to no cost to King County while preserving those

properties in accordance with 21A.06.196. In addition, the property owners have discussed that in the event this would be acceptable that they would consider deeding that open space portion to King County created by the added provision of 21A.06.196. Also considered by the owners would be to gift to King County any units (TDR's) allowable under the clustering provision over nine lots to be approved by short subdivision.

The property owners are open to discuss all options. The most important request is to be granted public water to provide a safer and more reliable water supply for the area.

Please feel free to contact me to discuss and keep me updated on the progress prior to presentation to King County Council.

Sincerely,

Ed Meyer
Manager



ADDRESS 812 102nd Ave NE
Bellevue WA 98004

PHONE 425-454-9923 x 102

Cc: Peter C Hayes Broker
Coldwell Banker Bain
150 Bellevue Way SE
Bellevue, WA. 98004
206-790-5263

Testimony to KCC Committee of the Whole, April 6, 2016, Rev 1

My name is Robert E. Braeutigam and I reside at 2640 271st Ave SE, Issaquah, within the Duthie Hill Notch, subject of Area Zoning Study #7 in the King County Comprehensive Plan Executive Report.

My neighbors and I agree strongly with the Executive recommendation – “Do not go forward with the proposed unmitigated change to the UGA line.”

The many good reasons to support this position are clearly delineated in the zoning study. Chief among them are that the City of Sammamish has a surplus capacity of 2087 units over the forecast housing need in 2031. They don't need the land for housing.

We just as adamantly oppose the recommendation “Consider other options developed through the GMPC process or through direct application to the program by property owners.” Although such avenues might meet the strict letter of the law they would not provide the transparency we expect of the County. By virtue of its membership on the GMPC the City of Sammamish has disproportionate representation and participation as compared to that of private property owners limited to 3 minute public comment. Similarly, application by private parties would not afford equal notification to and participation by all of us who would be affected.

What would be the result of a successful rule change or application? **Development**, the stated goal of those in favor of a UGA change. **Who would benefit?** Those **property owners who** would develop or sell their land. **The City of Sammamish**, which would reap millions of dollars in permitting fees for the new homes. **Who would suffer a loss?** Those of us who merely want to maintain our homes in the rural setting that was the reason we bought them in the first place. Our taxes would increase, the environmental quality would degrade, traffic would be injected into our neighborhood, and the wildlife that visits us would disappear.

The Notch was zoned G-5(Potential SE) in 1979, preceding the UGA and the City). That allowed for further development only under the very restrictive requirements of a Master Plan/Planned Urban Development. Those eventualities no longer exist. Only 3 of the families in support of a UGA change were owners of parcels at that time. The rest bought their properties knowing the zoning, which was equivalent to the current AR-5 classification.

The Notch meets 5 of the 7 reasons in Policy 202 for land to be rural, any one of which is sufficient. One of 20 such notches throughout the County we don't consist entirely of rolling farm land, barns and livestock. However, we have elements of each and are a buffer to lands that exactly meet that description. At our existing density of 1 home per acre, we can be likened to the clusters of homes that abound in rural areas.

We know the Comprehensive Plan process is a long one, and is not over until the last amendment is acted upon and the plan is approved by the council. Accordingly, we intend to stay informed and engaged. We hope that you understand our desire to retain the homes and environment that we have.

Quoting the Seattle Times January 3 editorial:

“As long as the region has capacity in sight, elected officials should stand firm and uphold the Growth Management Act. Its principles are needed now more than ever.”

That says it well. Thank you.

DENNIS CARLSON
4/6/16 COW

Feb 2016

ENUMCLAW PLATEAU MARIJUANA PRODUCERS/PROCESSORS

All information discovered via WSLCB, King County and search websites. For Washington State marijuana sales figures, see <http://liq.wa.gov/marj-dashboard>.

GREEN420

22930 SE 384th Street Suite A 10.23 acres UBI: 60334677500010001
206-321-1531

KC Parcel # 3421069135 MJ License # 412294 ~~ACTIVE (ISSUED)~~
Tier 2 DATE CREATED 12/15/2015

The assessor's report indicates this parcel sold 9/2014 to "Zoomtek Com Inc," and lists a double wide and shop/barn. Also lists waterfront "proximity influences" and "Stream, 60 percent affected."

The phone number listed for this marijuana license leads to a business called "Compustopusacom," run from a private residence at 13053 SE 160th Place, Renton (owner Elena Petrosova, computers/peripherals/software, 1 employee, annual revenue \$120K.) Sales for this grow: 12/1/2015-12/31/2015 - \$12,156; 1/1-31/2016 - \$7,275.

Green420 also has a processor's license, same number and date created as the producer license.

MAS FARMS

19003 SE 416th Street Suite A 9.73 acres UBI: 6033727230010001
253-235-2521

KC Parcel #1820069019 MJ License #414232 ~~PENDING (ISSUED)~~
Tier 2 DATE CREATED 10/29/15

Sold to Deborah Knapp 5/2014; 2 barns, one dating from 2013. "Pending" is likely a data entry error. Sales: 2015 - \$140,693.08; 1/2016 - \$35,586. MAS Farms also has a processor license, same number and date created as producer license.

PURE GREEN CROSS

21418 SE 436th Street
760-668-2431

UBI: 6033424490010001

MJ License # 412855
Tier 2

ACTIVE (ISSUED)

DATE CREATED
11/17/2015

The county's eRealProperty site "cannot find a parcel attached to this address." The iMap program can find it but points to 21416 SE 436th (Parcel number 2120069010). From there the assessor's report comes up with 21446 SE 436th Street. Email sent to mapping section of county permits department requesting clarification.

The assessor's report for 21446 indicates: 14.4 acres; white warehouse 12,216 sq. ft.; double wide; prefab steel building 960 sq. ft.; warehouse uses are "animal breeding and growing operations ; current use "none." Property owners listed as Gerald and Phyllis Noordman. Sale history shows a 2003 sale for \$0 to WA State DOT Real Estate Services/Parcel 1-17680. Security video warning sign is posted on warehouse. Mr. Noordman passed away in 2012, and Mrs. Noordman is battling cancer. The address for their son, Rick, is 21416 SE 436th St.

Area code 760 is southern California. Pure Green Cross also has a processor license, same number and date created as producer license. Sales: 2015 - \$8534; 1/2016 - \$16,006.

VIRIDIS REMEDIUM

21418 SE 436th Street Suite A
206-619-3388

UBI: 6033562630010001

MJ License # 415853
Tier 2

ACTIVE (ISSUED)

DATE CREATED
1/12/16

This is the same address for the previous grow listed, Pure Green Cross; but the producer license number and date created are different. *Two different producer licenses for the same address issued ~2 months apart?* Viridis also has a processor license, same number and date created as this producer license.

The phone number for Viridis Remedium (Latin for "green medicine") is associated with two businesses run out of a private residence at 8415 9th Avenue SW in White Center: Amaeurasia Trading Company (Principal Adam Abel, non-durable goods, 2 employees, annual revenue \$170K) and Viridis Remedium (Principal Kara Abel, business services, 2 employees, annual revenue \$91K)

~~BAHR FARMS AND NURSERY~~

2215 284th Avenue SE Suite A

5.05 acres

UBI: 6033504680010001

KC PARCEL # 1820079020

MJ LICENSE # 416926

~~PENDING (NOT ISSUED)~~

DATE CREATED 1/3/2014

The eRealProperty program "can't find a parcel matching this address" either; but the iMap program can. Assessor's report indicates barn/shop 26'x30' and detached garage 26'x22'. Also Wetland "20 percent affected."

~~R & R LOGISTICS~~

20206 SE 436th Street Suite C

UBI: 6026015680010001 and 10002

Enumclaw

986 E Hampton Rd Suite B

10003

Lind, WA

KC PARCEL # 2020069010

MJ LICENSE # 417171, 417172 and 417173

DATE CREATED ALL 1/1/2014

ALL TIER 3

~~ALL PENDING (NOT ISSUED)~~

The eRealProperty program "can't find a parcel attached to this address." The iMap points to that address which brings up the Assessor's report for 19916 SE 436th Street, the Ritter Dairy LLC, property name Olson's Meats and Smoke House. MJ application 417172 is for a property in Lind, WA, S/SE of Ritzville. Applications 417171 and 417173 are associated with the dairy address: 73.91 acres, two farm utility buildings, 14,000 sq. ft. and 2,200 sq. ft.

~~WILBER INDUSTRIES~~

43112 248th Avenue SE

10 acres

UBI: 6033541670010001

KC PARCEL # 1420069025

MJ LICENSE # 413175

~~PENDING (NOT ISSUED)~~

Tier 2

DATE CREATED 12/13/2013

Owner Tony L. Krueger. Riding arena 80'x80', hay storage 16'x24', barn 40'x50', sheds.

SNS CAPITAL

42811 208TH Avenue SE Suite A 4.85 acres

UBI: 6025513790010001

KC PARCEL # 1720069038

MJ LICENSE # 416789
Tier 1

PENDING (NOT ISSUED)
DATE CREATED 1/3/2014

Owner Shirley Grindel.



4/6/16
COW

King Conservation District

1107 SW Grady Way Suite 130 • Renton, WA 98057 • Phone (425) 282-1900 • Fax (425) 282-1898 • www.kingcd.org

Testimony on the proposed 2016 King County Comprehensive Plan,
Joshua Monaghan, Food and Farm Program Director

4/6/16

King County has long valued farmland. In 1979 voters called for farmland preservation. With the 1994 Comprehensive Plan, KC established strong policy and zoning language, including establishing Ag Production Districts.

Would like to thank the Council and the Executive for this strong leadership.

In today's staff briefing analysis on the 2016 proposed Comp plan updates, it reads this plan proposes:

"Increased attention on support for and access to local, healthy, and affordable food options."

This reinforces the County's current Local Food Initiative. This sets out specific goals of bringing 4000 acres back into Food Production in KC over the next 10 years.

A Key barrier to returning farmland to Food Production is the decline in maintenance of our agricultural lands drainage infrastructure.

Proposed comprehensive plan policy R668A recognizes this:

"King County will continue to support drainage improvements through its Agricultural Drainage Assistance Program and actively seek new ways to make drainage projects less expensive and easier to implement and to improve drainage systems across property lines."

KCD supports these updates, along with the increased funding needed to achieve these regional goals.

What is the scale of NEED?

Over the last year, we completed a county wide, agricultural drainage NEEDS assessment survey and also conducted numerous farmer interviews. This work was supported by the Flood Control District.

The waiting list that resulted from our survey includes over 3200 acres of Acres of farmland in NEED of Ag Drainage Maintenance work. Our current projection is that the full need could be as much as 4 TIMES that much.

To reach the Local Food Initiative Goals of 4000 more acres, we will need to step up investments in Ag Drainage. We have some ideas about possible funding strategies.

Eric Nelson, who works with the KCD will be looking to connect with you individually to brief you on the specifics of this Needs Assessment findings and to discuss possible funding alternatives.

April 6, 2016

Review of Comprehensive Plan

King County Council

Thank you for coming to SE King County and Maple Valley/Ravensdale, tonight. The Comprehensive Plan is very important and very large, and I certainly haven't absorbed the document in its entirety. The opening page states, "King County has some of the most beautiful scenery in the country...including productive farmlands and a vibrant economy." It further states that this "Plan establishes a vision that preserves this incredible diversity." I live in one of those beautiful places of scenery and I certainly wish to maintain the diversity and quality of environment.

I appreciate that this document represents a huge effort, and I commend all those who have worked so hard and contributed to this. Over the years, I've given input from time to time, although this year I'm a bit slow to read the vast bank of details, but I am grateful to have an opportunity to comment.

1. HR3384 has now been introduced in the Congressional House to reinstate funding to the "Quiet Communities Act" of 1978. Funding was eliminated for this program in 1982, but with a growing preponderance of evidence relating to Noise and the health and environmental damage caused by Noise, a bill has been introduced to again fund this program. Our Comprehensive Plan, Chapter 5, contains about 100 pages relating to the environment and the preservation of same, but there is unfortunately no mention of Noise as a contributing factor to damage to the environment in this section--nor did I find it in any other section that I reviewed.

Most of you know, my concerns regarding Noise for several decades have been specific to Pacific Raceways, and that concern remains. However, that is certainly not the only source of Noise pollution that should be recognized and addressed by the county and certainly should be reflected within the Comprehensive Plan. Aircraft, construction, highway/freeway, lawn mowers, loud speakers, vehicles and many more sources of Noise pose health risks to residents and disruption and harm to eco-systems and the entire environment that is so eloquently referenced in this very document, Chapter 5.

So much of the very stress of our everyday lives can be attributed to noise. Animals and habitats are disturbed by Noise. To disregard this component in a comprehensive environmental blueprint such as this document, only exemplifies our deliberate unwillingness to discuss and attempt to mitigate the impacts of noise; and such an omission cannot deny the existence and the adverse impacts of noise. Chapter 5 devotes many pages to endangered species, including the Chinook salmon which I have in Soos Creek. When I was younger, I would fish with my father in Soos Creek and along other streams, and I well recall his firm instructions to "be quiet"! The fish could hear us!

I would call to your attention, page after page in Chapter 5 devoted to "Environmental quality and important ecological functions...which shall be protected..." E105, pg. 7.

“King County should take precautionary action informed by the best available science where there is a significant risk of damage to the environment.” E417, pg. 42. I would call to your attention page 88, which references Seismic Hazards and Volcanic Hazard areas. Without question, Noise hazards are just as well documented and provide an ongoing threat to residents. Chapter 5, pg. 90, near the conclusion, Monitoring and Adaptive Management, second paragraph: “Efforts to protect the environment will also need to reflect improvements in knowledge about the natural environment and how human activity impacts ecological systems, and uncertainties about ecological and biological processes.”

Noise considerations should be entwined throughout Chapters 3, 5, 10, and the chapter on human services. The county has recently revised the codes on noise, and the last I observed, complaints/concerns will no longer be the responsibility of the Health department, but the Sheriff’s office, which of course, won’t be compelled to respond. It appears therefore, from my perspective that the codes have softened and become vague in places, so it is even more important Noise be addressed in the Comprehensive Plan. Please acknowledge this issue and begin the dialog to bring the subject of Noise to a level of importance and a cohesive component of the Plan.

2. My second concern regarding the Comprehensive Plan would be the lack of explanation and definition of Demonstration projects. I located only one use of this term in Chapter 3, pg 63, which only mentions a Demonstration project in reference to soil management and a floodplain. However, Demonstration projects are used by the county and seem to be exceptions to at least some existing permitting, and as such should be explained in this document. Chapter 3 regards Rural Areas and Natural Resource Lands, and it is vital to explain the basis to sanction a Demonstration project in a sensitive and/or rural area. This could also apply to Chapter 10 and Economic Development.

If the county is willing to allow entities such as Pacific Raceways to operate in environmentally sensitive areas--rural areas--under the title of a Demonstration project, then that category and process needs to be included in the Comprehensive Plan. This particular project was seemingly embraced by the council because of economic potential, which therefore took precedence over environmental and community concerns. First in 2012, and again on November 23, 2015, Pacific Raceways under Ordinance 2015-0437 passed by the majority of the council, is in fact, a “done deal” under the wing of you--the King County Council.

Admittedly, with this action, the neighbors have little or no recourse. But the issue of the use of the Demonstration project as a tool to site particular private businesses in rural and sensitive areas needs to be addressed. If it fits Chapter 10, under Economic Development, the intent should be included. I would suggest that Demonstration projects also need to be explained in Chapter 3 Rural Areas and Natural Resource Lands.

Thank you.

Sandy Gaither, %18835 SE 214th, Renton, WA 98058 and 15032 SE Auburn-Black

A handwritten signature in cursive script that reads "Sandy Gaither". The ink is dark and the signature is fluid, with a large, stylized 'S' and 'G'.

Effects

Human health

Main article: Noise health effects

Noise health effects are both health and behavioral in nature.^[citation needed] The unwanted sound is called noise. This unwanted sound can damage physiological and psychological health. Noise pollution can cause annoyance and aggression, hypertension, high stress levels, tinnitus, hearing loss, sleep disturbances, and other harmful effects.^{[3][4][5][6]} Furthermore, stress and hypertension are the leading causes to health problems, whereas tinnitus can lead to forgetfulness, severe depression and at times panic attacks.^{[4][7]}

Chronic exposure to noise may cause noise-induced hearing loss. Older males exposed to significant occupational noise demonstrate significantly reduced hearing sensitivity than their non-exposed peers, though differences in hearing sensitivity decrease with time and the two groups are indistinguishable by age 79.^[8] A comparison of Maaban tribesmen, who were insignificantly exposed to transportation or industrial noise, to a typical U.S. population showed that chronic exposure to moderately high levels of environmental noise contributes to hearing loss.^[3]

noise pollution: Definition from Answers.com

Page 5 of 9

High noise levels can contribute to cardiovascular effects and exposure to moderately high levels during a single eight hour period causes a statistical rise in blood pressure of five to ten points and an increase in stress^[3] and vasoconstriction leading to the increased blood pressure noted above as well as to increased incidence of coronary artery disease.

Noise pollution is also a cause of annoyance. A 2005 study by Spanish researchers found that in urban areas households are willing to pay approximately four Euros per decibel per year for noise reduction.^[9]

Environment

Noise can have a detrimental effect on animals by causing stress, increasing risk of death by changing the delicate balance in predator/prey detection and avoidance, and by interfering with their use of sounds in communication especially in relation to reproduction and in navigation. Acoustic overexposure can lead to temporary or permanent loss of hearing.^[10]

An impact of noise on animal life is the reduction of usable habitat that noisy areas may cause, which in the case of endangered species may be part of the path to extinction. Noise pollution has caused the death of certain species of whales that beached themselves after being exposed to the loud sound of military sonar.^[11]

Noise also makes species communicate louder, which is called Lombard vocal response.^[12] Scientists and researchers have conducted experiments that show whales' song length is longer when submarine-detectors are on.^[13] If creatures do not "speak" loud enough, their voice will be masked by anthropogenic sounds. These unheard voices might be warnings, finding of prey, or preparations of net-bubbling. When one species begins speaking louder, it will mask other species' voice, causing the whole ecosystem to eventually speak louder.

European Robins living in urban environments are more likely to sing at night in places with high levels of noise pollution during the day, suggesting that they sing at night because it is quieter, and their message can propagate through the environment more clearly.^[14] The same study showed that daytime noise was a stronger predictor of nocturnal singing than night-time Light pollution, to which the phenomenon is often attributed.

noise pollution

noise pollution, human-created noise harmful to health or welfare. Transportation vehicles are the worst offenders, with aircraft, railroad stock, trucks, buses, automobiles, and motorcycles all producing excessive noise. Construction equipment, e.g., jackhammers and bulldozers, also produce substantial noise pollution.

Noise intensity is measured in decibel units. The decibel scale is logarithmic; each 10-decibel increase represents a tenfold increase in noise intensity. Human perception of loudness also conforms to a logarithmic scale; a 10-decibel increase is perceived as roughly a doubling of loudness. Thus, 30 decibels is 10 times more intense than 20 decibels and sounds twice as loud; 40 decibels is 100 times more intense than 20 and sounds 4 times as loud; 80 decibels is 1 million times more intense than 20 and sounds 64 times as loud. Distance diminishes the effective decibel level reaching the ear. Thus, moderate auto traffic at a distance of 100 ft (30 m) rates about 50 decibels. To a driver with a car window open or a pedestrian on the sidewalk, the same traffic rates about 70 decibels; that is, it sounds 4 times louder. At a distance of 2,000 ft (600 m), the noise of a jet takeoff reaches about 110 decibels—approximately the same as an automobile horn only 3 ft (1 m) away.

Subjected to 45 decibels of noise, the average person cannot sleep. At 120 decibels the ear registers pain, but hearing damage begins at a much lower level, about 85 decibels. The duration of the exposure is also important. There is evidence that among young Americans hearing sensitivity is decreasing year by year because of exposure to noise, including excessively amplified music. Apart from hearing loss, such noise can cause lack of sleep,

irritability, heartburn, indigestion, ulcers, high blood pressure, and possibly heart disease. One burst of noise, as from a passing truck, is known to alter endocrine, neurological, and cardiovascular functions in many individuals; prolonged or frequent exposure to such noise tends to make the physiological disturbances chronic. In addition, noise-induced stress creates severe tension in daily living and contributes to mental illness.

Noise is recognized as a controllable pollutant that can yield to abatement technology. In the United States the Noise Control Act of 1972 empowered the Environmental Protection Agency to determine the limits of noise required to protect public health and welfare; to set noise emission standards for major sources of noise in the environment, including transportation equipment and facilities, construction equipment, and electrical machinery; and to recommend regulations for controlling aircraft noise and sonic booms. Also in the 1970s, the Occupational Safety and Health Administration began to try to reduce workplace noise. Funding for these efforts and similar local efforts was severely cut in the early 1980s, and enforcement became negligible.

Noise pollution (or environmental noise) is displeasing human, animal or machine-created sound that disrupts the activity or balance of human or animal life. The word noise comes from the Latin word nauseas, meaning seasickness.

The source of most outdoor noise worldwide is mainly construction and transportation systems, including motor vehicle noise, aircraft noise and rail noise.^{[1][2]} Poor urban planning may give rise to noise pollution, since side-by-side industrial and residential buildings can result in noise pollution in the residential area.

Indoor and outdoor noise pollution sources include car alarms, emergency service sirens, mechanical equipment, fireworks, compressed air horns, groundskeeping equipment, barking dogs, appliances, lighting hum, audio entertainment systems, electric megaphones, and loud people.

(NORTH)

212th

424th

208th Ave

424th

			FREEBURG	2	TURNER
OGG 42515	①	①9		②0	②1
BERGER 42607	②	①8	ENGELHARD FARM 253-255-5422		
Quam 42705	③		42615-212th AVE SE		
			JOHNSON FARM		
OSSELD 42727	④	①7	JAKE DEVANEY 206-550-2787		
COMMIS-0017 BARNETT/GRIMELE 42811	⑤	①6	ROGERS	42808	
		①5	DAVIS	42822	
STEWART 42911	⑥	①4	STURMKEH 42906		
HANSON 42923	⑦				
		①3	NORDMAN	42924	
		①2	KELLY	43018	
		①1	REID	43026	
		①0	KURTZ	43112	
		⑨	GROVEN	43122	
			DAIRY FARM ②		

208th AVE SE

208th AVE SE

SR 164

SR 164

DeGroot Dairy Farm

DeGroot
DAIRY
FARM

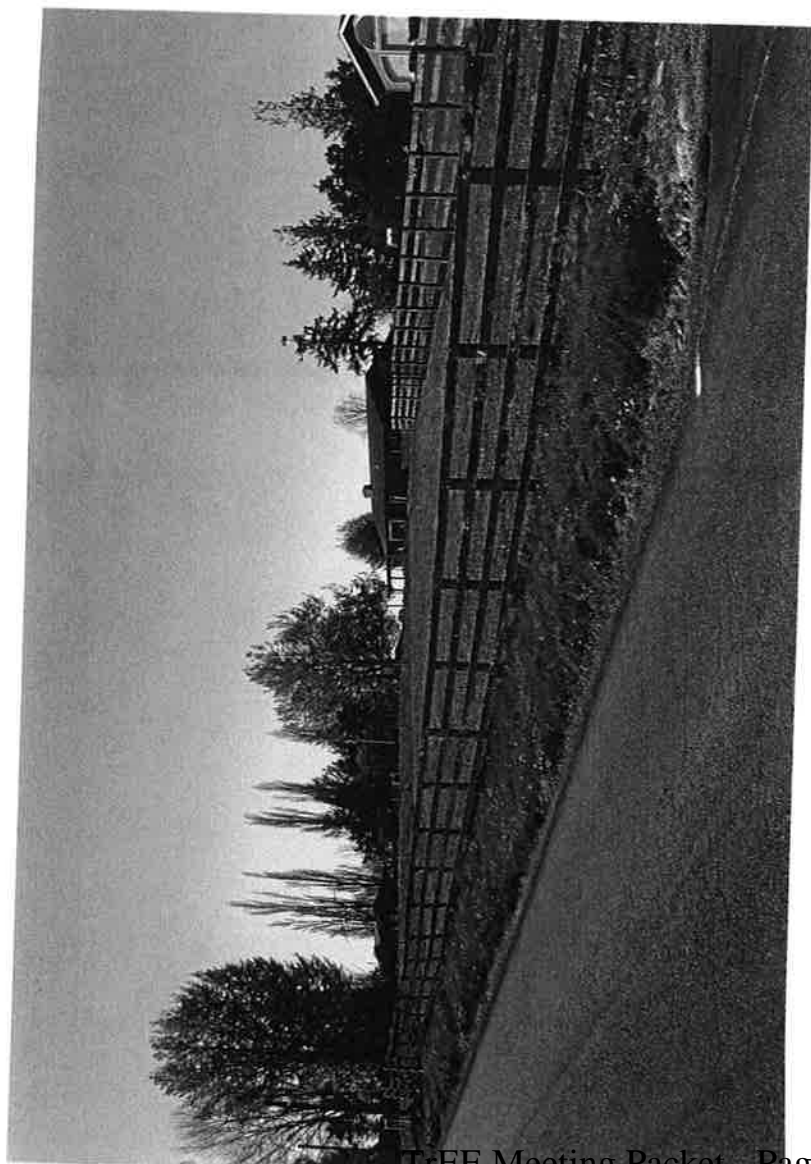
212th AVE SE

208th Ave SE

SR164

SR164

(South)



4/6/16
COW

4/6/16

Council of the Whole

Chairperson: Kathy Lambert

RE: Public Hearing on KCCP

Dear Council

Our names are Marney and Scott Valdez and we live at 20041 269th AVE SE in Maple Valley. Our property is zoned RA5. As rural area residents, we do not have the same protections or services as a municipality and we are reliant on King County, through use of its zoning laws, to look out for our public health, safety, and welfare.

When I-502 passed, it is well-known that the WSLCB burdened the counties with implementation of the new law - a law that unfortunately did NOT go through the legislative process - and has forced each county to figure it out using their zoning regulations and their land use codes. This has resulted in chaos and confusion across counties everywhere and we find it unfair that the State put King County in this position. However, marijuana is now here and King County needs to take action to properly govern an industry that requires careful regulations and policies to mitigate the negative impacts to homes, families, properties, and our environment.

King County states that marijuana is not a home industry or a home occupation, which are both regulated uses under the zoning law with rules in place to mitigate traffic, employees, noise, impacts to the environment, impacts to the health and safety of residents, and impacts to the rural character of the zone. Yet a marijuana production or processing business includes traffic, employees, noise, odor, impacts to the environment, impacts to the health and safety of residents, and impacts to the rural character of the zone.

King County states that marijuana is not agriculture, yet permits it as a "resource land use" in RA5 under agriculture. However King County also states that land isn't required by allowing it in Industrial, CB and RB zones. The same 30,000 square foot industrial marijuana greenhouse, with requirements for lights, chemicals, noise, employees, activity, and waste, is allowed to exist in two VERY distinctly dissimilar zones. Industrial or business zones are far more equipped with proper services and infrastructure to manage the impacts of this industrial activity, whereas the rural zone significantly is not.

Rural zones do not mean "uninhabited cow pastures somewhere out past city limits". Rural zones have communities, neighborhoods, and families, just like cities. King County is the governing entity for those communities, neighborhoods, and families and it is time that the Council ensured that the current County Code is updated to include regulations for marijuana

that protect rural residents. The negative impacts of marijuana industry are now known, not speculated to happen, or probable to happen, but known. Impacts such as lowered property value, increased crime, increased traffic, increased noise, increased chemical use, increased risks to our public health and safety, increased risks to our water systems, increased risks to our environment, to name a few. Multiple counties in the state continue to report these same sets of negative impacts to the rural resident, not because they're guessing that it might happen, but because their rural residents have lived it and seen it. The King County Council has the opportunity right now, to preempt what's coming and put responsible marijuana rules and ordinances in place that remove the burden being placed on residential neighborhoods.

Hopefully you can see, as other counties have, that marijuana production and processing is a commercial activity that is completely out of character with the rural zone and should be removed as an allowable use. Thirty-thousand square foot greenhouses with security fences, cameras, lights, parking lots, and outbuildings do not align with the County's purpose of the RA zone. However, if you are going to continue to allow industrial operations in residential neighborhoods in the rural zone, then at a minimum you MUST include mitigation requirements such as:

- Public access
- Environmental protections for rural wells
- Environmental protections for waterways and wildlife
- Limitations on traffic
- Limitations on light pollution
- Limitations on noise pollution
- Elimination of the permeating odor
- License holder must be the landowner and must be in permanent residence on the property
- Compensation program for reduction of property value

As it stands now, the marijuana industry is causing considerable confusion, upheaval, and chaos throughout Rural King County; whatever positive impact it is having on the financial status of the state or county is completely insulated from the distress it is causing the rural residents. There is a way, however, that the marijuana industry and our rural communities can co-exist and thrive, and that is with responsible, immediate zoning rules.

Thank you for your serious consideration of an acute issue affecting your rural residents.

Respectfully,

Marney and Scott Valdez



4/6/16
COW

Why the Proposed Marijuana Production and Processing Facility Proposed in Rural King County Near Hobart, Washington Should Not Be Permitted

1. The King County zoning for this rural area is based on not allowing smaller than 5 acre minimum parcels for the express purpose of maintaining and protecting this unique rural area located at the foot of the Cascade Mountain range from high density housing and industrial buildings and operations, and to protect the natural habitat of wildlife, such as eagles, elk, fish, including salmon bearing streams, and a wealth of other wild life that inhabit the area. This project would adversely impact the people living in the area and disrupt migrating routes of animals that inhabit the area.

The proposed Marijuana Production and Processing Project does not fit the intent of this zoning.

2. The proposed project would severely and irreversibly impact the wildlife in the area, as well the rural nature of the area (which is the intent of the 5-Acre minimum requirement) that my family and other families in this area, value.
3. The car and truck traffic and associated noise of the facility work force and transport trucks coming and going and the dust created is not in keeping with the tenants of the 5-acre minimum requirement to protect the rural nature of the area and neighborhood.
4. If this grow and processing facility is allowed to be permitted, you will no longer see the wildlife in the vicinity of the proposed project.
5. In addition, there are vistas that will be impacted by an industrial facility—destroying the rural and natural beauty of the area for which the 5 acre minimum lot size regulation was enacted.
6. The foul odors and air pollution given off by the facility, and the traffic associated with the processing facility, will be offensive to the surrounding area/neighborhood and not in keeping with the intent of five acre minimum requirement, irrespective of the lot size this marijuana grow operation will entail
7. The project as proposed should be sited and belongs in an agricultural/industrial area, such as the Kent Industrial Valley, where such energy and water intensive operations are prevalent. We suspect the reason the proponents are not proposing a grow and processing plant there is costs—if their proposed project cannot pencil out there, this is not justification to try and locate it here, in this rural and pastoral, family oriented area.

8. There is no way this proposed industrial grow and processing facility and its 8 foot crime abatement fence fits into this rural area and neighborhood that the 5-acre minimum was enacted.
9. The car and truck traffic and associated noise of workmen and transport trucks coming and going and the dust created is not in keeping with the tenants of the 5-acre minimum requirement to protect the rural nature of the area and neighborhood.
10. Natural migration routes of native wildlife will be severely impacted.

11. OTHER IMPACTS

- A. Foul odors emitted by the facility that are characteristic of such marijuana grow and processing facilities.
 - B. Where will all the water (6 gallons per day/plant) required for the grow/processing facility come from—will it impact my well and other neighbor wells?
 - C. Fertilizer run-off.
 - D. Pesticides that the facility will need and attendant runoff of associated chemicals into the water shed and aquifer.
 - E. Traffic impacts—significant dust and noise from cars and trucks of factory, delivery and support workers to and from the plant.
 - F. Pollution emitted by the workers cars and transportation trucks and the noise they will create and the impact they will have on a rural and quite neighborhood. This is one of the biggest reason we live in a rural area—to get away from the industrial facilities and their inherent impacts.
 - G. Crime impacts associated with marijuana for which the proposed 8 foot fence will not solve in such a rural and unpoliced location. Armed guard are not a solution in this rural neighborhood.
 - H. Impacts on the pastoral landscape of neighboring properties and homes.
 - I. Noise of cars and trucks coming and going at all hours of the day and night.
 - J. Light pollution in this rural and quite, scenic area.
 - K. Loss of wild life.
 - L. Disruption of traditional wildlife migrating routes.
 - M. Increase in crime in the area.
 - N. Armed guards.
 - O. The location is in a low area next to a pond. How will run off of fertilizer and pesticides and other chemicals be prevented from entering the stream?
 - P. Potential pollution of our ground water and aquifer and the existing drainage ditch that abuts the proposed processing plant and grow field, and surface waters that drain into streams.
 - Q. Will the high electricity consumption impact our local grid?
12. The project will result in an increase in crime in the area. The proposed 8 foot fence will not deter all intruders.

13. Industrial plants and traffic and other attendant issues of operating plants do not fit with the intent of the 5-acres minimum regulation.
14. How will sewer water from toilets be handled? In my case, the County required a very sophisticated (and expensive system) that included two 1000 gallon concrete tanks, large sand filter, and two drainage fields, and I live on top of the hill. We were going to build on the eastern portion of our acreage (it abuts the Alsager property). It has a higher elevation than the proposed marijuana project site—but were told it would be difficult to get a septic system permitted. What is proposed for this site?
15. This industrial grow and processing plant is not in keeping with the intent of the 5-acre minimum requirement! It belongs in the industrial corridor, such as the Kent agricultural/Industrial Valley area where such projects are welcome—not in a remote and scenic rural neighborhood, that the 5-acre minimum lot size was designed to protect.
16. Bottom Line—you cannot allow a project to disrupt and damage the environment in the vicinity of the project and the lives of the people that live here and which moved here because of the rural nature of the area, the wildlife, and scenic beauty of the area—their project is inconsistent with the intent of the 5-acre minimum lot size! Please direct the applicant to find an area that is suitable for this type of project.
17. In my review of the proponents description of the project it is not clear how process waste water (processing and human waste) will be handled, as well as how the grow and processing foul odors characteristic of such facilities will not disrupt our lives and the value of our property. Our property directly abuts with Alsager's property and, as such, this needs to be explained in detail. This is a very important issue, and I request that you advise all other affected people in the area just how this wastes and odor will be addressed.
18. Our property abuts Alsager's property. As such, the proposed marijuana grow and processing facility will greatly impact the value of our property, possibly making it unsaleable at current or forecasted pricing, as odors and crime characteristic of such facilities greatly impact adjacent properties.

This is why such facilities are located in industrial/agricultural locations—not in family neighborhoods. As such, a marijuana grow and processing facility in this rural area should not be permitted. It belongs in a remote site or, as mentioned elsewhere in this letter, in an agricultural/industrial area such as the Kent valley agricultural/industrial area. I suggest, that the site would be ideal for growing blueberries or some other crop consistent with the 5 acre minimum requirement meant to protect the area from projects such as that proposed.

In summary, we hope you will visit the area and see for yourself first hand that siting a grow and processing facility with an 8 foot security fence is not in keeping with the intent of the rural setting of this pristine area that a 5-acre minimum lot size was enacted to protect. We and our neighbors would be

severely impacted by the operation of the proposed marijuana grow and processing facility and hope that you will not grant a permit for this proposed industrial grow and processing plant.

We purchased our property in this rural farming community and scenic area with a 5-acre minimum lot size that was promulgated to limit the hustle and bustle of suburbia, traffic, noise and other woes of suburbia and industrial/plant operations for the express purpose of protecting the people that live here and to maintain the rural nature of this unique scenic area located at the foot of the beautiful Cascade Mountains.

The proposed project will adversely impact the lives of people that live in the vicinity of the proposed project and the value of adjacent properties, and increase crime that the 8 foot fence is supposed to minimize. Such projects that will impact the lives of other people and other properties should not be allowed, particularly when there was passed a 5-acres minimum requirement that was intended to protect the rural, scenic, pristine nature of the area.

We hope you will not permit such a project that will so adversely impact the area, our lives, and the value of our property and adjacent and nearby properties.

Thank you for your consideration.

Don and Barbara Clasen

HOBART CONCERNED CITIZENS

4-6-16

4/6/16
COW

To: Council of the Whole

Chairperson: Kathy Lambert

RE: Public Hearings on the KCCP

My name is Charles Hahn, and I live at 25503 SE 192nd St., Maple Valley, WA 98038 with my wife, Leigh Landry. My residence is in unincorporated King County in an RA5 zone.

I'm writing this in response to the planned Tier3 Marijuana Producer and Processor at 20241 269th AVE SE in Hobart (permit # CDUP16-0002). This facility would consist of a 31,688 square foot grow facility, additional green houses, out buildings, employee parking areas and would be constructed in an RA5 zoned location next to recognized wetlands and ponds.

Per the King County 21A.04.030 Agricultural zone guidelines "The purpose of the agricultural zone (A) is to preserve and protect irreplaceable and limited supplies of farmland well suited to agricultural uses by their location, geological formation and chemical and organic composition and to encourage environmentally sound agricultural production". Placing a 31,688 processing plant on this property goes against these stated purposes and should not be allowed. Rural Area zoning guidelines also state that small scale farming is permitted but that it should be compatible with "rural character" which a 31,688 square foot processing facility would certainly not do. In addition, the environmental impact of such a processing plant, especially one located adjacent to ponds and wetlands could be catastrophic and irreversible. The chemicals used in the growing and processing of the marijuana could negatively impact neighboring properties and well water in the area, a vital concern for many of us in rural King County.

In Ordinance No. 5000, section 17.14.260, dealing with the regulations for outdoor cultivation of marijuana, El Dorado County, California stated that "The cultivation of marijuana has the potential for increased crime, intimidation and threats. As marijuana plants mature, certain varieties can develop a strong odor which creates an attractive nuisance by alerting people to the location of valuable marijuana plants; this creates an increased risk of crimes including burglary, trespassing, robbery and armed robbery. Law enforcement officers have reported an increase in calls from reported respiratory problems and allergic reactions to marijuana plants." As state in the Preamble of the King County Charter it is the responsibility of the Council to "preserve a healthy rural and urban environment" and this planned project apposes this goal in every way.

Please update the KCCP to disallow this facility and types like it from irrevocably damaging our way of life. Thank you for your consideration on this matter.

Charles Hahn



Leigh Landry



4/16/16 cow

To: Council of the Whole
Chairperson: Kathy Lambert

RE: Public Hearings on the KCCP

My name is Adrian Medved, and I live at 20208 269th Ave SE Maple Valley, WA 98038. My residence is in unincorporated King County in an RA5 zone.

What I believe the KCCP needs to address, is the marijuana zoning presently in place. Producing and processing is presently allowed in the RA5 zone. The RA5 zone is a rural residential zone, no different from other residential zones but with limited density. Although you state in your Marijuana zoning summary, that Marijuana is not agriculture, not a home industry, and not a home occupation, you then allow producing and processing in the RA5 zone on a minimum 4.5 acres, as a resource land use. Under resource land use there is Agriculture, Minerals, Forestry, Fish and Wildlife Management, and Accessory uses. Marijuana is not agriculture, but permitted as a resource land use under agriculture. Marijuana is then allowed in CB, RB and Industrial Zones with no land required and indoor growing only. One of the negative impacts of marijuana production is that it has a very offensive, penetrating and unhealthy odor, which cannot be controlled with an outside grow. If this is going to be allowed in a rural residential zone than it needs to be regulated just like any other business, especially in light of the fact that it is the producing/processing of a controlled substance, and against Federal law. Regulations need to protect the residents from the criminal element and protect the health welfare and safety of our children.

The voters voted for I-502 and now it is the responsibility of our governing public entities to come up with responsible regulations to mitigate the negative impacts. The WSLCB has made it very clear that our counties and municipalities are responsible for regulations using their land use codes. Under King County Title 21A, there are little to no regulations to protect the surrounding residences from the negative impacts. Negative impacts such as: environmental impacts, waste water treatment, sanitary conditions for the workers at these industrial grow sites, concerns for personal safety, especially in residential areas, based on the increased likelihood of burglaries, etc., potential for unlimited numbers of recreational marijuana businesses, concerns for potential negative impacts on real property values, no requirement for public access, thus burdening the many private roads and private easements. Even if these easements have covenants for residential use only, the residents have to sue in superior court and have the court uphold the covenant. Require public access for any CUP for marijuana producing/processing and remove that legal burden from the residents. There are no hours of operation required so these businesses can run 24 hours a day and run their lights 24 hours a day. When these 30,000 sq ft grows get ready to harvest, they flush the plants of all the chemicals. What chemicals are they using and where are they flushing those chemicals. This is just to name a few areas where our zoning is lacking and burdening the rural residential residences. The scope of a 30,000sq ft grow, whether indoors or outdoors, has the same negative impacts especially without adequate zoning regulations.

Industrial production is not compatible with our rural area and the purpose of our RA zone is to preserve and protect our rural land. Even the grows in greenhouses look like "prison" greenhouses with ugly security fences, and perimeter surveillance lighting. Without responsible zoning that mitigates the numerous known impacts, you are putting our rural lands and rural character at risk. Marijuana producing and processing is incompatible with a rural residential area and should not be allowed! And if allowed, needs very specific regulations that address the negative impacts.

Thank you for your serious consideration of an ever growing problem that will just continue to fester without more responsible zoning.

Respectfully submitted,

Adrian Medved



4/6/16 con

John & Lori Sutter

PO Box 143
Hobart, WA 98025

Home Phone 425-358-7978

April 6, 2016

To: King County Council of the Whole
Chairperson: Kathy Lambert
Regarding: King County Comprehensive Plan

We are John and Lori Sutter, and we live at 26417 SE 200th Street, Maple Valley, WA 98038. As residents of rural unincorporated King County we are asking for responsible zoning regarding marijuana production.

It is our understanding that the passage of I-502 by the voters left each county with the responsibility to create their own regulations as far as where marijuana can be grown and processed. We have recently heard a number of stories from rural residents in different counties, regarding the many negative impacts of marijuana production on rural families. These unintended consequences of marijuana production in RA5 neighborhoods include the following:

- Increased traffic and noise
- Significant increase in crime
- The use of chemicals which may damage the environment, the water systems and harm wildlife
- Fencing and lighting reminiscent of a prison facility
- Diminished property values
- During certain phases of production, marijuana gives off a terrible stench that permeates the neighborhood for an extended period of time

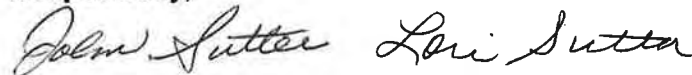
Residents in a number of rural King County neighborhoods have been forced to spend a significant amount of time and money to attempt to stop the marijuana production facilities from being built near their homes. This seems unreasonable.

Rural King County is a beautiful resource. That is why people choose to live here. It is perfect for cows, horses, trees, wildlife, and families. It is not suited for the many problems associated with the production of marijuana. Marijuana production should be limited to locations that are compatible, and that have manufacturing infrastructure, and adequate law enforcement resources.

As citizens of unincorporated King County, we rely on you, our elected officials, to put in place responsible zoning regulations that protect the natural character of the RA5, as well as the safety of those who live here. We are asking that King County prohibit the production of marijuana in the RA5 zones.

Thank you for your consideration.

Respectfully,



John & Lori Sutter

Having read thru this expansive document, I found that the plan is very encouraging. But then I recall that I had the same findings when I read the 2012 Comp Plan. As they say plans and results don't always coincide and we know that in certain instances there were significant directions that KC government took/allowed in violating the principals and goals of the 2012 CP. Focusing thru my "SE county knothole", I saw a total disregard of the principals of keeping the rural area rural when Pacific Raceways requested expansion of their allowed uses (via a TUP and an IUP), CUP and code violations as well as designation of their expansion plans as a "Project of Statewide Significance" and an ordinance steamrolled thru council and executive for the expressed purpose of continuing "piece-meal" development. I say steamrolled since the CUP, and later requirements, specified that any changes to it's conditions require a public meeting in the area, NO more "piece-meal" development and an EIS for any new building permits, none of which happened. Also the council recommendation for Project of Statewide Significance designation was done with no public involvement nor notification. Anyway, one has to wonder how building garages a "Project of Statewide Significance" and meet the KC Code for IUP. "Interim uses" is defined as having only a "temporary, limited time" requirement. How do permanent structures (garages), paved parking lots and roads meet this "temporary, limited time" requirement? And lets not forget that this may be just another million yard gravel extraction without doing any of the development proposed as was done for the drag strip relocation.

The allowance of Demonstration Projects is another loophole to place generally unwanted industries/businesses such as mining, materials recycling, warehousing and racetrack expansion within residential areas. These developments are significantly impacting to neighbors who then suffer health issues and loss of property value due to the negative aspects of noise, dust and environmental pollution(s).

The KC government's disregard of noise as a significant problem was enforced by their allowing the Public Health Dept. to drop any noise related activities and not designating funds to reduce the problem. The rest of the world's public health agencies are working to reduce noise problems, but KC is going in the opposite direction. The racetrack CUP required a noise mitigation plan, but ZERO mitigation has been accomplished in the last 30 years while the noise levels and hours of noise have increased.

As for the BS about all the JOBS the raceway development will create, one has to do a reality check wondering how many workers will be receiving a moderate, living wage for raceway activities that are mostly seasonal (ie less than 6 months) when no non-racing sales nor non-PacRac manufacturing are allowed.

Don Huling
SCAR director

Demonstration Projects

April 6, 2016

Others have mentioned Demonstration Projects tonight and I would like to continue that discussion.

Demonstration Project is a term used to describe what, in reality, is a work-around, short cut, a fast-track process, used to bypass the standard process typically mandated when making changes to land use in King County.

According to what we have witnessed in Southeast King County, here's how it works. A Project Proponent in King County approaches a King County Council member for sponsorship. This King County Councilmember is lobbied to lend his or her support to the proposal.

If the decision is made to support the Proponent, it is important to realize that the sponsoring King County Councilmember can be from any district. He or she does not have to be from the district in which the property is located. Someone from a city way up North, can sponsor a project in the rural south end of the county. This is considered within the rules of Council operation.

A Demonstration Project has the following elements:

Requirements are customized to the project and are agreed upon between King County and the Proponent in a manner not transparent to the public.

Timelines for submittal are capricious, thus making it possible for Demonstration Projects to be inserted into the Comprehensive Plan process at irregular times, and even at the last minute. In one case, it was inserted after hearings had taken place in Seattle to prevent the project from going forward.

Environmental procedures are not adequately addressed. In one case, a Conditional Use Permit has sufficed in place of a normally mandated Environmental Impact Study. This is a major travesty and many residents living close to these sites are suffering from this travesty today.

Oversight/Accountability is missing. With approval granted by the King County Council and the Proponent allowed to proceed, local residents impacted by the project are easily dismissed, with no one to take their side. Calls are not returned. Serious issues are not addressed and it appears the County has washed its hands of any responsibility and accountability.

Attempts are being made to alter zoning ordinances which have been in place in rural areas for decades. Allowing rezoning to occur at the whim of a Demonstration Project is a very irresponsible precedent. Once done, how soon before others seize the opportunity and the quality of rural life becomes significantly diminished.

It is my opinion that Demonstration Projects need to stop completely. Not only are they undemocratic, they foster hostility and mistrust on the part of unincorporated citizens toward King County. In addition, they violate some policies within the King County Comprehensive Plan itself.

Susan Harvey
 susandharvey@hotmail.com

4/6/16 cow

2016 KCCP Update Oral Testimony before King County Council "Committee of the Whole"
Wednesday, April 6, 6:30 - 9:00 PM, Gracie Hansen Bldg., Ravensdale, WA

My name is Peter Rimbo. I am speaking on behalf of the Greater Maple Valley Unincorporated Area Council (Area Council). I serve as Chair of our Growth Management Committee and, as such, manage and coordinate our King County Comprehensive Plan (Comprehensive Plan) Update review and comment.

Our Area Council has served greater Maple Valley for over 40 years as an important sounding board and voice for Rural Area residents. We helped local people seek incorporation of the City of Maple Valley. We have provided valuable input to you on County objectives, Code, and the Comprehensive Plan. We look forward to continuing those relationships.

We applaud the more wide open process being followed for 2016 Comprehensive Plan Update. Although we have been reviewing and submitting comments on all major 4-yr Updates for many, many years, this is the first time we have been provided the opportunity to help shape the Executive's Public Review Draft. Many of our early comments were accepted and became part of the PRD released last November. This has helped the people, who are most directly affected by the Plan, have a direct say in its preparation. We also applaud the Executive's Office and its Comprehensive Plan Manager, Ivan Miller, and Senior Policy Analyst, Karen Wolf, for holding multiple meetings with our Area Council over the past 14 months.

To conduct our in-depth review we assigned specific Chapters, Attachments, and Appendices to our four major Committees: Economic Development, Environment, Growth Management, and Transportation. Our Committees held multiple meetings prior to presenting comments to our full Area Council for deliberation and final approval. We made multiple submittals to the Executive's Office throughout 2015 culminating in a set of PRD detailed comments in early January.

In general, we are pleased with the Plan as submitted by the Executive to the Council on March 1. However, we still do have some specific comments to present to you tonight.

CHAPTER 3—RURAL AREA AND NATURAL RESOURCE LANDS

Over the past two years we have hosted several standing-room-only meetings where resident after resident has voiced deep concerns with Marijuana growing operations, processing/manufacturing facilities, or distribution businesses being sited in Rural Area residential neighborhoods. Such businesses could be quite lucrative both with valuable product on the premises and amount of cash on hand. However, as you well know, the County cannot always provide adequate Police protection to the Rural Area. This is a dangerous mix. We call for such operations to be recognized in the Comprehensive Plan as incompatible with the Rural Character the County and we strive to maintain. Further, we call for KC Code definitions **21A.06.605 Home industry** and **21A.06.610 Home occupation** be revised back to their pre-2008 Comprehensive Plan definitions to address the existing loophole where a residence can be converted to a business establishment without maintaining *"the primary use of the site as a residence."*

Policy R-309 deals with Transfer of Development Rights receiving sites. To meet the original intent, Rural Area properties should not serve as receiving sites for any TDRs.

Policy R-326 deals with siting of facilities in the Rural Area. We applaud language here and in **Chapter 9--SERVICES, FACILITIES, & UTILITIES** to preclude those those facilities that primarily

2016 KCCP Update Oral Testimony before King County Council "Committee of the Whole"
Wednesday, April 6, 6:30 - 9:00 PM, Gracie Hansen Bldg., Ravensdale, WA

serve urban residents from being located in the Rural Area. However, to truly fix the problem, KC Code 21A.08.060 A. Government/business services land uses must be changed under "Specific Land Use" – "Utility Facility" by adding a new Note (#38) as a Development Condition to all Zoning Designations.

CHAPTER 8 -- TRANSPORTATION

Policy **T-102** deals with regional transportation planning. We and other Rural Area UACs and Associations held a very well attended Transportation Forum with State, Regional, and County representatives in Issaquah in September 2014. Chairwoman Lambert, I sat next to you and presented our findings on "rural regional corridors" and sustainable funding. With Rural Area growth at ~200 per year and almost all growth going to Urban Areas, major County roads are used primarily by urban residents. Consequently, we believe "County road networks," which know no jurisdictional boundaries (similar to State roads), should be established and funded by all County taxpayers. We reviewed the January 2016 recommendations of the County Bridges and Roads Task Force, unfortunately it did not include this "network" concept. We urge the Council to explore this "County road network" concept.

Regarding Concurrency, we believe it must have an enforcement mechanism, be linked to a public dialog, and include a "regional" perspective among multiple jurisdictions. Infrastructure needs should be identified as early and accurately as possible, with implementation of identified improvements truly concurrent, otherwise development approval must be delayed or denied.

Policy **T-224** deals with TDRs being used to satisfy Concurrency. This policy should be deleted, as TDRs should not be used to satisfy Concurrency testing anywhere within the Rural Area. Concurrency is a tool used to ensure infrastructure keeps up with development. The use of TDRs to satisfy Concurrency testing does nothing to help reach that goal and, in fact, can hinder reaching that goal.

CHAPTER 12— IMPLEMENTATION

Policy **I-203 Item b.** appears to eliminate our past and ongoing concerns related to the proposed Reserve Silica Demonstration Project. We strongly support such a change. The Executive has not supported this project, nor have we or many, many members of the Public in our area. The proposed Demonstration Project never has been consistent with other policies in the Comprehensive Plan. We urge you to ensure the County follows its standard methods for transitioning mining sites when resource extraction is complete.

We will be submitting our detailed Written Comments to the Council's TrEE Committee in the coming months.

Thank you again for this opportunity to articulate our comments on the 2016 KCCP Update.

4/6/16
can



King County

Public Testimony

Please use this card to provide written testimony. Your comments will be distributed to Councilmembers and entered into the record. You may also testify online at www.kingcounty.gov/council/testimony.

Thank you for attending our public hearing.

In support of "the Notch"
I live on 272nd St next to
Covington. When I moved there
there were no stores, etc.
Now Home Depot is across the
street, etc. In 2 years I
probably can't get my horse
trailer out of the driveway
due to traffic & divided road.
However I have to wait 4 years
to be added to Covington or
change my zoning. Need a
short term

For the Record

Name:*

Peggy McCann

Address:*

18305 SE 272nd St

Email:

pa-mccann@comcast.net

Phone:

253 630 3032

* Required

4/6/16
COW

4/6/16 COW



HANK HAYNES
6 APR. '16
AMBER SHEETS

King County

SEE ALSO
ATTACHED
SPEECH SUPP.

Public Testimony

Please use this card to provide written testimony. Your comments will be distributed to Councilmembers and entered into the record. You may also testify online at www.kingcounty.gov/council/testimony. Thank you for attending our public hearing.

Hi My NAME'S HANK HAYNES
I LIVE NEXT TO SPRING LAKE.
I've ATTACHED A LONGER SPEECH
HERE TO. PLEASE SUPPORT
"BARN AGAIN" PROGRAM. BARN
ARE VITAL TRADITIONAL SYNERGISTIC
STRUCTURES, PROVIDING PLACES TO
MEET; DANCE; INVENT; WORK
ON PROJECTS; ~~MAKE~~ MAKE & REPAIR
FARM AND MARINE EQUIPMENT;
GROW FOOD (SUCH AS AQUAPENKS);
AND PROVIDE SHELTER FOR ANIMALS.
THEY ARE KEY HERITAGE BLDGS!

For the Record

Name:* HANK HAYNES
Address:* 17427 - 195TH PLC. SE. (RENTON) WA.
Email: 98058 Phone:

* Required



King County

Public Testimony

Please use this card to provide written testimony. Your comments will be distributed to Councilmembers and entered into the record. You may also testify online at www.kingcounty.gov/council/testimony.

Thank you for attending our public hearing.

I have 2 questions

How did Sugarloaf estates get parcels less than 5 acres? I thought east of Maple Vly Hwy had to be minimum 5 acres

Two: Landfill at Landsburg. It's been closed for over 10 yrs; but model airplane people are using it. Why not the rest of the public?

For the Record

Name: * Bonnie Scott

Address: * 30014 312 Wy SE Ravensdale

Email: blscott50@juno.com Phone: 360-886-2350

* Required



King County

Public Testimony

Please use this card to provide written testimony. Your comments will be distributed to Councilmembers and entered into the record. You may also testify online at www.kingcounty.gov/council/testimony.

Thank you for attending our public hearing.

2/16/16
COW

I am asking for consideration regarding a shift in the UGB in the area called "The Notch" off of Duthie-Will Road. Please do not change the UGrowth boundary. We moved to R-5 zoning and would like it to retain that character. We do not want to be annexed by the City of Sammamish.

For the Record

Name:* Kim Wiersum^{um}
Address:* 2445 270th AVE SE
Email: kimwiersum@gmail.com Phone: _____

* Required



King County

Public Testimony

Please use this card to provide written testimony. Your comments will be distributed to Councilmembers and entered into the record. You may also testify online at www.kingcounty.gov/council/testimony.

Thank you for attending our public hearing.

4/6/16 COW

As a board member of the Rock Creek Ranch neighborhood I would like to petition for traffic controls (perhaps a speed hump) on 268th Ave SE to discourage the use of this residential street by trucks coming and going. It's a danger to school children walking to/from bus stops, a noise issue and a maintenance issue.

For the Record

Name:*

Matt Taylor

Address:*

20741 SE 272nd St Ravensdale WA

Email:

matt.r.taylor@gmail.com

Phone:

852-649-1101

* Required

4/6/16 COW

HANK HAYNES
ATTACHED SPEECH TO AMBER
SUPP. SKET -
6 Apr. '16

King County Counsel
1200 King County Court House
516 Third Avenue
Seattle, Wa. 98104

Wednesday, April 6, 2016
Speech@ **GRACY HANSEN Bldg.**
Ravensdale, WA.

KCC FAX: Ms. Kendal Moore, **TREE** Spec. (206) 205-5156

Re: Noise, Synergy, Maple Valley Area Parks and Scenic Vistas, and **CH. 10** Econ. Dev.;

Subject: K.C. COMP.PLAN 2016 UPDATE; HWH MAIN SPEECH

To Honorable Council Members:

- 1) My name is **Hank Haynes**. I live near the Spring Lake/Lake Desire park.
- 2) As we do not have much time here, I am including a 3 page **Attachment "A"** to this speech relating to the use of **SYNERGY, or doing multiple things with one action**. This may save the county money, better use resources, and open opportunities as expressed **CH. 10 ECONOMIC DEVELOPMENT**. Important to these ideas are **DEMONSTRATION PROJECTS**, which are low volume and **EVOLUTIONARY** opportunities within King County. I respectfully submit that these may be subject to incremental periodic review, improvement revisions considered, and **improvements made** as more information becomes available. This seems a time honored process found within invention and innovation, and product periodic revision. I also am making comments on **DIS-SYNERGY**, which involves factors that fracture previous efficient synergistic linkages; and quickly disrupts drivers to innovation, job creation, production (and productivity) inside not only the rural economy, but inside enjoyment and economies of cities as well. Dis-synergy can quickly dis-effect and disrupt a family, a business, a regions, and potentially a countries, economy, much like pushing a big stick across the wheel spokes of a fast moving bicycle. Counties planning seems to want to work toward having **harmony and synergy**, and improve regional health and prosperity.
- 3) In closing, I want to thank the County for allowing me to express my U. S. Const. 1st Am. rights privilege here. King County tries hard to have local community meetings, but they are careful with your tax dollars. You may also share ideas with unpaid volunteer community groups and counsels, as county often has representatives in attendance. One interesting group is the **Greater Maple Valley Unincorporated Counsel** that, at the **first Monday of each month**, meets in the City of Maple Valley Fire Station. Be heard. Join.

THANK YOU!

Most Respectfully; Hank Haynes (Draft Only: writing as a private Party)

PHONE: (425) 432-5791 ADDRESS: 17427 195th Plc. SE, Renton, WA 98058

Introduction: My name is Lorna Rufener, I have been a resident of the Enumclaw Plateau for 33 years. I am a retired Kent Police Department captain where I served nearly 30 years.

I am addressing Crime Statistics in our rural Enumclaw Plateau area, Medicinal Marijuana & Illegal Grows:

We requested crime statistics for our area of approximately 2.0 square miles. In the last 18 months we've had 34 residential burglaries, 61 suspicious circumstances with a police response. On Feb 27th we had a drive by shooting in our rural neighborhood. KCSO has said many of these incidents involve narcotic's activity and criminals who are stealing to use the money for drugs. After nearly two years and multiple arrests two suspects were finally apprehended and may only serve a few months to a few years in jail. We are seriously underserved and unprotected in the southern most part of King County. We plan to address our concerns at a future community meeting being held in May.

On Feb 11th at our neighborhood crime coordinators meeting KC Sgt. Myers advised there has been 9 robberies to producers/retailers and one homicide at a Fairwood area marijuana growers residence. This is a cash business, which has inherent risks to those producing, selling, and residing by marijuana businesses. In addition the potential for money laundering is significant to avoid taxation. This doesn't make sense to have these businesses located in residential or rural areas that are underserved and unprotected.

We are aware that July 1, 2016 the Liquor and Cannabis Board will take jurisdiction over medical marijuana, However, they do not have police powers, and when they discover an illegal grow, they will refer such grows to local law enforcement. Again, we have been told there are 100s if not 1000s of such grows, not paying taxes and there is a totally inadequate response from our criminal justice system.

We are unprotected by our state cannabis board, cities have banned this type of industry in their jurisdictions where it actually makes sense to produce in industrial areas, which are non residential and secure. We believe that your listening to our concerns about Production/Processing/ & Retail marijuana in rural residential areas is best addressed through responsible land use planning & zoning. We urge you to help us secure our neighborhood communities and eliminate illegal drug trafficking. We urge you to continue the moratorium on such enterprises until stricter zoning can be completed in the Comprehensive Plan.

King County Sherriff

Wednesday, April 6, 6;30- 9:00 PM. Gracie Hansen Bldg., Ravensdale, WA

Good Evening. My name is Gwyn Vukich, I reside on the Green Valley Road East of Auburn. I am the President of the Green Valley Lake Holm Association, however tonight I would like to speak to you as one of your constituents. I want to commend you on the process you are utilizing to update our County Comprehensive Plan. Primarily with having this meeting "way out here in the country" Your staff has also been very helpful by providing guidance to help people understand the old Comp. Plan...and what changes are being made to the new Comp. Plan.

As a one of the farmers on Green Valley Road who has sold our Development rights to "the County". I'm concerned with the out of control traffic on our road. We recently had 3 car accidents,(1 took out a power pole and a framers fence, the other 2 took out farmers fences) When fences are destroyed then cattle can get out if the farmer is not at home..and that causes another hazard on the road. 1 motorcycle fatality, (in front of my farm) and one bicycle fatality within a 2 week time period . When we sold the development rights..one of the questions we asked was.. will we recieve help to be able to keep farming from the County. We were assurd of that.. several of us farmers need to use the road with our tractors and equipment and it is not safe. Also there are times when farmers need to take their animals across the road. Whenever we ask for more police protection we are told there is no money..How many more lives have to be lost on our road, before we get some help? With the new development in Black Diamond it is only going to get worse.. If we could get some emphasis patrols for a while.. Then people would start to respect the speed limits we have.. like in Black Diamond... I will never go over 25 in Black Diamond.. I know they are a small town..but something needs to be done to stop the racing, passing on the blind corners and speeding on Green Valley Road. The Roads division has been working to clean off the sides of the road for the bikers but the way the traffic is.. it is not safe for the bicycles to use the road. It is a beautiful "Heritage Road" and and should be used by all that want to enjoy the drive without risking their lives.

Thank you again for coming out our way.

Gwyn Vukich

15626 SE 352 nd St.

Auburn WA, 98092

253 939 0627

gvukich@msn.com

**King County Council's Committee of the Whole KCCP 2016 Update Special Meeting
Ravensdale, Washington
April 6, 2016
Judith Carrier for the Green Valley/Lake Holm Association**

My name is Judith Carrier. I am speaking for the Green Valley/Lake Holm Association, whose volunteers serve within the Southeast King County Community Service Area. Our connection and communication with our county government are through Alan Painter, CSA Manager, and Marissa Alegria, our liaison. Both are informative and valuable to our community. We appreciate working with such fine people.

The Green Valley/Lake Holm Association serves the Rural Area community located in the unincorporated area between the city limits of the cities of Auburn on the west and Black Diamond on the east. The Association's northern boundary is roughly the Auburn/Black Diamond Road. The southern boundary is the Green River Valley below the Enumclaw Plateau.

We want to thank all of you for coming to Ravensdale to hold this special public meeting. A special "thank you" to you, Councilmember Dunn, for your part in helping to schedule this meeting in Southeast King County at this great venue and park, whose development benefitted from your involvement.

The Green Valley/Lake Holm Association, through volunteer committee work, research, and meetings with Assistant Division Director John Taylor of the Department of Natural Resources and Parks prepared recommendations for the 2016 King County Comprehensive Plan 4-Year Update for further protection of rural water systems (wells and springs) throughout the county. Our recommendations were included in the Executive's proposed KCCP update, Chapter 5, p.72 at E497.

Paraphrasing briefly, our recommendations are that King County should require:

- **Risk assessment and monitoring of Class B, domestic water supplies;**
- **Coordination of the findings with various levels of government, agencies, and the system purveyor; and**
- **Developing plans to mitigate for loss of or serious impairment to those well or springs.**

We ask the Council for its support of our recommendations. Without adequate quantity of potable water, I'm sure you would agree properties in the unincorporated areas of the county are of little value to their owners and King County alike. People everywhere depend on clean, safe water.

Because of their productive agricultural lands, fragile environment, and economic needs, both King County and its Rural Area Class B water system owners are especially vulnerable and can't afford contaminated water and/or its reduction in quantity or its total loss.

Thank you for providing us with this opportunity to speak you at a place and time that is easier for us than Seattle.

4/6/16 COW
FRANK MELFI
FOR RESERVE Silica

Introduction

A. 2012 Comp Plan Amendment

In 2012, the County Council modified Comprehensive Plan Policy I-203 to allow for a mining site conversion demonstration project. Recognizing the need to consider alternative uses once a mining site ceases operation, Policy I-203 sets forth specific subjects that a demonstration project must address.

For the 2012 Comp Plan Update, Reserve Silica (RS) submitted a request to redesignate its mining site near Ravensdale to Rural and AR-10. At the time it prepared its request RS estimated that reclamation would be complete before 2020. The proposal was submitted pursuant to Comp Plan Policy R-691 and R-692 both of which address reclamation and post-reclamation uses. The County Executive responded to the AR-10 request recommending that the RS mining site be placed in the Forest Production District and zoned Forest. The rationale presented by Executive staff was that the RS AR-10 proposal could result in conflicts with adjacent forest and mining activity and may pressure other resource designated properties to convert to residential uses.

To address the viability of the Executive forestry proposal, Reserve Silica commissioned two forestry studies. One was prepared by International Forestry Consultants and the second was completed by faculty from the University of Washington School of Environmental and Forest Sciences. International Forestry concluded that the mining site is not well suited for long term commercial forestry and would require significant and impractical investment to create productive forest soils. The UW Faculty group confirmed the conclusions of International Forestry and determined that the mining site did not qualify as Growth Management Act forest land of long term commercial significance. All property owners adjacent to the mining site wrote letters of support for the RS proposal explaining that they each considered the proposed site plan submitted by RS would be compatible with surrounding uses. As to the pressure to convert to residential use, RS reminded the County Council that lands controlled by the Black Diamond Conservation Easement abut the east and south borders of the mining site. Under the terms of the Conservation Easement forestry and mining are the only permitted uses so it was highly unlikely that there could be a conversion impact attributable to the RS AR-10 proposal.

Both the Rural Forest Commission and, at first, the Ravensdale group, Friends of Rock Creek, supported the Executive Staff forest zoning proposal. Ultimately, the Council elected to adopt its amendment to Policy I-203 in lieu of either the RS or Executive's proposal. The policy amendment was supported by the Friends of Rock Creek and Reserve Silica.

B. The Reserve Rural Demonstration Project Proposal

The proposal described herein would implement a mining site demonstration project. It covers 518 acres located both north (the Demonstration Site) and south (the TDR site) of Black Diamond (See **Figure 1**). Thirteen percent of the Demonstration Project would be devoted to a 72 home a low impact development rural community that would implement King County Customer Information Bulletin 55. Fifty-five percent would be committed to long term commercial forestry. The balance of the Project area (thirty-two percent) would be protected as critical areas and permanent open space.

1. The Demonstration Site

The **Demonstration Site** includes 377 acres of property, portions of which have been used since the early 1900's to mine coal and subsequently high quality silica sand. Currently, the site is being reclaimed, based on an approved Interim Reclamation Plan, with reclamation expected to be complete well before 2020. A Final Reclamation Plan will be prepared to implement the Demonstration Project. The Demonstration Site is located approximately ¼ mile north of the town of Black Diamond and ½ mile east of Maple Valley. The Demonstration Site is zoned Minerals (M) with an 80 acre portion zoned Forest (F).

2. The TDR Site

The transfer of development rights (**TDR**) site is 140+ acres in size, located adjacent to the south boundary of Black Diamond and 2 ¼ mile from the Demonstration Site. This property has been used historically for forestry and has been approved by King County to allow the transfer of 28 development rights. It is zoned AR-5

3. Rural Low Impact Development (LID) Community

A rural residential development of 72 home sites on 54 acres is proposed for the Demonstration Site. The homes will be divided into 9, eight lot groupings in two areas. Average density for the 518 acre proposal will be slightly less than one dwelling unit per seven (7) acres. The proposed master plan for the Demonstration Site is included as **Figure 2**. The CC&Rs for the community (**Appendix C**) sets forth guiding principles that include preserving the rural tranquil nature of the property, conserving and protecting environmental conditions, minimizes environmental impacts and ensuring that uses are compatible and consider rural character. Green building and LID practices described in King County Customer Information Bulletin 55 will be required.

4. Conservation Easement

The balance of the Demonstration Site and all but 15 acres of the TDR site will be restricted by conservation easements. The easements will cover 449 acres – 83% of the combined properties and include 284 acres of managed forest, 108 acres of wetland and wetland buffer and 57 acres of managed open space. Specific land uses are shown in table format at **Tables 1 and 2**.

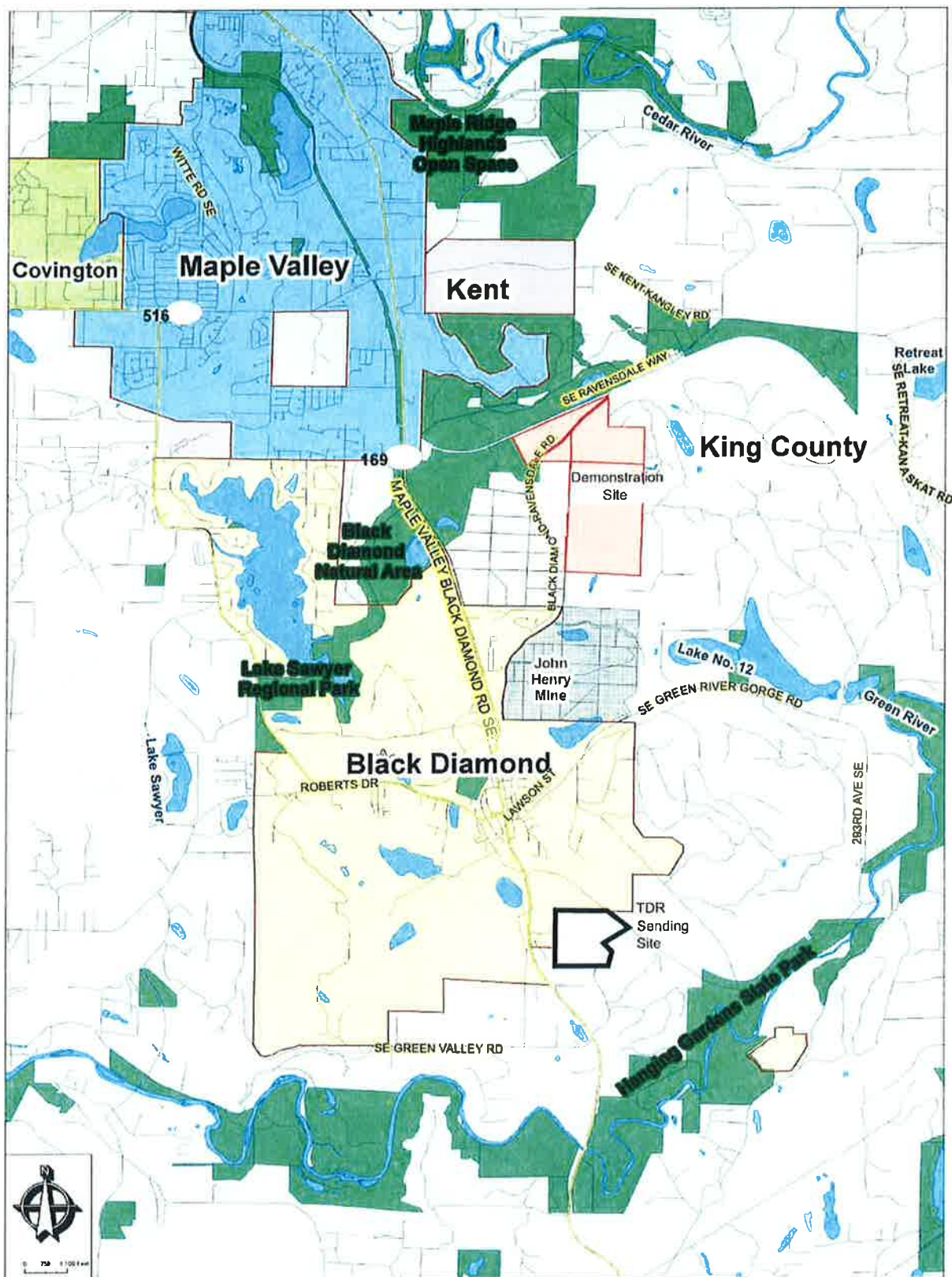
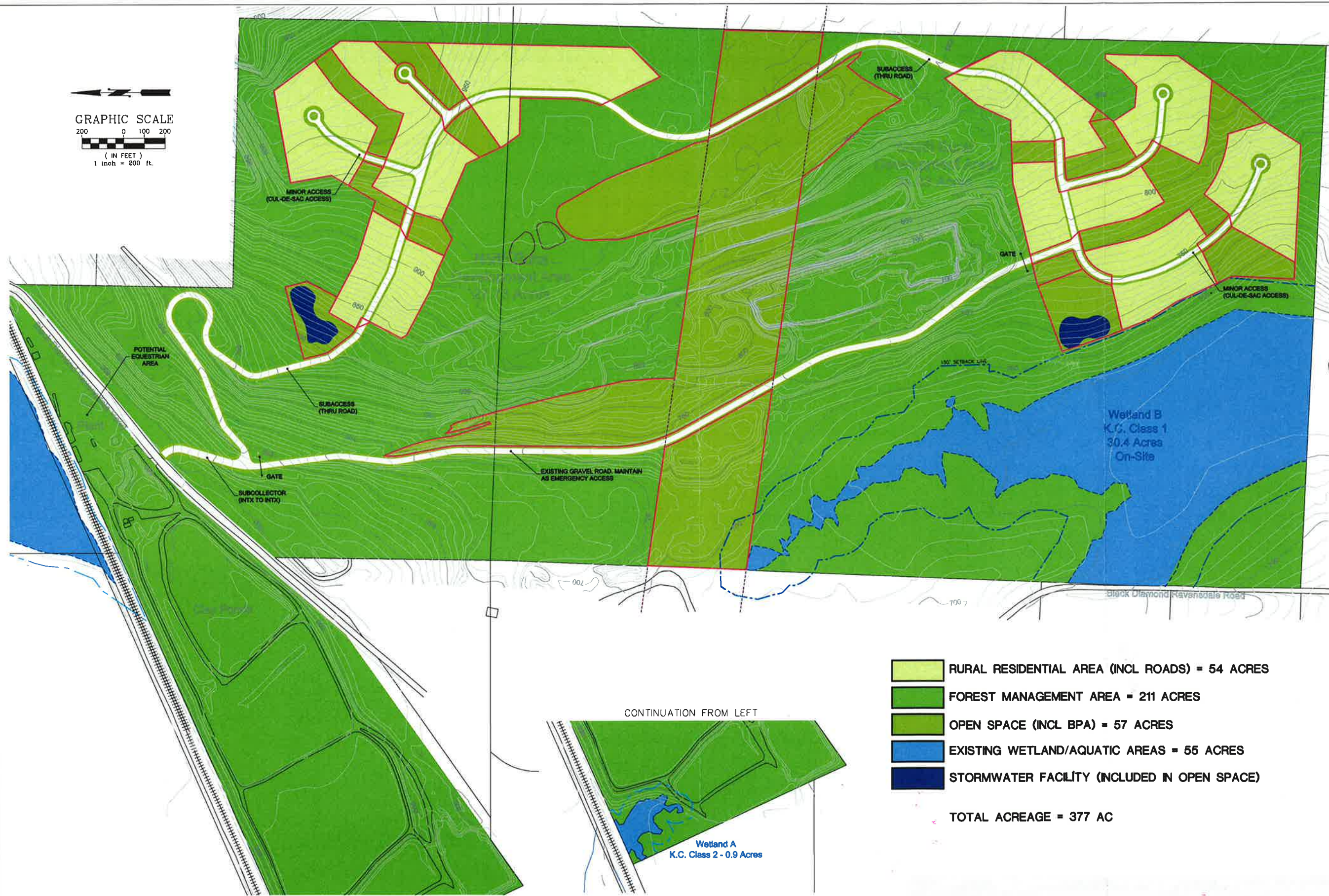
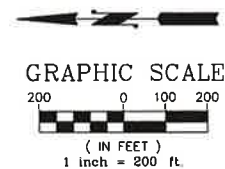


FIG. 1

RESERVE PROPERTIES

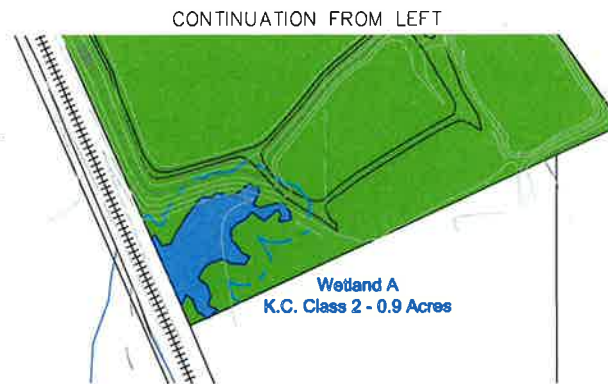
VICINITY MAP

Source: King County (2011), WSDOT



- RURAL RESIDENTIAL AREA (INCL ROADS) = 54 ACRES
- FOREST MANAGEMENT AREA = 211 ACRES
- OPEN SPACE (INCL BPA) = 57 ACRES
- EXISTING WETLAND/AQUATIC AREAS = 55 ACRES
- STORMWATER FACILITY (INCLUDED IN OPEN SPACE)

TOTAL ACREAGE = 377 AC



RESERVE PROPERTIES RECLAMATION FOREST MANAGEMENT PLAN			SHEET 1 of 1	
CONCEPT ENGINEERING, INC. 455 Rainier Boulevard North Issaquah, Washington 98027 (425) 392-8055 FAX (425) 392-0108			RESERVE PROPERTIES CORPORATION P.O. BOX 99 98051 RAVENHILL, WASH. 98051 TEL. (425) 785-6300	
DATE	CHKD BY	DATE	DATE	NOTES
9-30-14	CDC	9-30-14	PRELIMINARY	
06-16-15	MSS	06-16-15	UPDATE #1	
07-07-15	JWH	07-07-15	UPDATE #2	
08-18-15	MDK	08-18-15	UPDATE #3	

Site Characteristics

A. Demonstration Site

1. Resource Use

Portions of the Demonstration Site have been used for mining since the turn of the last century. At first, coal was mined; and subsequently, since the early 60's, silica sand has been extracted. It has continuously produced minerals for well over 100 years. Forty percent of the site has experienced intensive mining. The site has some forest cover but has never been managed for long term commercial forestry.

2. Wetland

Twelve percent (37 acres) of the site contains an extensive forested wetland system. Located on the western edge of the Demonstration Site, it is a category II wetland and extends to the south of the site and connects with Sonia and Ginder Lakes. The wetland boundaries were delineated in 2003 and verified in 2015. Including the proposed buffer, total site area for this wetland is 55 acres. See **Appendix G**.

3. Bonneville Easement

Six percent (20 acres) is in a Bonneville Transmission Easement. Activities in the easement cannot exceed twenty-five feet in height.

4. Cement Kiln Dust (CKD) Disposal Areas

Two areas of the site (approximately 20 acres) were used in the 70's and early 80's as disposal areas for CKD. CKD is a fly ash by-product of the production of cement and has a high PH level. These areas are referred to as the Lower Disposal Area (LDA) and the Dale Strip Pit (DSP). Both areas have been capped – the LDA in 1983 and the DSP in 1991. These areas are being remediated and are controlled and managed by Holcim (US) Inc. Specific maintenance activities must be conducted by Holcim for these areas, including regular mowing to prevent trees and bush from being established. These practices are conducted pursuant to a 2008 Inspection and Maintenance Plan prepared by Golder Associates Inc. Ground water monitoring wells have been installed and quarterly monitoring reports have been submitted to King County and the Department of Ecology since the mid-eighties. For purposes of planning long term post-reclamation use, the 20 acres that encompass the LDA and DSP will be fenced to prevent intrusion and maintained in grass cover.

5. Adjacent Ownership and Land Use

Two ownerships are located between the Western edge of the Demonstration Site and the Black Diamond Ravensdale Road. The northern smaller parcel (approximately 13 acres) is used

for rural residential uses. The larger southern parcel (approximately 40 acres) is divided by the Bonneville Transmission Easement. This parcel is used for log storage.

To the south and east of the Reserve Silica ownership are lands owned by Fred Wagner. All of Mr. Wagner's ownership is restricted by a conservation easement with Black Diamond. The easement is managed by Forterra.

6. Regional Context

Maple Valley and Black Diamond are the cities closest to the subject properties. Black Diamond is the closest city – less than ¼ mile southwest. Maple Valley lies west and northwest. Undeveloped RA-10 zoned properties are directly west. RA-10 zoned property is also to the north and northeast. The open space that was required for approval of the Maple Ridge Highlands development abuts the northern boundary of the Demonstration Site. Ravensdale Lake and Ravensdale are northeast. The Lake Twelve potential annexation area is located southwest of the subject properties, as is the John Henry coal mine.

B. TDR Sending Site

The TDR Sending Site is located adjacent to the southeast corner of Black Diamond. The site is slightly over 141 acres in size. In 2014 King County determined that the property qualified as a transfer of development rights sending site with up to twenty-eight (28) TDRs available for transfer. The County's decision is included as **Appendix A**. The County's decision describes the public benefits afforded by the property.

Interim Reclamation Plan

Approximately 17 acres, 11% of the mined area, remains to be reclaimed. Until the post-reclamation land use approval is granted, the mined areas are being restored to original contours and seeded with grass/legume ground cover. At current rates of soil placement, reclamation is expected to be completed well before 2020. See **Appendix H** for more detailed description of the Interim Reclamation Plan.

Post Reclamation Land Use

A. Post Reclamation Use Area

The capped area, Bonneville easement, and the wetlands complex take-up 112 acres (30%) of the Demonstration Site. The balance of the site (265 acres) will be available for post reclamation use.

B. Post Reclamation Use Alternatives

Seventy-five percent (70%) of the Demonstration Site is not restricted with easements and critical areas. This area, 265 acres in size, is the portion of the Demonstration Site for which long term uses need to be determined. Reserve has considered the three alternatives described below.

1. Rural LID Community Alternative

This alternative is Reserve's proposed action for which it seeks approval. It includes 72 home sites on 54 acres sited in two areas of the Demonstration Site. An additional 17 acres would be devoted to open space to separate the nine eight home clusters within these two areas. The balance of the area available for post reclamation uses would be a 211 acres managed long-term commercial forest. Thirty-four, almost one-half of the home sites would be established through the transfer of TDRs. The balance of the home sites (38) would be gained through the reclassification of the property to AR-10.

Three additional home sites would be retained for the TDR Sending Site. Fifty-three (53) acres of the site would be protected as wetlands and 73 acres would be devoted to a managed long-term commercial forestry.

Total acreage of the Demonstration and TDR Sending Sites is 518 acres. Thirteen percent (13%) is proposed for rural residential development. Average density is slightly under 7 units per acre. A Development Agreement (**Appendix B**); covenants, conditions and restrictions (CCRs) (**Appendix C**); and Conservation Easement (**Appendix D**) have been prepared to govern the implementation of the proposed action.

2. Large Lot Alternative

This alternative would result if the reclassification to AR-10 is approved but the TDR transfer is not allowed. The Demonstration Site would be divided into 10 acre lots and the TDR Sending Site would be divided into 5 acre lots. The Large Lot Alternative would include approximately 66 lots. There would be no area managed for long term commercial forestry or open space.

3. No Action Alternative

This alternative illustrates what would happen if both the reclassification and the TDR transfer are not approved. There would be no investment post-reclamation in the Demonstration Site and the TDR Sending Site would be developed in 5 acre lots.

Further discussion of these three alternatives is included in the carbon sequestration discussion below and in **Appendix J**.

Carbon Sequestration

A carbon sequestration analysis was completed for the three alternatives discussed above. The report, prepared by Geo Engineers, is included as **Appendix J**. The analysis shows that the Rural LID Community alternative offers more net carbon benefits than the Large Lot alternative.

Site Design Compatibility

The 72 homeowners of home sites created under the Rural LID Community Alternative would ultimately be responsible for long term management of the 211 acre commercial forest established on the Demonstration Site through this alternative. The proposed CCRs (**Appendix C**) will require that each home design use low impact development techniques as outlined in King County Service Bulletin No. 55. Further, the CCRs establish guiding principles to ensure that all uses are compatible and protect rural character. Reserve expects the Rural LID Community Alternative will serve as a model prototype for sensitive rural living that minimizes environmental impacts.

Reclamation Standards

There is no reclamation beyond the interim reclamation needed for the residential areas proposed under the Rural LID Community Alternative. However, extensive additional reclamation will be needed to establish the 211 acre long term commercial forest on the Demonstration Site. See the Environmental Hazard Analysis (**Appendix K**) and the Forest Management Plan (**Appendix I**).

Public Benefits

In its decision to approve the Black Diamond property as a TDR Sending Site, King County summarizes the public benefits that will occur with the transfer of TDRs. The site is adjacent to the south boundary of Black Diamond and therefore is adjacent to King County's urban growth area. It is just east and across SR 169 from a new master planned community. It will serve as permanent green space adjacent to the County urban growth area and perhaps within it should the urban growth area expand in the future.

The Demonstration Site will serve to expand the buffer between Maple Valley and Black Diamond on the west and south and the forest resource lands to the east. It will also provide permanent protection to over 55 acres of wetland and wetland buffer. A 211 acre long term managed forest is also created.

A. Model Rural LID Community

The Demonstration Project includes a small area (13% of the total Project) for a Rural LID community. The community will include 72 home sites that meet all of King County's rural cluster standards. Homes will be required to conform to low impact development standards established in King County Service Bulletin No. 55. The Community Homeowners Association would be responsible for the long term protection of the open space, critical areas and managed forest.

B. Managed Long Term Commercial Forestry

The TDR Sending Site has been used historically for commercial forestry. However, the Demonstration Site has been devoted to mining and not forest management. As documented in the proposed Forest Management Plan (FMP) (**Appendix I**) the majority of the Demonstration Site lacks second growth stumps, indicating that tree growth was discouraged since the original removal of old growth timber. Of the proposed 211 acre managed forest about ½ has been devoted to extensive mining. In the non-mined area soils are average too good for timber production, but in mined areas aggressive management will be needed to establish the potential for commercial timber production. The Management Plan calls for two rotations of alder before Douglas Fir planting can begin. The Rural LID Community will, in essence, finance the creation of the commercial forest.

C. Land Conservation

Four Hundred and Forty- Nine acres (87% of the Project) is proposed to be preserved and protected by a Conservation Easement. The terms of the Easement are described in **Appendix D**.

D. Environmental Benefits and Impacts

A SEPA checklist has been prepared for the Demonstration Project (**Appendix E**). No significant adverse environmental impacts have been identified.

Supporting Documents

Submittal documents for the Reserve Rural Mining Site Demonstration Project include:

- A. TDR Sending Site qualification approval.
- B. A **Development Agreement** which will serve as the contract for the implementation of the Demonstration Project.
- C. **Covenants, Conditions and Restrictions (CCR's)** which control use of the rural residential areas and the long term management of the balance of the Demonstration Site.
- D. A **Conservation Easement** restricting the use of the Demonstration Site. The standard King County Conservation Easement will control the TDR site.
- E. A **SEPA Environmental Checklist**.
- F. A **Traffic Impact Report** that addresses concurrency, safety, traffic impacts and likely mitigation.
- G. A **Wetland Delineation Update** for the 37 acre Category II wetland located on the Demonstration Site which serves as the headwaters for Sonia Lake and Ginder Lake.
- H. The approved **Interim Reclamation Plan** that establishes reclamation standards that are being used until Council action on the Rural Mining Site Demonstration Project.
- I. The **Forest Management Plan** for the creation of a 211 acre managed forest on the Demonstration Site. In addition, the TDR Site will be managed by a separate Forest Management Plan.
- J. A **Carbon Sequestration Analysis** that shows a net carbon benefit from the Rural Mining Site Conversion Demonstration Project compared to a traditional large lot development alternative.
- K. An **Environmental Hazards Analysis** that confirms that the rural residential home sites are located to avoid any residual mining hazards.
- L. Ravensdale History.

Table 1
RESERVE RURAL DEMONSTRATION PROJECT

Composite Land Use			
Land Use Category	Rural LID Alternative (acres)	Large Lot Alternative (acres)	No Action Alternative (acres)
Rural Residential	69/13%	384/74%	102/20%
Managed Forest	284	----	----
Managed Open Space	57	40	40
Critical Area	108	94	94
Unmanaged Total	---- 518	---- 518	282 518

Table 2
RESERVE RURAL DEMONSTRATION PROJECT

Land Use by Property

Land Use Category	Rural Cluster Alternative (acres)	Large Lot Alternative (acres)	No Action Alternative (acres)
Reserve Property			
Rural Residential	54	282	----
Managed Forest	211	----	----
Managed Open Space	57	40	40
Critical Area	55	55	55
Unmanaged	----	----	282
Subtotal	377	377	377
Black Diamond Property			
Rural Residential	15	102	102
Managed Forest	73	----	----
Critical Areas	53	39	39
Subtotal	141	141	141



April 8, 2016

Rod Dembowski, Chair
Transportation, Economy and Environment Committee
516 Third Ave, Room 1200
Seattle, WA 98104

Re: Request for King County to remove East Cougar Mountain from Issaquah's Potential Annexation Area (PAA) by moving the Urban Growth Boundary to Issaquah's City Limits

The purpose of this letter is to notify you that we would like the entire East Cougar Mountain area removed from Issaquah's PAA, not just the vacant parcels proposed to be moved in the Executive Proposed Comprehensive Plan.

Actions Taken Since Release of Executive Proposed Comprehensive Plan:

Representatives from City of Bellevue, King County and Issaquah met on March 15, 2016 to review the Executive Proposed Comprehensive Plan proposal to change only the vacant parcels of East Cougar Mountain to "rural" while leaving the developed parcels within Issaquah's PAA.

Meeting Conclusions:

- Bellevue staff confirmed their 2007 City Council decision that Bellevue has no desire or intention to ever service this area.
- Issaquah staff confirmed our 2015 Mayor and Council direction that the entire area needs to be removed from Issaquah's PAA during this KC Comprehensive Plan cycle for the reasons stated in my letter to the King County Executive dated December 8, 2015.
- Issaquah and King County staff that attended the public meeting January 27, 2016 regarding Issaquah's request to remove East Cougar Mountain from Issaquah's PAA confirmed that of the standing-room-only crowd and 19 people that provided testimony, only a few existing residents had questions or concerns about what the change would mean to them. Any concerns expressed about the change to "Rural" came from speculative developers hoping to cash in on "Urban" density and services.
- The roadway south of Cougar Mountain Zoo, including two hair pin turns, that provides one of the two roadway access points to this neighborhood could be closed by either King County or Issaquah, as this decision is an infrastructure decision and not solely based on which jurisdiction has authority. This means that Issaquah or King County could close this roadway today, based on long term maintenance concerns.

As mentioned in my December 8, 2015 letter to the King County Executive, our request is consistent with the King County Countywide Policy DP-18 as it meets all the criteria:

DP-18 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:

- a) Is not characterized by urban development;**
- b) Is currently developed with a low density lot pattern that cannot be realistically redeveloped at an urban density; or**
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.**

I strongly encourage you to remove the entire area of East Cougar Mountain from Issaquah's PAA during the 2016 King County Comprehensive Plan amendments to provide certainty and specific expectations to those residents and potential developers in this area. I am looking forward to working with you on this important issue.

Sincerely,



Fred Butler
Mayor

Attachment:

Original Request from Mayor Butler to King County Executive Constantine 12/8/15

CC: Issaquah City Council
Diane Carlson, King County Director of Regional Initiatives
Ivan Miller, King County Comprehensive Planning Manager
Nicholas Matz, City of Bellevue Senior Planner
Transportation, Economy and Environment Committee Members

December 8, 2015

The Honorable Dow Constantine
King County Executive
King County Chinook Building
401 5th Ave, Suite 800
Seattle, WA 98104

Re: Request for King County to remove East Cougar Mountain from Issaquah's Potential Annexation Area (PAA) by moving the Urban Growth Boundary to Issaquah's City Limits

The purpose of this letter is to notify you that we would like East Cougar Mountain removed from Issaquah's PAA for several reasons: the area is not suitable for urban growth due to environmental constraints and difficulty in the provision of urban services; and the area is no longer necessary to accommodate Issaquah's urban growth targets; it is not characterized by urban development or served by public sewers. For these reasons, our community has no intention of annexing this area.

East Cougar Mountain is approximately 776 acres and includes approximately 83 acres of King County owned land adjacent to the Cougar Mountain Wildland Park outside of the Urban Growth Area.

After 20 years of growth under Issaquah's GMA Comprehensive Plan, including three sets of State/County housing and job targets and an Urban Center and Regional Growth Center designation, Issaquah has determined that the East Cougar Mountain PAA is no longer necessary for Issaquah's urban growth.

In 2007 several PAA property owners requested that City of Bellevue take over the PAA (and service provision) as part of Bellevue's Comprehensive Plan Amendments. Issaquah did not object to this proposal, as Issaquah was not prepared to annex or serve this PAA for many years. After review, Bellevue City Council did not pursue this.

This request is consistent with the King County Countywide Policy DP-18 as it meets all the criteria:

DP-18 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:

- a) Is not characterized by urban development;
- b) Is currently developed with a low density lot pattern that cannot be realistically redeveloped at an urban density; or
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

I have attached background information for your review. I am looking forward to working with you on this important issue.

Sincerely,



Fred Butler
Mayor

Attachment

Cc Ivan Miller, King County Comprehensive Planning Manager
Issaquah City Council

<p>Submitted Request</p>	<p>Remove East Cougar Mountain from Issaquah's Potential Annexation Area by moving the Urban Growth Boundary to Issaquah's existing City Limits boundary and making these 776 acres "rural"</p>
<p>Submitted Background Information: Chronology: (Exhibit 1: Full Chronology) This area has been a part of Issaquah and Bellevue's Sphere of Influence for utility areas since 1979. In 1994, King County adopted the initial Urban Growth Area boundary and Issaquah's Potential Annexation Areas (PAAs) were established, including East Cougar Mountain PAA.</p> <p>In 2007 several PAA property owners requested that City of Bellevue take over the PAA (and service provision) as part of Bellevue's Comprehensive Plan Amendments. Issaquah did not object to this proposal, as Issaquah was not prepared to annex or serve this PAA for many years. After review, Bellevue City Council did not pursue this.</p> <p>After 20 years of growth under Issaquah's GMA Comprehensive Plan, including three sets of State/County housing and job targets and an Urban Center and Regional Growth Center designation, Issaquah has determined that the East Cougar Mountain PAA is no longer necessary for Issaquah's urban growth.</p> <p>The PAA is currently divided by 8 parcels owned by King County Parks that are adjacent to the Cougar Mountain Wildland Park (approximately 83 acres, see Exhibit 2).</p> <p>Meets criteria in King County Countywide Planning Policies DP-18:</p> <p>DP-18 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is contiguous with the Rural Area, and:</p> <ul style="list-style-type: none"> a) Is not characterized by urban development; b) Is currently developed with a low density lot pattern that cannot be realistically redeveloped at an urban density; or c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development. 	

Map of Docket Area

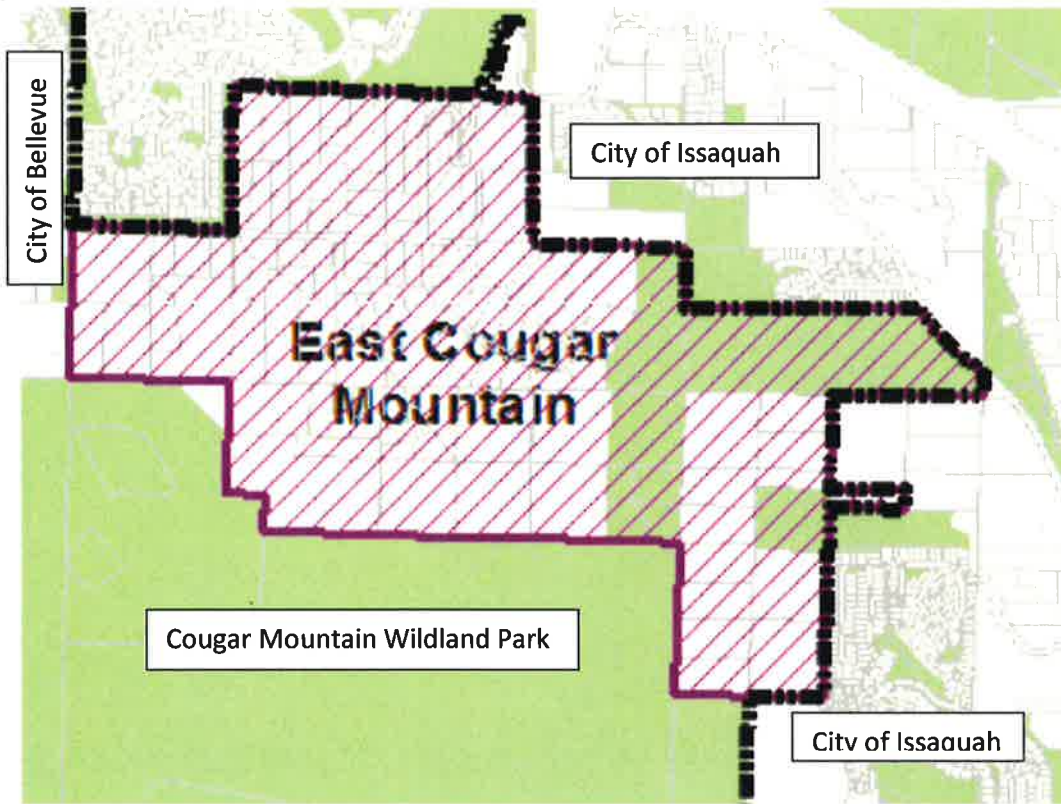


Exhibit 1: East Cougar Mountain Potential Annexation Area – Chronology of Events

Date	Event
1979	Issaquah entered into a 'Sphere of Influence' agreement with Bellevue and Renton which identified utility areas for each agency. Initially the South Cove and Greenwood Point areas were served by the Eastgate Sewer District until City of Bellevue assumed the District. Within the Sphere of Influence agreement, the South Cove/Greenwood Point areas were agreed to be within Issaquah's area of responsibility (See Attachment A)
1983	King County Newcastle Community Plan, (encompassing a larger area than East Cougar Mountain Potential Annexation Area - PAA) includes a thrust to potential development of Cougar Mountain, including a potential master plan development of up to three villages, including "East Village" which was within what is now the majority of the Cougar Mountain Wildland Regional Park on the upper bench.
1984 - 1989	Issaquah decides to split the Tibbetts and Newport planning areas and worked on the Newport Plan (within city limits) and draft EIS from June to October 1984. Tibbetts East Cougar (outside city limits) planning began in October, 1984, included an EIS and was finally completed in December 1989 as City Council adopts Tibbetts East Cougar Subarea Plan
1990	Washington State Growth Management Act (GMA) adopted
1994	King County adopted initial Urban Growth Area boundary and Issaquah's Potential Annexation Areas (PAAs) are established
1995	Issaquah adopts Comprehensive Plan, compliant with GMA and King County, and includes East Cougar Mountain as a PAA, as well as the East Village and Tibbetts Creek Valley area (See Attachment B)
1996	Annexation of East Village and Tibbetts Creek Valley PAA
1999	Adoption of East Village Development Agreement (now known as Talus)
2001	Request by some property owners in East Cougar Mountain PAA for extension of sewer due to KC Health Department notice of failed septic systems
2002	Request for annexation from Julia Gunn Kissel for her vacant lot (40 acres?) adjacent to Newport Way
2004	First Request by Delman and Dolores Luse to annex 8.2 acres, for three existing homes adjacent to City limits
2005	Request by Kevin Murray/George and Judy Black requesting annexation of Black's property in East Cougar Mountain PAA Request by Peter Frame to extend sewer and water through pre-annexation agreement to 10 acres in East Cougar Mountain PAA
2005	Excerpt of Mayor's letter to Kevin Murray: "City Council reviewed a request to begin annexation proceedings for a 40 acre parcel in the East Cougar Mountain PAA, in 2000 other parcels in this area, south of the Montreux subdivision, approached the City for annexation. In both cases the council asked that a subarea plan be done before annexation due to the environmental sensitivity of the area and the need to comprehensive plan for vehicle and utility access for the entire area, not piecemeal through parcel by parcel annexation."
2006	Request by Barbee Tucker-Pigott for annexation of 10 acres adjacent to the Bergsma property within East Cougar Mountain PAA
2007	Second Request by Delman and Dolores Luse to annex 8.2 acres, for three existing homes adjacent to City limits Request by several property owners in East Cougar Mountain PAA to request that Bellevue take over the PAA (and service provision) as part of Bellevue's Comprehensive Plan amendments. Issaquah did not object to this proposal. After review, Bellevue City Council did not pursue this.

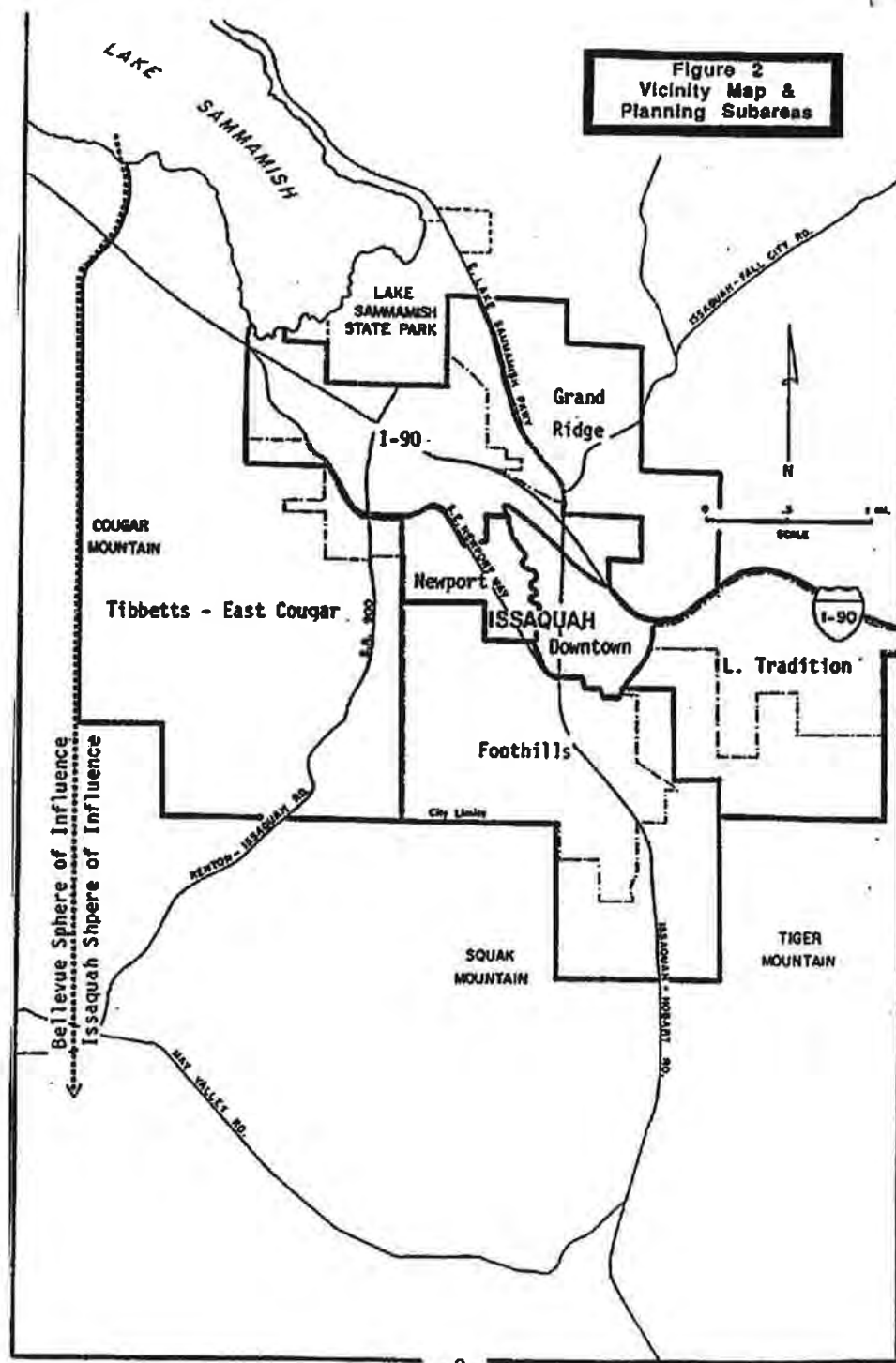
2014	March: request by Talus Management Service for City to consider the annexation of approximately 49.24 acres in East Cougar Mountain PAA to be part of the Talus Urban Village as part of the 2014 Comprehensive Plan amendments. December: Request withdrawn by Talus Management Services
2014	July 11, 2014: Central Issaquah Urban Core designated Urban Center on Urban Growth Area map within the 2012 King County Countywide Planning Policies
2015	June 15, 2015: City of Issaquah amends Comprehensive Plan for GMA required Periodic Review, amending policies regarding East Cougar Mountain PAA (See Attachment C). June 25, 2015: Central Issaquah Urban Core designated Regional Growth Center by Puget Sound Regional Council.

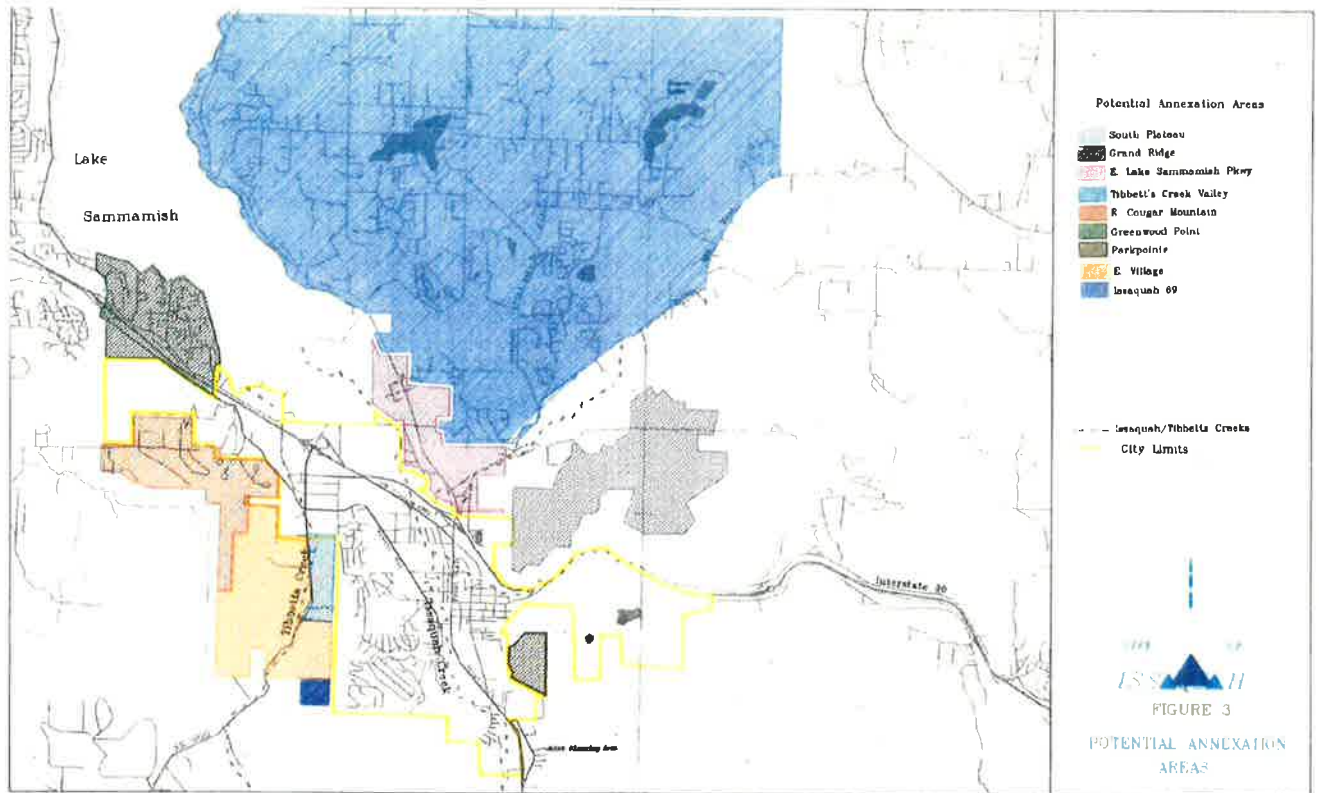
Exhibit 1 Attachments:

A: Sphere of Influence Map (1979)

B: Issaquah's original Potential Annexation Map (1995)

C: Issaquah's Comprehensive Plan Policies regarding East Cougar Mountain PAA (2015)





Land Use Element

regional coordination and annexation policies

LU Goal M. Work with local and regional agencies and all affected parties during the annexation process.

discussion

Since Issaquah's Comprehensive Plan in response to GMA was adopted in 1995, the majority of Potential Annexation Areas have been brought into the City. Many of these areas have helped the City to accommodate State job and housing targets, including Issaquah Highlands and Talus. Other PAAs, like Lake Sammamish State Park, were brought into the City for other community needs such as recreation and open space. The remaining two PAAs offer different opportunities to the Issaquah community. **East Cougar Mountain PAA includes low density housing adjacent to Montreux and vacant land adjacent to Talus.** The King County Island includes the King County Public Works Shop site and vacant land. Both PAAs include slopes and critical areas that will need to be identified and analyzed as part of an annexation proposal.

LU Policy M1 Respond to community initiatives for annexation.

LU Policy M2 Inform property owners in annexation areas and the City of the potential benefits, obligations and requirements which may be imposed prior to and as a result of annexation.

LU Policy M3 Work with annexation proponents to develop annexation boundaries which follow logical community and geographic boundaries.

LU Policy M4 Coordinate with adjacent jurisdictions, property owners within an annexation area and special purpose districts to ensure the efficient provision of urban services during the annexation transition period.

LU Policy M5 Proactively coordinate with regional jurisdictions and agencies to ensure that regional funding priorities do not overlook the needs of Issaquah.

LU Policy M6 **Work with King County to analyze the benefits and disadvantages of moving the Urban Growth Boundary to remove the East Cougar Mountain PAA.**

LU Goal N. Annex the City's Potential Annexation Areas to ensure compatibility with City development regulations and to provide for public services, public facilities and concurrent transportation facilities at the City's level of service. Recognize that some PAAs provide other community expansion solutions other than development potential.

LU Policy N1 Establish an interlocal agreement with King County regarding the development of land within the City's Potential Annexation Areas which defines the potential land use, zoning, growth phasing, urban services, design standards, impact mitigation requirements, and conformance with the Countywide Planning Policies. For those PAAs which are largely undeveloped, annexation to the City should be encouraged prior to development review and permitting within the County. However, if the development commences prior to annexation to the City, the interlocal shall

- require that the development review and permit approval for subsequent projects within these undeveloped areas be done by the City.
- LU Policy N2** Annex PAAs prior to or concurrently with development review and permitting in order to receive the full range of City services and ensure compatibility with City standards and development regulations. The timing of development shall be determined by existing City policies including Level of Service and development standards.
- LU Policy N3** Provide urban services prior to occupancy of new development at the City's level of service (LOS) when the annexation process and development review process are occurring concurrently. Additionally, define a schedule and financing plan to correct existing service deficiencies through the annexation process. Transportation deficiencies should be addressed within six years from the time of annexation.
- LU Policy N4** Require annexation before extending City utilities, except extensions made outside the City in response to a health emergency or threat to the City aquifer or other City resources.
- LU Policy N5** Ensure the ability of the annexation area to pay its determined fair share of required services.
- LU Policy N6** Ensure annexation of a PAA would not have a negative financial impact on the City.
- LU Policy N7** Ensure the annexation area is able to help meet necessary residential or commercial/industrial expansion needs of the City and/or, in some cases, provide solutions to other community concerns such as aquifer protection, open space provision or the efficient provision of public services. Annexation should also provide for parks and other community amenities and allow for a variety of housing to meet the community's needs. *For example, consider the annexation of the East Cougar Mountain PAA area adjacent to Talus as a low density/open space separator between Issaquah and the rural land outside the Urban Growth Boundary.*
- LU Policy N8** Control impacts of development on the following when annexing.
- land use, including density, design, signage, landscaping and open space provisions;
 - surface and groundwater (wellhead protection and aquifer recharge area and flooding);
 - critical areas and natural resources;
 - parks and recreation;
 - utilities;
 - transportation;
 - housing;
 - schools;
 - economic vitality; and
 - Issaquah's Treasures.
- LU Policy N9** Consider mutual benefit the annexation area is able to City residents and the annexation area to: enhance the provision of the items listed in the above criteria; to lessen impacts to all of the items listed in above criteria {N8}; manage impacts; and provide local representation.

- LU Policy N10** Extend urban services to the annexation area while maintaining the existing LOS for city residents.
- LU Policy N11** Discourage the provision of interim infrastructure or services in designated urban areas in the City's PAAs such as community drain fields and water systems or individual wells and septic systems.

Source: King County iMap, 2015