



## King County

### Metropolitan King County Council Mobility and Environment Committee

#### STAFF REPORT

<b>Agenda Item:</b>	11	<b>Name:</b>	Erin Auzins Andy Micklow Jenny Ngo Jake Tracy
<b>Proposed No.:</b>	2019-0413	<b>Date:</b>	January 22, 2020

#### SUBJECT

Proposed Ordinance 2019-0413 would adopt the 2020 King County Comprehensive Plan update, which includes the Skyway-West Hill Community Service Area Subarea Plan.

#### SUMMARY

The 2020 King County Comprehensive Plan (KCCP) update is a midpoint update under the County's Comprehensive Planning structure. As transmitted by the Executive, changes to the KCCP are those identified in the adopted scope of work adopted by the Council in February 2019. At previous meetings, Executive staff briefed the Executive's proposed Skyway-West Hill Community Service Area (CSA) Subarea Plan, and the 2020 KCCP update; Council staff also provided a "key issues" briefing that covered the entirety of the Executive's transmitted Plan, and our identified key issues.

At today's Committee meeting, Council staff will provide additional analysis for those topics that the Committee members previously identified as of interest, and include:

- **Agricultural Production Districts and Public Facilities.** The changes proposed by the Executive would allow for intrusion into the Agricultural Production Districts (APDs) by public facilities in certain circumstances and with appropriate mitigation. This is a policy choice for the Council to consider.
- **Non-Resource Industrial Uses.** The changes proposed by the Executive would limit where industrial zones outside the Urban Growth Area (UGA) boundary can be located. This is a policy choice for the Council to consider.
- **Transfer of Development Rights Program.** The changes proposed by the Executive would allow for urban-to-urban transfer of development rights (TDR), with certain criteria. This is a policy choice for the Council to consider. Additionally, the changes and accompanying code study do not include all of the components requested by the Workplan Action.

- **Cottage Housing.** The Executive's transmitted update includes changes to the cottage housing regulations regarding site size, parking, and design standards, which the Executive states is intended to may have prevented or burdensome to cottage housing developments, which are policy choices for the Council to consider. Some components identified in the Workplan Action were not evaluated as part of the code study or proposed changes.
- **Bear Creek UPD.** The Executive's transmitted Plan would establish permanent zoning for areas developed under development agreements that are expiring in 2020 and 2023. In addition to a series of map amendments, lead-in text in Chapter 11 would be updated.
- **KCCP Map Amendments.** The Executive proposes six map amendments related to:
  - Expanding the Snoqualmie APD
  - City of Woodinville Roundabout intrusion into the APD and outside the UGA
  - Upzoning a parcel in North Highline related to the White Center Impact Hub
  - Modifying the UGA, land use and zoning in the East Cougar Mountain Potential Annexation Area, and associated changes to a special district overlay and p-suffix condition
  - Modifying the UGA in Maple Valley for infrastructure and address split designations

## **BACKGROUND**

### **Comprehensive Plan Midpoint Update**

The King County Comprehensive Plan (KCCP) is the guiding policy document for land use and development regulations in unincorporated King County. In 2018, the Council approved a change to the County's Comprehensive Planning structure and schedule.<sup>1</sup> The restructure adopted and codified into the King County Code (K.C.C.) allows for three main types of updates to the plan: annual updates, midpoint updates, and 8-year updates.<sup>2</sup> The next 8-year update to the KCCP will be transmitted to the Council in 2022, with adoption in 2023.

Because of the length of time between the last major update in 2016 and the next 8-year update in 2023, as part of the restructure ordinance, the Council included a requirement for the 2020 KCCP update, both in the K.C.C. and as a Workplan Action Item in the KCCP. The 2020 KCCP update is considered a midpoint update under K.C.C. 20.18.030.D.4. Midpoint updates allow substantive changes to the Comprehensive Plan, including changes to the urban growth area, if they are identified in the scoping motion.

In February 2019, the Council adopted the scoping motion for the 2020 KCCP update. Motion 15329 outlined the key issues that the Council and the Executive identified for specific consideration in the KCCP update. The scoping motion set the work plan for the 2020 KCCP update and unlike the 8-year update, topical areas, including land use and

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<sup>1</sup> Ordinance 18810

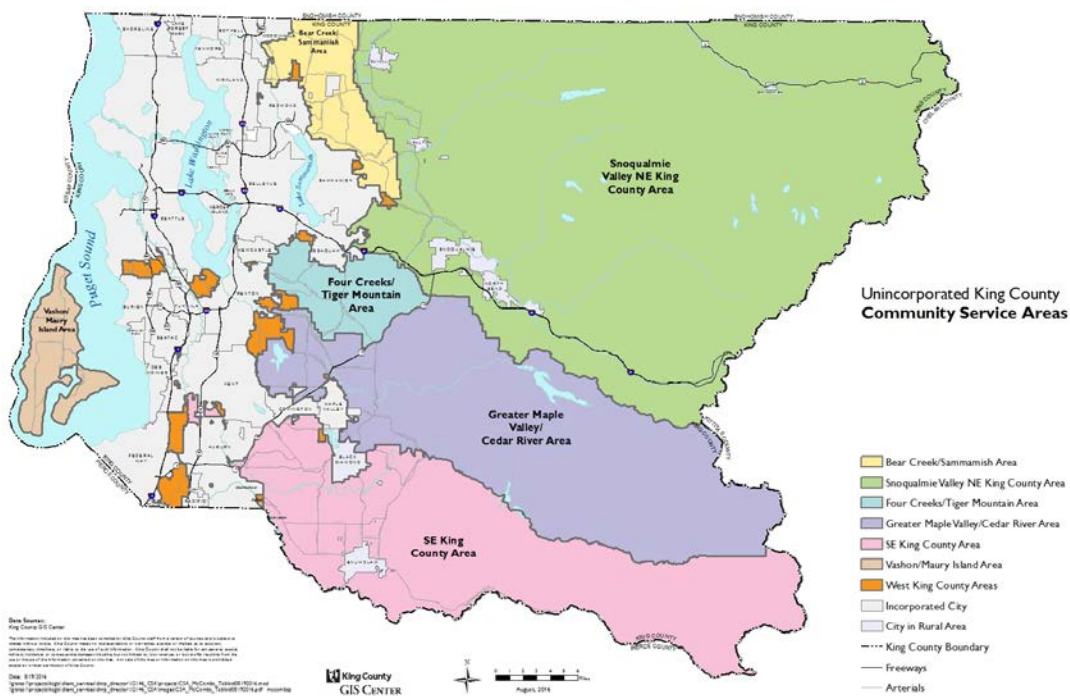
<sup>2</sup> K.C.C. 20.18.030

zoning changes and urban growth area changes, are limited to what is included in this scoping motion.

It is worth noting that while the 2020 KCCP update is considered a midpoint update, the Code and the KCCP would also allow changes allowed as part of an annual update. K.C.C. 20.18.030.B. states, in part: “Every year the Comprehensive Plan may be amended to address technical updates and corrections, to adopt community service area subarea plans and to consider amendments that do not require substantive changes to policy language or do not require changes to the urban growth area boundary....” K.C.C. 20.18.030.B. lists 16 categories that limit the kinds of changes that can be considered as part of what is referred to as the annual update in this section of code. Changes allowed as part of an annual update can be included as part of the ordinance that adopts the 2020 KCCP update.

### Community Service Area Subarea Plan

As part of the 2016 KCCP, the Council included Workplan Action #1, Implementation of the Community Service Area (CSA) Subarea Planning Program. As part of this Workplan Action item, the County has started subarea planning using the geography of the six rural Community Service Areas, and for the five remaining large urban unincorporated potential annexation areas, as shown in the map in Chapter 11 and below.



The focus of the CSA subarea plans are on land use issues in these subarea geographies, including:

[A] regular assessment of the Community Service Area's goals, population changes, new development, employment targets and similar demographic and socioeconomic indicators. These assessments are called Community Service Area Subarea Plans. To address the unique issues in each geography, Community

Service Area subarea plans may also have more refined, land uses focuses on rural town centers, urban neighborhoods, or corridor approaches.

The high level review along with more detailed land use planning will be guided by a series of criteria such as community interest, social equity, funding, and new development. Equity and social justice principles will play a particularly key role during subarea plan public engagement activities. People of color, low-income residents, and populations with limited English proficiency will be informed and offered equitable and culturally-appropriate opportunities to participate in its planning process.

The schedule for the CSA Subarea Plans is also found in Chapter 11. The Council review time frame is shown in the "Adoption Year" for each CSA Subarea Plan. CSA Subarea Plans are reviewed and approved as part of an annual update to the KCCP.

#### **Schedule of Community Service Area Subarea Plans**

<b>Planning Year</b>	<b>Adoption Year</b>	<b>Geography</b>	<b>Other Planning</b>
2018-19	2019-20	Skyway West Hill PAA	2020 Comprehensive Plan
2019-20	2020-21	North Highline PAA	
2020-21	2021-22	Snoqualmie Valley/NE King CSA	
2021-22	2022-23	<i>No Subarea Plan</i>	Eight-Year Comp. Plan Update
2022-23	2023-24	Greater Maple Valley/Cedar CSA	
2023-24	2024-25	Fairwood PAA	
2024-25	2025-26	Bear Creek/Sammamish CSA	
2025-26	2026-27	Southeast King County CSA	Potential Midpoint Update
2026-27	2027-28	Four Creeks/Tiger Mountain CSA	
2027-28	2028-29	East Renton PAA	
2028-29	2029-30	Federal Way PAA	
2029-30	2030-31	<i>No Subarea Plan</i>	Eight-Year Comp. Plan Update

*Note: The planning year is a 12-month, July to June process. The adoption year is a 12-month, July to June process.*

**Vashon-Maury Island Subarea Plan.** In 2017, the Council reviewed and adopted the first subarea plan created under the new CSA subarea planning program: the Vashon Maury-Island CSA Subarea Plan.<sup>3</sup> The plan was a robust document that included adoption of many new policies across all policy areas of the KCCP: land use; rural area and natural resource lands; housing and human services; environment; parks, open space and cultural resources; transportation; and services, facilities and utilities. An implementation matrix was also included that outlined one or more “actions” for implementation of each

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<sup>3</sup> Attachment A to Ordinance 18623

policy in the subarea plan. The adopted plan also included a Workplan with three action items for implementation of the subarea plan.

Council review of the plan identified several areas of substantive policy issues in the transmittal, including inconsistency with the GMA, inconsistency with adopted KCCP policies, changes to current countywide and area-specific policy direction, potential for unanticipated County responsibilities, King County budget impacts, and service implications countywide and/or for other CSA geographies. It was also apparent that the required coordination and collaboration between DPER and PSB might not have occurred as required. Partly as a result of these issues, the Council adopted the budget provisos described below.

*Skyway-West Hill SWAP and West Hill Community Plan Update.* In 2014, the County adopted Motion 14221, which called for a comprehensive update to the 1994 West Hill Community Plan.<sup>4</sup> Around this same time, Executive staff were also providing technical assistance to a community-led effort to update some elements of the Community Plan. This community-led effort resulted in the development of a series of proposed local implementation actions called the Skyway-West Hill Action Plan (SWAP). The SWAP was proposed to be adopted as an addendum to the existing 1994 Community Plan during the 2016 update of the KCCP.<sup>5</sup> No policy changes to the Community Plan were included in the proposed SWAP.

The SWAP was a community-developed document, and was drafted prior to the adoption of the new subarea planning program framework in the 2016 KCCP. The SWAP process did not include comprehensive review and/or updates to the underlying Community Plan, as called for by Motion 14221 or the underlying subarea planning program goals. Additionally, a variety of policy issues, such as substantive budgetary impacts, were identified during Council review of the transmitted SWAP. As a result, the 2016 KCCP directed the Executive to work with the community to review the proposed SWAP and to comprehensively update the Community Plan within the context of the subarea planning program. The 2016 KCCP included a March 1, 2018 deadline for transmittal of the subarea plan. However, due to the adoption of the budget provisos discussed below, Executive work on development of the Skyway-West Hill subarea plan was put on hold while that work was completed.

*2017-18 King County subarea planning budget provisos.* Following Council review of the proposed 2016 SWAP and the transmitted 2017 Vashon-Maury Island CSA Subarea Plan, the Council identified the need for the Executive to reassess the subarea planning program, including the program's structure and schedule, the elements of subarea plans, and interdepartmental roles in the development of subarea plans. As a result, Proviso P2 of Section 5 and Proviso P3 of Section 47 of Ordinance 18602, a supplemental 2017-2018 King County Budget ordinance, were adopted in November 2017.

The two provisos restricted \$200,000 each from DPER's and PSB's budgets, and directed that no funds could be expended on subarea planning activities, unless and until the

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<sup>4</sup> Adopted in 1993 via Ordinance 11166. Only minor map and zoning amendments to the Community Plan have been adopted since 1993.

<sup>5</sup> Included as Attachment J to the Executive's transmitted 2016 KCCP.

Council acts on the motion to approve the proviso response. The key elements of the subarea planning program restructure plan called for in the provisos are as follows.

- A. Consistency.** Methods to ensure subarea plans will be consistent with existing laws, policies, and adopted budget direction.
- B. DPER and PSB coordination.** Recommendations for coordination and collaboration between DPER and PSB's Regional Planning Unit in the development of subarea plans.
- C. Departmental consultation.** Methods to ensure subarea plans will be developed in consultation with and with concurrence by other County departments.
- D. Schedule.** Evaluation of potential changes to the subarea planning schedule to ensure sufficient time to complete plan development and adoption, including considering whether subarea plans should be developed and/or adopted at the same time as major KCCP updates are developed and/or adopted.

In May 2018, the Council adopted Motion 15142, which approved the Executive's plan to restructure the Community Service Area subarea planning program. The restructure was largely implemented through Ordinance 18810 in October 2018 as part of the 2018 KCCP update. The changes to the subarea planning structure in Ordinance 18810 include:

- Modifying the Comprehensive Plan from a 4-year update cycle to an 8-year cycle.
- Modifying the Council review time frame from a 9-month March to December review, to a 12-month July to June review. It also set a deadline for Council adoption of the KCCP at the end of each June.
- Modifying the CSA Subarea planning structure to make the approach for subarea plan development and adoption in a manner that is similar to the current KCCP process. Each subarea plan is proposed have a two-year process, where Executive development of a proposed plan would take one year, and Council review and adoption would take one year. Development of a subarea plan would be led by the Permitting Division, in coordination with PSB and other County departments through an interdepartmental team. Similar to the KCCP, the Plan proposes to include the following process for development of subarea plans.
  - Internal scoping with County departments, Councilmembers, and Council staff
  - External scoping with the community
  - Development of a Public Review Draft
  - A public comment period
  - Development of an Executive recommended plan
  - Transmittal to the Council for review and possible action
- Pausing the development of CSA subarea plans during the development of the 8-year KCCP updates.
- Narrowing the scope of the CSA subarea plans to focus on land use issues, such as review of land use designations, zoning classifications, Special District Overlays (SDOs), and property-specific (P-Suffix) development conditions. Other "built

environment” topics are also proposed to be addressed, but would be done so in the context of existing functional plans, such as the Transportation Needs Report (TNR) and Regional Trail Needs Report (RTNR). Additionally, the plans are proposed to “generally rely” on the adopted policies of the KCCP; potential for new, subarea-specific policies would be limited.

- Including an implementation matrix to reflect community-identified priorities, similar to the matrix in the Vashon-Maury Island CSA Subarea Plan. Development of the “actions” in the matrix is proposed to be informed by the adopted County budget, including review of existing and planned programmatic work and funded, planned, and unfunded capital plans and projects for the subarea. The Plan states that this proposed process would have communities prioritize their interests, which would then be considered as part of future biennial budgets.
- Including monitoring the implementation of the subarea plans and using performance measures is proposed, which is expected to result in a reduction or elimination of “the need for workplan items” when adopting subarea plans.
- Modifying the schedule and geography (as described earlier in this staff report) to reflect these changes.
- Better coordination between the Permitting Division and the Regional Planning Unit in PSB, using an interdepartmental staff team, and “documenting leadership support” for proposed policies and actions within their respective departments. The Council also approved two additional FTEs as part of the 2019-2020 budget for subarea planning to implement the restructure.

*Skyway-West Hill SWAP and West Hill Community Plan Update.* The Skyway-West Hill CSA Subarea Plan is included in the Executive's transmittal of Proposed Ordinance 2019-0413, as Attachments F and G. The Executive's proposed plan includes a Subarea Plan, proposed Map Amendments, a community center feasibility analysis, an equity analysis of service delivery, and an equity impact review of the plan.

### Public Participation

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 comprehensive plan and any implementing development regulations. As part of that process, the Executive is required to publish a Public Review Draft (PRD) of the KCCP that allows for public input on the draft changes to the plan. For the 2020 KCCP update, the Executive issued the PRD on July 1, 2019, which was open for public comment through July 31, 2019. The Executive hosted five community meetings on the PRD, in Carnation, Skyway, Maple Valley, Vashon-Maury Island, and North Highline. An additional meeting focusing on sea level rise was held on Vashon-Maury Island on July 2, 2019. For the Skyway-West Hill CSA Subarea Plan, the Executive held four focus group meetings, three community meetings, and 22 stakeholder interviews.

Following closure of the PRD comment period, the Executive considered the public feedback and finalized the proposed 2020 KCCP update. The Executive transmitted a recommended KCCP update to the Council on September 30, 2019, as required by

K.C.C. 20.18.030.D.4. The Council will review and deliberate on the Executive's proposal, with adoption expected by the end of June 2020.

## **ANALYSIS**

### **Committee Review Process**

At two briefings in 2019, Executive staff briefed the changes proposed by the 2020 KCCP update and the Skyway-West Hill CSA Subarea Plan. At the December 13, 2019 meeting, Council staff presented our initial analysis of the Executive's legislation.

At today's briefing, Council staff will present more in-depth analysis on six topics identified by the Committee as needing additional discussion.

At two additional meetings in February, Council staff will brief any additional Committee identified topics where more in-depth analysis will be presented. For those topics not briefed in Committee, Council staff will provide the analysis offline to members as desired, consistent with past reviews of the KCCP.

Attachment 3 to this staff report includes the tentative Committee and Full Council review schedule for the 2020 Update. With the Council's re-organization completed, the schedule has been updated to reflect current dates for the Committee and Full Council.

<b>Agricultural Production Districts &amp; Public Facilities</b>
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The Executive's proposed KCCP update would modify several policies in Chapter 3 to provide an allowance for public infrastructure intrusions into Agricultural Production Districts (APD) and establish parameters for mitigation surrounding the loss of land in APDs. Three existing policies are revised and expanded into four policies.

### **What's new in the 2020 KCCP Update?**

**Public Facilities in the APD.** Policies R-652, R-655 and R-656 establish parameters for when land from an APD can be removed. Changes are proposed to these policies to allow for the locating of public facilities and infrastructure in APDs under limited circumstances.

A change to Policy R-652 is proposed to encourage King County to work with cities adjacent to APDs to minimize impacts of public infrastructure and facilities on farming and farmlands in addition to urban development.

**R-652** King County commits to preserve Agricultural Production District parcels in or near the Urban Growth Area because of their high production capabilities, their proximity to markets, and their value as open space. King County should work with cities adjacent to or near Agricultural Production Districts to minimize the operational and environmental impacts of urban development and public facilities and infrastructure on farming and farmland, and to promote activities ((~~and infrastructure~~)), such as Farmers Markets and agriculture processing



businesses, that benefit both the cities and the farms by improving access to locally grown agricultural products.

Changes surrounding public facilities in Policy R-655 are proposed. As proposed, the policy would require the County to come to a determination that a public facility meeting regional needs could not be located outside of an APD. The modified policy would require the County to ensure that infrastructure would minimize the disruption of agricultural activities, to establish agreements with jurisdictions or agencies, and if reduction of the total APD acreage occurs, to require the agreements to follow criteria established in new Policy R-657.

**R-655** Public services and utilities within and adjacent to Agricultural Production Districts 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:

- a. Whenever feasible, water lines, sewer lines and other public facilities should avoid crossing Agricultural Production Districts. Installation should be timed to minimize negative impacts on seasonal agricultural practices;
- b. Road projects planned for the Agricultural Production Districts, 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 Agricultural Production Districts. Roads that cross Agricultural Production Districts should be aligned, designed, signed and maintained to minimize negative impacts on agriculture, and to support farm traffic; and
- c. In cases when King County concludes that public (~~or privately owned~~) facilities meeting regional needs cannot be located outside of, and must intrude into, Agricultural Production Districts, the County shall ensure that the infrastructure (~~they should~~) be built and located to minimize disruption of agricultural activity, and will establish agreements with the relevant jurisdictions or agencies. If public infrastructure reduces total acreage in the Agricultural Production District, these agreements shall follow the criteria established in policy R-656.

Existing Policy R-656 is proposed split into two policies, with existing language under subsection C moved into a new Policy R-657. Modified Policy R-656 identifies the County's role in the removal of land from the APD and establishes a new criterion allowing lands needed for public infrastructure to be removed from the APD. It is the Executive's intent that removal of lands from the APD could occur in only two circumstances: 1) the removal of land would not diminish the productivity of prime agricultural land and the land is no longer suitable for agricultural purposes or 2) the land is needed for public facilities under Policy R-655.

**R-656** ~~((Lands can))~~ King County may allow lands to be removed from the Agricultural Production Districts only when it can be demonstrated that:

- a. Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local Agricultural Production District boundaries;
- b. The land is determined to be no longer suitable for agricultural purposes; ~~((and))~~ or
- c. The land is needed for public infrastructure or facilities as described in policy R-655.

**APD Land Mitigation.** New Policy R-657, includes part of existing Policy R-656, establishes criteria for off-site mitigation when land is removed from the APD, including addition of agricultural land abutting the affected APD, addition of comparable land in another APD at a rate of 1.5 times the amount removed, or mitigation through fees that restore unfarmed land into production at two times the value of the land removed if comparable land is not available in another APD.

**R-657** Removal of ~~((the))~~ land from the Agricultural Production District ~~((may))~~ shall occur only if it is mitigated through the addition of agricultural land abutting the same Agricultural Production District that is, at a minimum, comparable in size, soil quality and agricultural value.

- a. The County may allow comparable land to be added to another Agricultural Production District if it determines that no comparable land is available adjacent to the impacted Agricultural Production District. To avoid the loss of farmland in any of the districts, a minimum of one and a half acres must be added for every acre removed.
- b. If the County determines that no land abutting an Agricultural Production District is comparable and available, the County may mitigate the loss of acreage by accepting funding for existing County programs that restore lands that are farmable but unfarmed within an existing Agricultural Production District in order to return them to active agricultural production. To help avoid the loss of total farm productivity, the funding shall be a minimum of double the financial value of the land removed by the infrastructure project.

#### Policy Issues for the Council to Consider

- This set of policy changes establish direction for when public infrastructure or facility projects can intrude into an APD. It is a policy choice whether to allow intrusions into an APD and to what extent they can occur.
- These policy changes are related to the Woodinville roundabout map amendment (Map Amendment 2). If changes are not adopted as part of this update, the map amendment may not be adopted as proposed.

- The proposed changes would prioritize addition of agricultural land in the same APD, followed by adding agricultural land in another APD or mitigation funding to restore unfarmed land into production. The proposed changes include mitigation ratios for this replacement, requiring a 1:1 replacement in the same APD, a 1.5:1 replacement ratio in a different APD, and 2:1 of the financial value of the land through mitigation funding. Establishing ratios is a policy decision for the Council to consider.

## Non-Resource Industrial Uses

### What's new in the 2020 KCCP Update?

**Limiting Industrial Zoning.** The proposed KCCP update would modify several policies to curtail expansion of non-resource related industrial uses in the Rural Area in order to reduce growth pressure, limit impacts on natural resources, and reduce the demand for infrastructure expansion.

Policy R-512 would be modified to prohibit the expansion of industrial zoning in the Rural Area. This policy in the current adopted KCCP limits the creation of industrial-zoned land based on specific parameters, including direct access from SR 169, lack of potential conversion to residential use due to historic designation, and use as an industrial purpose.

**R-512** The creation of new Industrial-zoned lands in the Rural Area shall be limited to ~~((those that have long been used for industrial purposes, do not have potential for conversion to residential use due to a historic designation and that may be accessed directly from State Route 169))~~ existing sites in order to reduce pressure for growth, limit impacts on nearby natural resources and functions, and avoid the need for infrastructure extensions.

Policy R-513 is proposed to be modified to remove an inaccurate statement that new non-public infrastructure maintenance facilities, non-agriculture and non-forestry product processing industrial uses are permitted only in the Rural Towns and the designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston. The existing code allows non-agriculture and non-forestry product processing industrial uses in the Rural Area dependent on the zoning and this modification is intended to reflect existing code.

**R-513** Rural Public Infrastructure Maintenance Facilities, and agriculture and forestry product processing should be allowed in the Rural Area. ~~((Other new industrial uses in the Rural Area shall be permitted only in Rural Towns and in the designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston.))~~

Policy R-515 is modified to state that existing industrial uses in the Rural Area on sites not zoned Industrial cannot be later zoned to Industrial, however uses may continue as a permitted or nonconforming use if they meet the requirements. In the current adopted KCCP, the policy directed the zoning of certain areas (outside Rural Towns, the

designated historic site on SR 169 or the designated industrial area in Preston) with existing industrial uses to be zoned rural residential.

**R-515** Existing industrial uses in the Rural Area on sites that are not zoned Industrial (~~((outside of Rural Towns, the industrial area on the King County-designated historic site along State Route 169 or the designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston shall be zoned rural residential))~~) shall not be zoned Industrial but may continue if they qualify as permitted uses or as legal, nonconforming uses.

#### Policy Issues for the Council to Consider

- The proposed changes would prevent the creation of industrial-zoned properties in the Rural Area. Sites that have an industrial use, do not have potential for conversion to a residential use and are accessed from SR 169 would no longer be able to be rezoned to Industrial. No changes are proposed to existing industrial-zoned properties.
- A change is proposed to Policy R-513 to remove an existing statement that limits new non-public infrastructure maintenance facilities, non-agriculture and non-forestry product processing industrial uses to only Rural Towns and the designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston. According to the Executive, the changes are intended to correct this policy to reflect current code. However, removal of this sentence could effectuate a different policy direction.

<b>Transfer of Development Rights</b>
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#### What's new in the 2020 KCCP Update?

The proposed KCCP update would change several KCCP policies and code sections related to the transfer of development rights (TDR) program, to allow more properties to be considered as potential TDR sending sites.

Changes in Chapter 3 of the KCCP related to the TDR program are all focused on allowing a new urban-to-urban TDR, which would be available when the sending site:

- is zoned R-4, R-6, R-8, or R12 and has a comprehensive plan designation of *urban residential, medium*;
- has been determined to be an "opportunity area" by the Conservation Futures Tax (CFT) Advisory Committee;<sup>6</sup> and
- has been awarded CFT funding by the King County Council, in accordance with county code.<sup>7</sup>

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<sup>6</sup> The language proposed by the executive still uses the term "equity area" rather than "opportunity area." The name of these areas was changed in 2019 by Ordinance 18981.

<sup>7</sup> K.C.C. 26.12.

An opportunity area is defined in the existing Code as follows:<sup>8</sup>

1. Areas within King County that:

a. are located in a census tract in which the median household income is in the lowest one-third for median household income for census tracts in King County;

b. are located in a ZIP code in which hospitalization rates for asthma, diabetes and heart disease are in the highest one-third for ZIP codes in King County; and

c. are within the Urban Growth Boundary and do not have a publicly owned and accessible park or open space within one-quarter mile of a residence, or are outside the Urban Growth Boundary and do not have a publicly owned and accessible park or open space within two miles of a residence; or

2. Areas where the project proponent or proponents can demonstrate, and the advisory committee determines, that residents living in the area, or the populations the project is intended to serve, disproportionately experience limited access to public open spaces and experience demonstrated hardships including, but not limited to, low income, poor health and social and environmental factors that reflect a lack of one or more conditions for a fair and just society as defined as "determinants of equity" in K.C.C. 2.10.210.

Changes to the KCCP include:

Changes to lead-in text on page 3-20 to state that one purpose of the TDR program is to preserve parks and open space in lower-income portions of the County:

In so doing, the Transfer of Development Rights Program: (1) benefits Rural Area and Natural Resource Land property owners by providing them financial compensation to not develop their land, (2) directs future Rural Area and Natural Resource Land development growth into urban areas, saving the County the cost of providing services to rural development and yielding climate change benefits through reduced household transportation-related greenhouse gas emissions, and (3) permanently preserves land through private market transactions. Transfer of Development Rights can also be used to permanently protect open space and parks in lower-income portions of the County while still focusing growth into other urban areas.

Changes to Policy R-316 to allow urban sites meeting the criteria described above to be used as TDR sending sites:

**R-316** Eligible sending sites shall be lands designated on the King County Comprehensive Plan land use map as: Rural Area (with RA-2.5, RA-5, and RA-10 zoning), Agriculture (A), Forestry (F), ~~((and))~~ Urban Separator ~~(((with)))~~ R-1(~~(zoning)~~), and Urban Residential Medium (R-4, R-6, R-8, and

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<sup>8</sup> K.C.C. 26.12.003.J.

R-12) in equity areas identified in King County Code Chapter 26.12 that are approved for Conservation Futures Tax funding. These sites shall provide permanent land protection to create a significant public benefit. Priority sending sites are:

- a. Lands in Rural Forest Focus Areas;
- b. Lands adjacent to the Urban Growth Area boundary;
- c. Lands contributing to the protection of endangered and threatened species;
- d. Lands that are suitable for inclusion in and provide important links to the regional open space system;
- e. Agricultural and Forest Production District lands;
- f. Intact shorelines of Puget Sound; ((or))
- g. Lands identified as important according to the Washington State Department of Ecology's Watershed Characterization analyses; or
- h. Lands contributing to equitable access to open space in urban unincorporated areas.

Changes to Policy R-317 to set TDR development right standards for *urban residential medium* sites at the zoned base density per one acre of gross land area:

**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 Transferrable Development Right for every two and one-half acres of gross land area((:));
- b. Sending sites in the Rural Area zoned RA-5 or RA-10 or Agricultural zoning shall be allocated one Transferrable Development Right for every five acres of gross land area;
- c. Sending sites with Forest zoning shall be allocated one Transferrable Development Right for every eighty acres of gross land area;
- d. Sending sites with Urban Separator land use designation shall be allocated four Transferrable Development Rights for every one acre of gross land area;
- e. Sending sites with an Urban Medium Residential land use designation that meet the equity area criteria in policy R-316 shall be allocated Transferrable Development Rights equivalent to their zoned base density for every one acre of gross land area;
- f. 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 Transferrable Development Right allocation; and
- ~~((f.))~~g. King County shall provide bonus Transferrable Development Rights 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.

Changes in Title 21A include:

- Implementing the changes to the KCCP outlined above, by allowing urban-to-urban TDRs for sending sites that have been determined to be an "opportunity area" by the CFT Advisory Committee and have been awarded a funding match waiver by the King County Council, if they are zoned R-4, R-6, R-8, or R-12 and have an *urban residential, medium* land use designation.
- Allowing property owned by the County for residential or commercial development to be used as sending sites. These properties would still need to meet all other criteria in code.

#### Policy Issues for the Council to Consider

- Allowing this new class of urban-to-urban TDRs is a policy choice for the Councilmembers to consider. Members could choose not to allow properties meeting the criteria above to be used as sending sites, or could choose to expand the scope of the criteria to allow more urban sites to qualify as a TDR sending site.
- The workplan item that called for the TDR Program Review and Study stated that the study must include "Analysis of potential Transfer of Development Rights Program changes that build on existing program objectives while considering other policy objectives, such as making investments in economically disadvantaged areas, promoting housing affordability, incentivizing green building, and providing for Transit Oriented Development."

The proposed changes regarding opportunity areas arose from an analysis of making investments in economically disadvantaged areas. The report also discussed the possibility of using TDRs to promote housing affordability by increasing ratios to award more development units when TDRs are used for affordable housing projects, or using TDRs to preserve mobile home parks. Neither of these strategies was recommended. For promotion of affordable housing, the report states that "although experienced affordable housing developers have the capacity to provide income-restricted units, for-profit developers who typically utilized the TDR Program do not show interest in adding the risk of an affordability covenant and do not have the capacity to perform ongoing income monitoring and compliance." For preservation of mobile home parks, the report states that "incentivizing mobile home parks through TDR in the short term may have a negative effect on affordable housing in the future, locking a property into a mobile home park land use forever is not feasible due to the lifespan of mobile home parks, and returning the property back to base density could set unfavorable precedent."

The report contains no discussion of using TDRs to incentivize green building or provide for transit oriented development. Councilmembers could choose to pursue changes related to these topics or to require the Executive to do more study on these areas.

- The workplan item that called for the TDR Program Review and Study required the study to "consider possible performance criteria." This is not discussed in the report. Councilmembers may choose to adopt performance criteria or require the Executive to propose them.

#### Follow-up from Councilmember Questions

The TDR Program Review and Study Report includes a tax revenue impacts analysis for the TDR program. For the TDR properties for which the Executive had sufficient data to make a before-and-after comparison of tax value on TDR properties, the Executive states that there was a cumulative \$1.9 million reduction in 2018 taxable land value from sending site parcels, and a cumulative \$350.4 million gain in 2018 taxable land value for receiving site parcels.

As of September 30, 2019, there were 597 TDRs in the County's TDR Bank. At that time, a total of 1,693 TDRs had been purchased by the Bank and 1,096 had been sold. An additional 237 TDRs had been sold through private transactions.

<b>Cottage Housing</b>
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#### What's new in the 2020 KCCP Update?

The 2016 KCCP included Workplan Action 8, which directed the Executive to review Comprehensive Plan policies and development code regulations for potential expanded allowances for cottage housing in unincorporated King County and proposed any changes as appropriate. The proposed KCCP update would modify several zoning code provisions for cottage housing resulting from recommendations from a code study required by Workplan Action 8. The code study and a preceding Cottage Housing Report (transmitted in December 2018) analyzed existing zoning regulations around cottage housing and identified several recommendations.

As proposed, cottage housing developments would be subject to the following density and dimensional standards:

- No maximum lot size. Proposed changes would removing the maximum site size of 1 acre for standalone cottage housing developments or 1 acre combined when adjacent to an existing cottage housing development.
- No maximum number of units. Proposed changes would remove maximum number of units, 16 units, a cottage housing development is permitted to have. The maximum number of units would dependent on the zone.



- Maintain open space requirements. No changes are proposed to the minimum of 250 square feet of common area required per unit, and 50 percent of units required to be clustered around the open space.
- Total unit size. Units would be limited to existing standards of a 900 square foot footprint and 1,200 square foot floor area. The proposed changes would exempt attached garages less than 250 square feet from the floor area limit.
- Distance. Individual cottage housing units would continue to be located 10 feet apart and the development would be required to maintain existing setback requirements.
- Inviting façade requirement. Proposed changes would require cottage houses abutting the common area or public right-of-way to provide an primary entry or covered porch and inviting façade.
- Parking requirement. Proposed changes would require between 1 to 2 stalls per cottage housing unit dependent on the unit's size.
- Height limit. The existing base height of 18 feet or 25 feet for pitched roofs would be maintained.
- Other underlying dimensions and densities. All other standards, including impervious surface or setbacks, would remain unchanged.

#### Policy Issues for the Council to Consider

- The Workplan Action required that the Executive review existing policies and codes for the "potential for expanded allowances for cottage housing in unincorporated King County, including Rural Areas." The code study and subsequent code changes discussed above focuses on removing or clarifying requirements that may have prevented or burdensome to cottage housing developments, but did not consider expanding where this use could be permitted.
- Additionally, the code study reviewed some development standards, but does not appear to have reviewed the suite of standards that apply to all development (for instance, impervious surface limits, setbacks, or landscaping). Council may wish to consider additional review or changes.

## Bear Creek UPD

The Bear Creek UPD is governed by three development agreements, which expire in 2020 and 2023. The Executive has proposed permanent land use designations and zoning classifications, in advance of the agreements expiring. There are KCCP and Code changes proposed which are associated with the map amendments.

**Map Amendments.** All map amendments to the KCCP are found in Attachment D to Proposed Ordinance 2019-0413.

### **1. Map Amendment 7.a: Bear Creek UPD - Trilogy Other Parks and Wilderness Land Use**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)  
**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Change the land use designation from *upd* to *op* (other parks and wilderness) on the critical area tracts, perimeter buffers, and golf course parcels in the Trilogy community.

**Council staff comments:**

- No policy issues identified.

### **2. Map Amendment 7.b: Bear Creek UPD - Village at Redmond Ridge Commercial Land Use and Zoning**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)  
**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Change the land use designation from *upd* to *cb* (community business center) on 9 parcels.
- Amend the zoning classification from UR-P-SO to CB (Community Business) on 10 parcels.

- Add a P-Suffix condition to one parcel limiting the use to that of self-service storage, as defined KCC 21A.06.1050.
- Add a P-Suffix condition to 9 parcels in the Village at Redmond Ridge prohibiting Gasoline Service Stations, and any associated underground fuel storage tanks.

**Council staff comments:**

- With the proposed change to CB zoning, there are several uses that are currently allowed by the development agreement that would be either more restrictively regulated or no longer permitted.
- There would also be additional uses allowed with the proposed zoning classification compared to the UPD permit.

**3. Map Amendment 7.c: Bear Creek UPD - Trilogy South of Novelty Hill Road Urban Residential, High Density Residential Land Use and Zoning**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Change the land use designation from *upd* to *uh* (urban residential, high) on 6 parcels in the Trilogy community.
- Amend the zoning classification from UR-P-SO to R-24 (Residential, 24 dwelling units per acre) on 11 parcels.

**Council staff comments:**

- No policy issues identified.

**4. Map Amendment 7.d: Bear Creek UPD - Trilogy North of Novelty Hill Road Urban Residential, Medium Density Residential Land Use and Zoning**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Change the land use designation from *upd* to *um* (urban residential, medium).

- Amend the zoning classification from UR-P-SO to R-6 (Urban Residential, 6 dwelling units per acre).
- Amend the zoning classification from UR-P-SO to R-12 (Residential, 12 dwelling units per acre) on 12 parcels.

**Council staff comments:**

- No policy issues identified.

**5. Map Amendment 7.e: Bear Creek UPD - Redmond Ridge Other Parks and Wildness Land Use**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Change the land use designation from *upd* to *op* (other parks and wilderness) on the critical area tracts, perimeter buffers, and private parks within the Redmond Ridge Community.

**Council staff comments:**

- No policy issues identified.

**6. Map Amendment 7.f: Bear Creek UPD - Redmond Ridge Business Park Land Use and Zoning**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Change the land use designation from *upd* to *i* (industrial) on 19 parcels in the Redmond Ridge Business Park.
- Change the land use designation from *upd* to *cb* (community business) on 17 parcels.
- Amend the zoning classification from UR-P-SO to I (Industrial) on 20 parcels.
- Add a P-Suffix development condition to 20 parcels prohibiting Meat and Packing Plants; Poultry Slaughtering and Processing; Petroleum Refining and Related Industries; and Primary Metal Industries.

- Amend the zoning classification from UR-P-SO to O (Office) on 21 parcels.
- Add a Special District Overlay to permit additional retail uses in the Business Park consistent with Ordinance 18860, approved in 2019 as an amendment to the UPD approval, after review by the Hearing Examiner to allow additional uses.

**Council staff comments:**

- With the proposed zoning changes, there are several uses that are currently permitted by the development agreement that would be either more restrictively regulated or no longer permitted.
- Several legally established uses within the business park would also be rendered non-conforming by this map amendment, such as the sports club, a daycare II, and any amusement and recreation business.
- There would also be additional uses allowed with the proposed zoning classification compared to the UPD permit.

**7. Map Amendment 7.g: Bear Creek UPD - Redmond Ridge Marketplace Land Use and Zoning**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Change the land use designation from *upd* to *nb* (neighborhood business center) on 8 parcels in the Redmond Ridge Marketplace.
- Amend the zoning classification from UR-P-SO to NB (Neighborhood Business).

**Council staff comments:**

- With the proposed change to NB zoning, there are several uses that are currently permitted by the development agreement that would be either more restrictively regulated or no longer permitted.
- There would also be additional uses allowed with the proposed zoning classification compared to the UPD permit.

**8. Map Amendment 7.h: Bear Creek UPD - Redmond Ridge Urban Residential, High Density Residential Land Use and Zoning**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek

Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Change the land use designation from *upd* to *uh* (urban residential, high) on 6 parcels.
- Amend the zoning classification from UR-P-SO to R-18 (Residential, 18 dwelling units per acre) on 8 parcels.
- Amend the zoning classification from UR-P-SO to R-24 (Residential, 24 dwelling units per acre) on 1 parcel.

**Council staff comments:**

- No policy issues identified.

**9. Map Amendment 7.i: Bear Creek UPD - Redmond Ridge Urban Residential, Medium Density Residential Land Use and Zoning**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Change the land use designation from *upd* to *um* (urban residential, medium). Amend the zoning classification from UR-P-SO to R-12 (Residential, 12 dwelling units per acre) on 13 parcels.
- Amend the zoning classification from UR-P-SO to R-6 (Residential, 6 dwelling units per acre).

**Council staff comments:**

- No policy issues identified.

**10. Map Amendment 7.j: Bear Creek UPD - Redmond Ridge East Other Parks and Wilderness Land Use**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Change the land use designation from "upd" (urban planned development) to "op" (other parks and wilderness) on the critical area tracts, perimeter buffers, and recreation tracts within the Redmond Ridge East community.

**Council staff comments:**

- No policy issues identified.

**11. Map Amendment 7.k: Bear Creek UPD - Redmond Ridge East Urban Residential, High Density Residential Land Use and Zoning**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Change the land use designation from *upd* to *uh* (urban residential, high) on one parcel within Redmond Ridge East.
- Amend the zoning classification from UR-P-SO to R-24 (Residential, 24 dwelling units per acre).

**Council staff comments:**

- No policy issues identified.

**12. Map Amendment 7.l: Bear Creek UPD - Redmond Ridge East Urban Residential, Medium Density Residential Land Use and Zoning**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Change the land use designation from *upd* to *um* (urban residential, medium).
- Amend the zoning classification from UR-P-SO to R-6 (Residential, 6 dwelling units per acre).

**Council staff comments:**

- No policy issues identified.

**13. Map Amendment 7.m: Bear Creek UPD - Remove P-Suffix Development Condition BC-P04**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)  
**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Remove the P-Suffix development condition BC-P04 related to the dedication of rights-of-way along Novelty Hill Road, a minor arterial.

**Council staff comments:**

- No policy issues identified.

**14. Map Amendment 7.n: Bear Creek UPD - Remove P-Suffix Development Condition BC-P05**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)  
**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Remove the P-Suffix development condition BC-P05 related to the dedication of rights-of-way to create what is now developed as Redmond Ridge Drive and Trilogy Parkway, both minor arterials.

**Council staff comments:**

- No policy issues identified.

**15. Map Amendment 7.o: Bear Creek UPD - Remove P-Suffix Development Condition BC-P17**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)  
**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a



manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Remove the P-Suffix development conditions BC-P17 related to the establishment of a review process for the Blakely Ridge (a.k.a. Trilogy) Urban Planned Development.

**Council staff comments:**

- No policy issues identified.

**16. Map Amendment 7.p: Bear Creek UPD - Remove P-Suffix Development Condition BC-P21**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Remove the P-Suffix development condition BC-P21 related to the establishment of a review process for the Northridge (a.k.a. Redmond Ridge) Urban Planned Development.

**Council staff comments:**

- No policy issues identified.

**17. Map Amendment 7.q: Bear Creek UPD - Remove Special District Overlay Development Condition SO-070**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Remove the Special District Overlay development condition SO-070 related to the designation and purpose of an urban planned development on a specific geography within unincorporated King County.

**Council staff comments:**

- No policy issues identified.

**18. Map Amendment 7.r: Bear Creek UPD - Remove Special District Overlay Development Condition SO-110**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*)

**Existing Zoning:** UR-P-SO

**Proposal:** Consistent with Motion 15329, this proposal calls for the review and establishment of land use designations and zoning classifications for the Bear Creek Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East) in a manner consistent with development patterns in the development agreements and reflecting current conditions in the area.

**Executive recommendation:**

- Remove the Special District Overlay development condition SO-110 related to the designation and purpose of a fully contained community on a specific geography within unincorporated King County.

**Council staff comments:**

- This proposed amendment would remove the Special District Overlay development condition SO-110 from all of the parcels to which it is currently applied.

**KCCP Changes and Code Additions.** The Executive proposes changes to the KCCP and the Code that accompany these map amendments:

- In Chapter 11, lead-in text is proposed to be modified to reflect the changes in the map amendments, and the expiration of the development agreements.
- In Section 53 of the Proposed Ordinance, a new Special District Overlay is proposed that would permit additional retail uses in the office zone consistent with the UPD approval, as amended in 2019. This SDO is applied to Map Amendment 7.f.
- In Section 56 of the Proposed Ordinance, two existing SDOs associated with the Bear Creek UPD are proposed to be repealed.

**Council staff comments:**

- No policy issues identified

## Map Amendments

All map amendments to the KCCP are found in Attachment D to Proposed Ordinance 2019-0413.

### 1. Map Amendment 1: Snoqualmie Agricultural Production District

**Existing KCCP Land Use Designation:** Rural Area (*ra*)

**Existing Zoning:** RA-10, RA-10/RA-10-P (one dwelling unit per ten acres)

**Proposal:** Consistent with Motion 15329, which called on the Executive to propose changes based on a study to "consider expansion of the Agricultural Production District (APD) boundary to increase opportunities for farming, including areas near the Snoqualmie APD – Fall City areas and Carnation area, and the Enumclaw APD," the Executive has proposed adding five parcels to the Snoqualmie APD. Three of those parcels are northeast of the City of Carnation and the remaining two are north of Fall City.

The Executive proposes to retain a P-suffix condition on a portion of one of the parcels near Fall City, which prevents any fill from being added to the area covered by the P-suffix.

**Executive recommendation:**

- Change land use designation on all five Snoqualmie APD parcels from *ra* to *ag*.
- Amend zoning on the parcels from RA-10 or RA-10/RA-10-P to A-10 (density of one dwelling unit per ten acres is unchanged).
- Add all five parcels to the APD.

**Council Staff Comments:**

- The Enumclaw APD is not discussed in the study and no changes to it are proposed. Executive staff has stated that the landowner was not interested in joining the APD.
- The existing P-suffix condition prevents any fill from being added to the floodway. This includes fill used for farm pads, which are allowed in the floodway in the underlying Code. Executive staff has stated that the intent is to allow farm pads on this property. Councilmembers may want to consider removing the P-suffix from this parcel to allow a farm pad to be placed within the portion of the parcel to which the P-suffix applies.

### 2. Map Amendment 2: Woodinville Roundabout Mitigation

**Existing KCCP Land Use Designation:** Mitigation parcels: Rural Area (*ra*). Roundabout area: None, right-of-way, but formerly Agriculture (*ag*).

**Existing Zoning:** Mitigation parcels: RA-2.5-P (one dwelling unit per five acres). Roundabout area: none, right-of-way, but formerly A-10 (one dwelling unit per ten acres).

**Proposal:** Consistent with Motion 15329, this proposal results from a study to "consider changes to the Sammamish Agricultural Production District (APD) boundary to include portions of parcels identified or agreed to by the County for potential acquisition or easement by the City of Woodinville; and (2) consider changes to the urban growth area boundary to incorporate the additional right-of-way on NE 171st Street." This is a result of the incursion into the APD by the City of Woodinville in constructing a roundabout.

The Executive has proposed to add two parcels, currently owned by a church, to the APD as mitigation for this incursion.

The existing P-suffix on the parcels, which limits the parcels to uses permitted in the A zone or to on-site septic systems associated with development on adjacent parcel 1026059094 (not part of this proposal) is proposed to be retained.

**Executive recommendation:**

- Change the KCCP designation on both parcels from *ra* to *ag*.
- Amend the zoning on both parcels from RA-2.5-P (one dwelling unit per five acres) to A-10-P (one dwelling unit per ten acres).
- Remove the roundabout from the APD.
- Add the roundabout to the Urban Growth Area.

**Council Staff Comments:**

- Negotiations between the County, the City of Woodinville, and the church that owns the two properties are ongoing. As a result of these ongoing negotiations, the proposal may change before Council adoption of this Map Amendment.

**3. Map Amendment 3: White Center North of Dick Thurnau Memorial Park**

**Existing KCCP Land Use Designation:** Urban Residential Medium (*um*)

**Existing Zoning:** R-6 (six dwelling units per acre)

**Proposal:** Consistent with Motion 15329, the Executive conducted a study to evaluate the potential of parcels north of Dick Thurnau Park for "a mixed use site, allowing the co-location of affordable housing units, non-residential buildings with social services, co-working spaces, and other potential non-residential uses." The proposal is to upzone one property for this purpose.

**Executive recommendation:**

- Change the land use designation of the parcel from *um* to *uh* (urban residential, high).
- Amend the zoning of the parcel from R-6 to R-18 (18 dwelling units per acre).
- Adopt code changes to allowed mixed-use development on the property.

**Council Staff Comments:**

- The Executive intended to transmit changes to the code to allow mixed use development on the site. These changes were not included with the original transmittal package. Executive staff has since provided Council staff with the proposed changes to K.C.C. 21A.12.250.

#### **4. Map Amendment 4: Floodplain Densities**

**Existing KCCP Land Use Designation:** Rural Area (*ra*)

**Existing Zoning:** RA-5-SO (one dwelling unit per five acres), R-4-P-SO (Four dwelling units per acre)

**Proposal:** As the outcome of a 2018 docket request, Motion 15329 required the Executive to analyze deletion of Special District Overlay SO-230, which limits development of parcels within sensitive areas to no more than one unit per ten acres, and requires that development to be clustered away from the sensitive areas. The Executive states that existing critical area and floodplain regulations make the overlay no longer necessary.

**Executive recommendation:**

- Remove the SDO from the properties to which it applies. Maintain land use designations and underlying zoning densities.

**Council Staff Comments:**

- No policy issues identified.

#### **5. Map Amendment 5a – East Cougar Mountain Potential Annexation Area (PAA)**

**Existing KCCP Land Use Designation:** Urban Planned Development (*upd*).

**Existing Zoning:** UR-P-SO, R-1-P

**Proposal:** As an outcome of the 2016 KCCP and a 2017 Docket Request, Motion 15329 required the Executive to "work with the City of Issaquah, the City of Bellevue, and residents in the East Cougar Mountain Potential Annexation Area on potential land use changes and urban growth area boundary changes." The area study states that the Cities of Issaquah and Bellevue have stated that they do not currently intend to annex these three parcels, and the Executive wants to limit growth until such time as annexation is supported.

**Executive recommendation:**

- Change the land use designation on all three parcels from *upd* to *ra*.
- Change zoning from UR-P-SO (one dwelling unit per five acres) and R-1-P (one dwelling unit per acre) to RA-5 (one dwelling unit per five acres).
- Remove all three parcels from the urban growth area.

**Council Staff Comments:**

- No policy issues identified.

#### **6. Map Amendment 5b – Special District Overlay SO-070**

**Existing KCCP Land Use Designation:** Rural Area (*ra*), Open Space and Parks (*op*), Urban Planned Development (*upd*)

**Existing Zoning:** RA-5 (one dwelling unit per five acres), R-1-P-SO (one dwelling unit per acre), UR-SO (one dwelling unit per five acres)

**Proposal:** Resulting from the same study mentioned in the discussion of Map Amendment 5a above, the Executive proposes to remove the special district overlay that applies to two of the parcels in Amendment 5a, and an additional seven parcels. The overlay sets up the parcels to become part of an urban planned development, which the Executive states is no longer feasible.

**Executive Recommendation:**

- Remove the special district overlay from these nine parcels and repeal the associated code section.

**Council Staff Comments:**

- No policy issues identified.

**7. Map Amendment 5c – Cougar Mountain Subarea Master Plan Development Condition**

**Existing KCCP Land Use Designation:** Rural Area (*ra*), Urban Residential Low (*ul*), Open Space and Parks (*op*), Urban Planned Development (*upd*)

**Existing Zoning:** RA-5-P (one dwelling unit per five acres), R-1-P (one dwelling unit per acre), UR-P-SO (one dwelling unit per five acres)

**Proposal:** Resulting from the same study mentioned in the discussion of Map Amendments 5a and 5b above, the Executive proposes to remove P-suffix condition NC-P01 from the 73 parcels to which it applies. This development condition provides for the future development of a master planned development. The Executive states that the parcel size of the remaining parcels makes such a development infeasible, and the condition should be removed.

**Executive Recommendation:**

- Remove P-suffix NC-P01 from the 73 parcels to which it applies.

**Council Staff Comments:**

- No policy issues identified.

**8. Map Amendment 6 – Maple Woods Subdivision Stormwater Parcels**

**Existing KCCP Land Use Designation:** Rural Area (*ra*)

**Existing Zoning:** RA-10 (ten dwelling units per ten acres)

**Proposal:** Motion 15329 required the Executive to "work with the City of Maple Valley to consider amendments to the Urban Growth Area boundary for five parcels adjacent to the Maple Woods Subdivision to facilitate transference of city- or water-district owned parcels with stormwater detention ponds or water tanks into the City's corporate boundary." The Executive conducted this study and recommended all five parcels for inclusion in the Urban Growth Area. All parcels contain stormwater infrastructure or public facilities.

**Executive Recommendation:**

- Change the land use on the five parcels, including one which is bisected by the urban growth boundary, from *ra* to *op*.
- Change the zoning on the same five parcels from RA-10 (one unit per ten acres) to UR (one unit per five acres).
- Add the five parcels to the Urban Growth Area.

**Council Staff Comments:**

- Council staff analysis and discussions with Executive staff and the PAO are ongoing.

**INVITED**

- Ivan Miller, Comprehensive Plan Manager, Regional Planning Unit, PSB

**ATTACHMENTS**

**Each Councilmember has been provided with a binder that includes the Proposed Ordinance and all attachments. The materials will not be included in each staff report. Other materials are available online at the link provided below.**

1. Transmittal Letter
2. Fiscal Note
3. 2020 Comprehensive Plan Update Schedule, as of January 21, 2020
4. Motion 15329 – Scope of Work for 2020 Update

**LINKS**

**All components of the transmitted 2020 update to the 2016 KCCP, as well as additional information about the Council's review of the proposal, can be found at:**

**<https://www.kingcounty.gov/council/CompPlan/2018compplan>**

The components of the proposed legislation and their attachments include:

- Proposed Ordinance 2018-0153
  - Attachment A - 2020 Update to the 2016 King County Comprehensive Plan
  - Attachment B - Appendix C: Transportation
  - Attachment C - Appendix C1: Transportation Needs Report
  - Attachment D - Amendments to Land Use and Zoning Maps
  - Attachment E - Amendments to Shorelines of the State Map
  - Attachment F - Skyway-West Hill Land Use Subarea Plan
  - Attachment G - Skyway-West Hill Land Use Subarea Plan Amendments to Land Use and Zoning Maps

- Attachment H - Attachment K to the Shoreline Master Program
- Attachment I - Appendix S: Public Participation Summary for 2020 Update

Also included are supporting documents included in the transmittal package, which do not get adopted as part of the legislation, but provide useful information:

- Transmittal Letter  
Regulatory Note  
Fiscal Note
- Plain Language Summary  
Policy I-207 Amendment Analysis Matrix
- Area Land Use and Zoning Studies
- Code Studies and Reports
- Public Comment and Response

There is related legislation, a motion acknowledging receipt of the community center feasibility and local services equity impact analysis report. The reports are included as Appendices C and D in Attachment F to Proposed Ordinance 2019-0415.

- Proposed Motion 2019-0417



September 30, 2019

The Honorable Rod Dembowski  
Chair, King County Council  
Room 1200  
C O U R T H O U S E

Dear Councilmember Dembowski:

This letter transmits an ordinance adopting the 2020 update to the 2016 King County Comprehensive Plan (2020 update). In 2018, the County restructured its comprehensive planning program, moving to an 8-year statutory update schedule and allowing a midpoint review every four years. Because of the timing of the next statutory update in 2023, the Council directed a midpoint review in 2020, via Workplan Action 14 in Ordinance 18810 and King County Code 20.18.030.

The process began on January 1, 2019 with submittal of the Scope of Work to the King County Council. King County Motion 15329 adopted the scope on February 27, 2019 and serves as the foundation for the 2020 update. The unique timing of the 2020 update meant that the typical scoping and public review processes were shorter than usual. Several land use and code studies were conducted, as directed; the outcomes of these studies are included with this transmittal.

The 2020 update would advance planning in King County through the following proposals.

- Establish regulations for fossil fuel facilities to protect public health and safety.
- Establish policy and regulatory changes to prepare for sea level rise impacts.
- Implement recommendations from the 2018 Marijuana Report in Proposed Motion 2019-0012.
- Establish new zoning for the Bear Creek Urban Planned Development.
- Make changes to reflect the Regional Affordable Housing Plan and Action Strategy.

The 2020 update also includes the Skyway-West Hill Community Service Area Land Use Subarea Plan, which replaces the existing 1994 West Hill Community Plan. This subarea plan, led by the Permitting Division of the Department of Local Services, will be the first conducted under the restructured subarea planning process adopted by the Council in Ordinance 18810.

While the 2020 update does not include any substantive expansions of the Urban Growth Area, there are minor technical changes in some areas, and the plan includes a proposed contraction of the Urban Growth Area for a portion of the area known as the East Cougar Mountain Potential Annexation Area (PAA).

This transmittal package includes the following documents.

- Ordinance adopting amendments to the King County Code.
- Comprehensive Plan and King County Code Amendments.
- Comprehensive Plan Policy I-207 Analysis.
- Plain Language Summary of Code Amendments.
- Forty-two Land Use and Zoning Map Amendments.
- Eight Area Land Use and Zoning Studies.
- Ten Code Studies and Reports.
- Public Participation Report.
- Other Miscellaneous Items.

As in past updates, a State Environmental Policy Act (SEPA) review and threshold determination will be completed in advance of final action by the King County Council.

The 2020 update is consistent with the King County Strategic Plan. By addressing public health and safety, housing, environmental, and other issues, it responds to the Strategic Plan's vision statement that the County is a diverse and dynamic community with a healthy economy and environment where all people, businesses, and organizations have the opportunity to thrive.

The County's Comprehensive Plan and development regulations are a core element of the County's climate action strategy. By focusing new development in urban areas served by high capacity transit, and protecting working farms and forests the sequester carbon, the county curbs growth in greenhouse gas emissions as the region grows. Consistent with the county's Strategic Climate Action Plan, this 2020 update hold the line on sprawl and strengthens protection of public health and safety from risk of fossil fuel facilities and mining. This 2020 update also proposes new development standards to reduce risks of sea level rise. The amendments in the 2020 update align with the goals related to Accessible and Affordable Housing, a Healthy Environment, and others.

It is estimated that this report required approximately 10,300 staff hours to produce, costing approximately \$770,000.

I urge your careful consideration of the proposed plan and implementing regulations. Together, they will help to ensure that our region continues to manage growth effectively while ensuring the County's compliance with the Growth Management Act.

The Honorable Rod Dembowski  
September 30, 2019  
Page 3

If you have any questions about this transmittal, please contact Lauren Smith, Director, Regional Planning, at 206-263-9606.

Sincerely,

Dow Constantine  
King County Executive

Enclosures

cc: King County Councilmembers  
    ATTN: Carolyn Busch, Chief of Staff  
            Melani Pedroza, Clerk of the Council  
Dwight Dively, Director, Office of Performance, Strategy and Budget (PSB)  
Lauren Smith, Director, Regional Planning, PSB

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**2019-2020 FISCAL NOTE**

Ordinance No. 2019-XXXX

Title: 2020 Update to the 2016 Comprehensive Plan

Affected Agency and/or Agencies: Executive Office

Note Prepared By: Ivan Miller

Date Prepared: 9/3/2019

Note Reviewed By: Chris McGowan

Date Reviewed: 9/5/2019

**Description of request:**

This legislation adopts the proposed changes to King County Comprehensive plan.

**Revenue to:**

Agency	Fund Code	Revenue Source	2019-2020	2021-2022	2023-2024
			0	0	0
TOTAL			0	0	0

**Expenditures from:**

Agency	Fund Code	Department	2019-2020	2021-2022	2023-2024
			0	0	0
			0	0	0
TOTAL			0	0	0

**Expenditures by Categories**

	2019-2020	2021-2022	2023-2024
	0	0	0
TOTAL	0	0	0

**Notes and Assumptions:**

Although adoption of the Comprehensive Plan does not itself have any effect on the fiscal affairs of King County, some of the policy changes within the plan may result in unpredictable future changes to revenues and expenditures.

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**Proposed Ordinance 2019-0413  
2020 King County Comprehensive Plan Update and Skyway-  
West Hill CSA Subarea Plan**

**King County Council committee review and adoption schedule  
As of January 21, 2020 – subject to change**

<b><i>Date</i></b>	<b><i>Event</i></b>
<b>September 30, 2019</b>	Executive's Transmittal of 2020 King County Comprehensive Plan Update
<b>October 15 1:30 p.m.</b>	<b>Briefing in Mobility and Environment Committee</b> <ul style="list-style-type: none"> <li>Executive staff brief Skyway-West Hill CSA Subarea Plan</li> </ul>
<b>November 5 1:30 p.m.</b>	<b>Briefing in Mobility and Environment Committee</b> <ul style="list-style-type: none"> <li>Executive staff brief 2020 Update</li> </ul>
<b>November 19 1:30 p.m.</b>	<b>Briefing in Mobility and Environment Committee</b> <ul style="list-style-type: none"> <li>Deferred</li> </ul>
<b>December 3 1:00 p.m.</b>	<b>Briefing in Mobility and Environment Committee</b> <ul style="list-style-type: none"> <li>Key Issues Overview</li> </ul>
<b>January 22, 2020 1:00 p.m.</b>	<b>Briefing in Mobility and Environment Committee</b> <ul style="list-style-type: none"> <li>Review of Committee Identified Topics</li> </ul> <i>Opportunity for public comment</i>
<b>February 12 1:00 p.m.</b>	<b>Briefing in Mobility and Environment Committee</b> <ul style="list-style-type: none"> <li>Review of Committee Identified Topics</li> </ul> <i>Opportunity for public comment</i>
<b>February 26 1:00 p.m.</b>	<b>Briefing in Mobility and Environment Committee</b> <ul style="list-style-type: none"> <li>Review of Committee Identified Topics</li> </ul> <i>Opportunity for public comment</i>
<b>March 11 1:00 p.m.</b>	<b>Briefing in Mobility and Environment Committee</b> <ul style="list-style-type: none"> <li>Review of striking amendment</li> </ul> <i>Opportunity for public comment</i>

<b><i>Date</i></b>	<b><i>Event</i></b>
<b>March 25</b> <b>1:00 p.m.</b>	<b>Possible vote in Mobility and Environment Committee</b> <ul style="list-style-type: none"> <li>• Review of line amendments</li> <li>• Consideration of all amendments</li> <li>• Vote on Committee recommendation on proposed 2020 King County Comprehensive Plan Update and Skyway-West Hill CSA Subarea Plan</li> </ul> <i>Opportunity for public comment</i>
<b>June 16</b> <b>1:00 p.m.</b>	<b>Public Hearing at full Council</b> <i>Public Hearing at full Council &amp; opportunity for public comment</i>
<b>June 23</b> <b>1:00 p.m.</b>	<b>Possible vote at full Council</b> <ul style="list-style-type: none"> <li>• Consideration of amendments</li> <li>• Vote on final adoption of proposed 2020 King County Comprehensive Plan Update and Skyway-West Hill CSA Subarea Plan</li> </ul>

All meetings will take place in the Council Chambers on the 10<sup>th</sup> Floor of the King County Courthouse, at 516 3<sup>rd</sup> Ave, Seattle WA.





## KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Signature Report

## Motion 15329

Proposed No. 2019-0015.3

Sponsors Upthegrove

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 2020 in accordance with  
4 K.C.C. 20.18 and 2018 King County Comprehensive Plan  
5 Workplan Action 14.

6 WHEREAS, King County enacted the 1994 King County Comprehensive Plan  
7 ("the plan") to meet the requirements of the Washington State Growth Management Act,  
8 and

9 WHEREAS, K.C.C. chapter 20.18.060 establishes a process for amending the  
10 plan and a program for public participation and states that every eight years, beginning in  
11 2021, the county shall complete a comprehensive review of the plan and consider  
12 substantive amendments to the plan, and

13 WHEREAS, K.C.C. chapter 20.18.030 allows, if adopted by motion, for a limited  
14 update to the plan at the midpoint of the eight-year cycle, and

15 WHEREAS, the 2018 amendment to the plan included workplan Action 14,  
16 directing a 2020 Comprehensive Plan Midpoint Update, and

17 WHEREAS, while K.C.C. chapter 20.18.030 allows the 2020 update to consider  
18 substantive amendments, the update is a discretionary action by the county and does not  
19 serve as the statutory update as required by RCW 36.70A.130;

20           NOW, THEREFORE, BE IT MOVED by the Council of King County:  
21           The scope of work for the 2020 King County Comprehensive Plan Midpoint  
22   Update in Attachment A shall proceed as established by this motion and be the basis for  
23   developing amendments to the plan, and for performing the associated environmental  
24   analysis.  
25

Motion 15329 was introduced on 1/14/2019 and passed as amended by the  
Metropolitan King County Council on 2/27/2019, by the following vote:

Yes: 8 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr.  
McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles and  
Ms. Balducci  
No: 1 - Mr. Dunn  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Rod Dembowski, Chair

ATTEST:



Melani Pedroza, Clerk of the Council



**Attachments:** A. King County Comprehensive Plan 2020 Midpoint Update, dated February 27, 2019

**King County Comprehensive Plan  
2020 Midpoint Update**

**Scope of Work**

*In accordance with King County Code 20.18.030 and 20.18.060,  
and 2018 Comprehensive Plan Workplan Action 14*

**A. Background**

In 2018, King County restructured its long-range planning processes and shifted from a Four-Year "Major" Update cycle to an Eight-Year Statutory Update cycle. In moving to an Eight-Year Cycle, the County created the option for a limited scope "Four-Year Midpoint Update" Cycle wherein a smaller-range of substantive changes to policies and amendments to the urban growth area boundary may be considered only as established by motion.

The 2018 update to the King County Comprehensive Plan, in workplan action #14, directs that the scope of the 2020 update include: (a) changes as called for by applicable workplan action items in the Comprehensive Plan, (b) any policy changes or land use proposals that should be considered prior to the 2023 statutory update, (c) review and inclusion of changes related to docket proposals that were recommended to be reviewed as part of the next "major" update, (d) aligning the language in the Comprehensive Plan and Title 20 regarding what is allowed during annual, midpoint and eight-year updates, and (e) reviewing and updating the terminology to consistently describe the various updates. While the 2020 update may consider substantive amendments, the update is a discretionary action by the County and does not serve as the statutory update required by 36.70A.130 Revised Code of Washington.

**B. Topical Areas**

The following topics are to be considered in the 2020 Midpoint Update. For the 2020 Midpoint Update, the Executive shall complete an equity impact analysis using the tool developed by the county office of equity and social justice, to identify, evaluate and describe both the positive and negative potential equity impacts of the policy, land use, zoning and development regulations proposed in the Plan. This impact analysis shall

be transmitted with the 2020 Midpoint update, and included within the Comprehensive Plan if appropriate.

### **I. Text and Policy Proposals**

- As necessary to be addressed prior to the 2023 Statutory Update, update demographic and economic data, maps, and references (including references to plans, program, and departmental restructures such as the Department of Local Services, Metro, etc.).
- Updates to terminology to consistently describe what is allowed during annual, midpoint and eight-year updates.
- Update technical appendices to reflect new projects, changes in service providers, and other minor updates. This includes Appendix C: Transportation, Appendix C1: Transportation Needs Report, and Appendix A: Capital Facilities.
- Amend Transportation chapter to reflect the County's cessation of the Mitigation Payment System, consistent with adopted changes to the King County Code.
- Update Rural Area and Natural Resource Land chapter policies and text related to non-resource industrial uses and development standards in the Rural Area to clarify uses compared to sites, and clarify the parcels to which the policies apply (this is an outcome of the 2018 Cedar River Rural Industrial Study).
- Update Comprehensive Plan to reflect the approval of the Regional Affordable Housing Plan and Action Strategy.
- Update Housing and Human Services chapter policies that describe the County's regional human services roles and activities to include new work since 2016.
- Review Comprehensive Plan policies, and associated development regulations and permitting processes, to ensure that the range of impacts from the extraction, processing, production, transport, storage, and use of fossil fuels, including the impacts from construction and operation of fossil fuel infrastructure, are identified, avoided and mitigated, in order to protect public health and safety, air and water quality, habitats, natural resource lands, and other resources and functions.
- In recognition of the growing risks of sea level rise to homes, businesses, and infrastructure in coastal areas, develop policy and regulatory changes to prepare

for these impacts. This will include evaluation of regulations that address development in and adjacent to areas at risk to flooding and erosion damage.

- Updates to the Shorelines chapter, including associated Shoreline Master Program regulations to ensure consistency with state requirements, and related updates to Shoreline Environment Designations and maps.
- As necessary, update Comprehensive Plan to reflect state and federal decisions related to regulation of vapor products, as defined at 70.345 Revised Code of Washington
- As necessary, update Comprehensive Plan to reflect federal designation of "Opportunity Zones" in unincorporated King County.
- Review and update policies and development regulations (including road standards) and related provision of sidewalks/pathways in rural and urban unincorporated King County, with a focus on improving public safety and improving physical fitness. Include evaluation of providing sidewalks/pathways in conjunction with other planned improvements.
- In recognition of the county's local government role and responsibilities, updates to improve coordination, accountability, and service delivery in unincorporated areas at rural or urban service levels.
- Update the Plan to reflect outcomes from work done on the 2018 Comprehensive Plan Workplan Action Items, as follows:
  - Action 1: Community Service Area Subarea Planning Program.
  - Action 4: Transfer of Development Rights (TDR) Program Review and Study.
  - Action 8: Cottage Housing Regulations Review.
  - Action 13: Water Availability and Exempt Wells.
  - Action 18: Review of the Four-to-One Program.
- Review the Priority 1 and Priority 2 implementing actions from the Vashon-Maury Island CSA Subarea Plan and provide either a report or recommended policy or code changes to: 1) determine the implementing actions current status, 2) determine whether existing Comprehensive Plan policies or development regulations (or any other adopted plan) requires changes in order to proceed with implementation, 3) whether those changes are recommended for inclusion in the

2020 KCCP Update, and 4) for those items that are not currently on schedule, an explanation why and an evaluation of when they could be completed.

- Review of existing policies and regulations related to the design and siting of public infrastructure and/or facilities within and adjacent to APDs to identify potential offsite mitigation strategies. Examples of such strategies could include in-lieu fee programs, transfer of development rights or restoration of existing APD lands to return them to agriculture production capable land.

## **II. Area Zoning and Land Use Proposals**

- In advance of the expiration of development agreements for the Bear Creek Urban Planned Developments (Redmond Ridge, Trilogy, and Redmond Ridge East), review and establish the comprehensive plan land use designation and zoning classifications in a manner consistent with the development patterns in said agreements and reflecting current conditions in the area.
- Consider expansion of the Agricultural Production District (APD) boundary to increase opportunities for farming, including areas near the Snoqualmie APD – Fall City area and Carnation area, and the Enumclaw APD.
- As mitigation for the encroachment of the NE 171st Street roadway and roundabout intrusion into the APD: (1) consider changes to the Sammamish Agricultural Production District (APD) boundary to include portions of parcels identified or agreed to by the County for potential acquisition or easement by the City of Woodinville; and (2) consider changes to the urban growth area boundary to incorporate the additional right-of-way on NE 171st Street.
- Review land use designations and implementing zoning on parcels adjacent to the northern edge of Dick Thurnau Memorial Park in North Highline to evaluate their potential as a mixed use site, allowing the co-location of affordable housing units, non-residential buildings with social services, co-working spaces, and other potential non-residential uses.
- Analyze deletion of Special District Overlay SO-230: Flood Plain Densities on all parcels to which it applies (this is an outcome of a 2018 Docket Request).
- Work with the City of Carnation to identify options, processes and timelines for potential land use changes to facilitate annexation.
- Work with the City of Issaquah, the City of Bellevue, and residents in the East Cougar Mountain Potential Annexation Area on potential land use changes and

urban growth area boundary changes (this is an outcome of the 2016 Comprehensive Plan and a 2017 Docket Request).

- Work with the City of Maple Valley to consider amendments to the Urban Growth Area boundary for five parcels adjacent to the Maple Woods Subdivision to facilitate transference of city- or water-district owned parcels with stormwater detention ponds or water tanks into the City's corporate boundary.
- Review the potential for siting organic composting facilities. Consider sites in the rural area, including those that currently have a Mineral use designation and implementing zoning, and consider whether to modify the land use and zoning to Rural Area, either outright or with property-specific conditions that would be appropriate for organic composting facilities as a primary use. Consider modifying associated policies or development regulations associated with organic composting facilities as a materials processing use at such locations.

### **III. Code Studies**

- Review the County's regulations related to accessory dwelling units to determine if changes can be made to make this housing option more widely used (this is an implementation action from the Vashon-Maury Island Community Service Area Subarea Plan).
- Review the County's Residential Density Incentive Program at King County Code 21A.34 to determine if any changes are needed to increase its use and improve its effectiveness.
- Technical updates to critical areas and shoreline regulations to recognize the 2014 Washington State Wetland Rating System for Western Washington, and to consider other proposed amendments deemed necessary for consistency with state guidance.
- Update any P-suffix conditions or special district overlays adopted as part of existing subarea plans to be consistent with the changes ultimately made by the winery, brewery and distillery ordinance (Proposed Ordinance 2018-0241).

### **IV. Reports**

As part of the transmittal package for the 2020 Comprehensive Plan update, the Executive will include an affordable housing report that includes 1) an update on all current efforts to create affordable housing on County-owned property, and 2) a plan for

developing an inventory of all County-owned properties and their feasibility for development of affordable housing, to be completed by June 1, 2020.

### **C. Public Outreach Plan**

King County Regional Planning staff, along with staff from the Executive Departments, will conduct a multi-phased approach to public outreach for the 2020 King County Comprehensive Plan.

**Scoping.** The first phase will occur following transmittal of the scope to the County Council during the period of January and February. Stakeholders will have the opportunity to comment during the Council's review and adoption of the scope.

**CSA Outreach.** The second phase will occur through participation at the Community Service Area outreach activities that have typically occurred during the period of April through June. Comments will be solicited and accepted as part of these outreach activities.

**Public Comment Period.** The third phase will take place from approximately July 1 to July 31, 2019 as part of a public comment period on the Public Review Draft. A series of open houses specifically focused on the Comprehensive Plan will be held during this comment period.

**Council Review and Adoption Period.** An Executive Recommended Plan will be transmitted to the County Council on September 30, 2019. The Council will conduct additional public outreach as part of committee meetings, a public hearing, and other processes as managed by Council.

**General Outreach.** Throughout the entire process, the Comprehensive Plan website will be updated, stakeholders on the Comprehensive Plan mailing list will be notified at key milestones, and public comments will be accepted.

In addition to the Comprehensive Plan mailing list, outreach will occur through the Community Service Area Unincorporated Area Newsletter, other Department of Local Services engagement process, the Office of Equity and Social Justice's outreach mechanisms, and through County Commissions.



### **D. State Environmental Policy Act Analysis**

SEPA analysis for the 2020 update will commence with the release of the public review draft in the summer 2019, and continue through the review of the draft by the assigned King County Council committee. SEPA will be concluded in advance of action by the full King County Council. This is scheduled to occur in summer 2020.