



King County

Metropolitan King County Council Mobility and Environment Committee

STAFF REPORT

Agenda Item:	7	Name:	Erin Auzins
Proposed No.:	2019-0413	Date:	October 15, 2019

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 Executive's recommended 2020 King County Comprehensive Plan update has been transmitted to the Council following nine months of plan development and public outreach. The Skyway-West Hill Community Service Area Subarea Plan is included in the transmittal, following 16 months of plan development and public outreach.

Council staff analysis of Proposed Ordinance 2019-0413 has just begun. At today's meeting, Council staff will brief the tentative Council review schedule, and Executive staff will brief the Executive's recommended Skyway-West Hill Community Service Area Subarea Plan.

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.¹ 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.² 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.

¹ Ordinance 18810

² K.C.C. 20.18.030

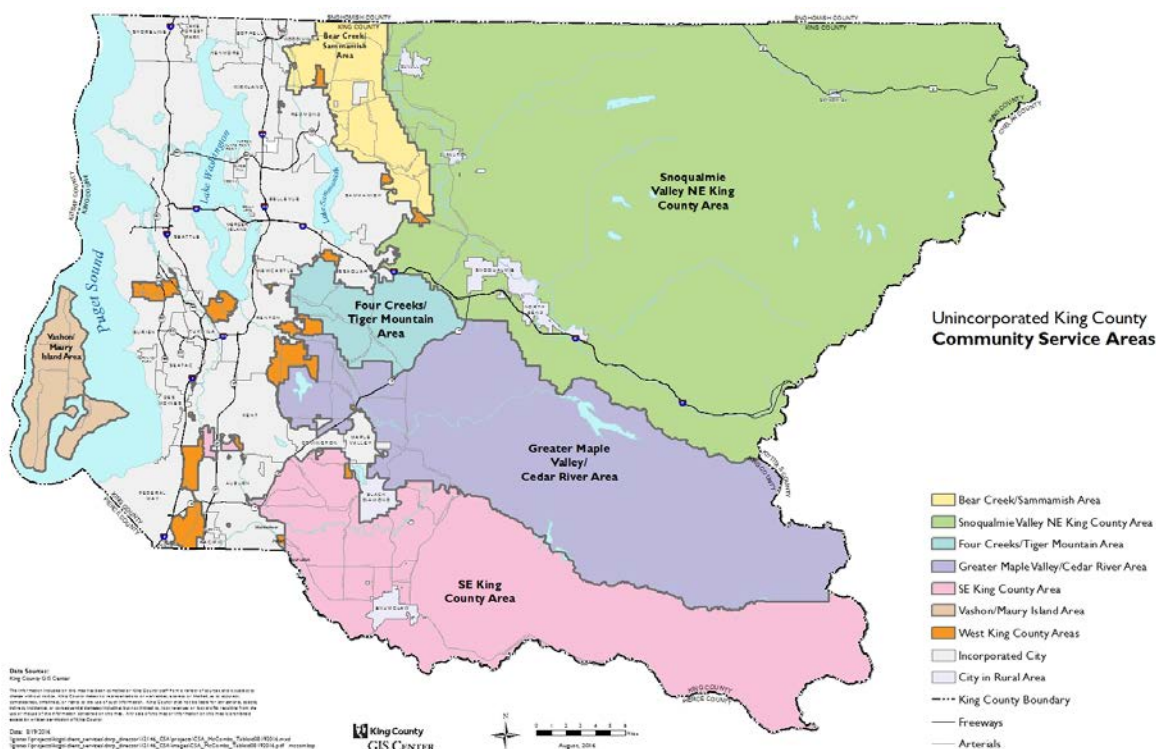
Midpoint updates allow substantive changes to the Comprehensive Plan, including changes to the urban growth area, if they are identified in the scoping motion.

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 forthcoming plan 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 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

Planning Year	Adoption Year	Geography	Other Planning
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.³ 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 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.⁴ 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.⁵ 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

³ Attachment A to Ordinance 18623

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

⁵ Included as Attachment J to the Executive’s transmitted 2016 KCCP.

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 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

Council staff analysis has just begun on this Proposed Ordinance. At today's briefing, Council staff will brief the Committee on the proposed review schedule, and Executive staff will provide a briefing on the Executive's Proposed Skyway-West Hill CSA Subarea Plan.

Review Schedule

Attachment 3 to this staff report includes the tentative Committee and Full Council review schedule for the 2020 Update. The Committee review anticipates briefings on the plan by Executive staff, a briefing from Council staff on key issues and the Executive's equity impact analysis, 3 or 4 deep dives into identified topics, a briefing on the striker and a vote on the legislation in March 2020.

Date	Mobility and Environment (ME) Committee
October 15	<ul style="list-style-type: none">• <u>Executive staff</u> brief Skyway-West Hill Subarea Plan
November 5	<ul style="list-style-type: none">• <u>Executive staff</u> brief 2020 KCCP Update• Members Discuss Deep Dive topics
November 19	<ul style="list-style-type: none">• Key Issues for 2020 KCCP Update and Skyway-West Hill Subarea Plan• Equity and Social Justice (ESJ) Analysis
December 3	<ul style="list-style-type: none">• Deep Dive – topic TBD
December 17	<ul style="list-style-type: none">• Deep Dive – topic TBD (may be cancelled)
January 7, 2020	<ul style="list-style-type: none">• Deep Dive – topic TBD (if 12/17 ME cancelled)
January 21	<ul style="list-style-type: none">• Deep Dive – topic TBD
February 4	<ul style="list-style-type: none">• Deep Dive – topic TBD
March 3	<ul style="list-style-type: none">• Briefing on Chair/Vice Chair Striker
March 17	<ul style="list-style-type: none">• Brief any line amendments• Committee vote

Executive's Proposed Skyway-West Hill CSA Subarea Plan

At today's meeting, Executive staff will brief the Committee on the Executive's Proposed Skyway-West Hill CSA Subarea Plan. The briefing will include an overview of the

recommended policies, map amendments and action items, as well as a description of the community engagement for development of the plan.

INVITED

- Ivan Miller, Comprehensive Plan Manager, Regional Planning Unit, PSB
- John Taylor, Director, Department of Local Services
- Kevin LeClair, Principal Subarea Planner, Permitting Division, DLS

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 October 8, 2019
4. Motion 15329 – Scope of Work for 2020 Update
5. PowerPoint from Executive staff

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

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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
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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 October 8, 2019 – subject to change***

<i>Date</i>	<i>Event</i>
September 30, 2019	Executive's Transmittal of 2020 King County Comprehensive Plan Update
October 15 1:30 p.m.	Briefing in Mobility and Environment Committee <i>Opportunity for public comment</i>
November 5 1:30 p.m.	Briefing in Mobility and Environment Committee <i>Opportunity for public comment</i>
November 19 1:30 p.m.	Briefing in Mobility and Environment Committee <i>Opportunity for public comment</i>
December 3 1:30 p.m.	Briefing in Mobility and Environment Committee <i>Opportunity for public comment</i>
December 17 1:30 p.m.	Briefing in Mobility and Environment Committee <i>Opportunity for public comment</i>
January 7, 2020 1:30 p.m.	Briefing in Mobility and Environment Committee <i>Opportunity for public comment</i>
January 21 1:30 p.m.	Briefing in Mobility and Environment Committee <i>Opportunity for public comment</i>
February 4 1:30 p.m.	Briefing in Mobility and Environment Committee <i>Opportunity for public comment</i>
March 3 1:30 p.m.	Briefing in Mobility and Environment Committee <ul style="list-style-type: none"> • Review of striking amendment • Review of individual amendments <i>Opportunity for public comment</i>

March 17 1:30 p.m.	Possible vote in Mobility and Environment Committee <ul style="list-style-type: none"> • Consideration of amendments • Vote on Committee recommendation on proposed 2020 King County Comprehensive Plan Update and Skyway-West Hill CSA Subarea Plan <i>Opportunity for public comment</i>
June 10 9:30 a.m.	Public Hearing at full Council <i>Public Hearing at full Council & opportunity for public comment</i>
June 17 9:30 a.m.	Possible vote at full Council <ul style="list-style-type: none"> • Consideration of amendments • Vote on final adoption of proposed 2020 King County Comprehensive Plan Update and Skyway-West Hill CSA Subarea Plan

All meetings will take place in the Council Chambers on the 10th Floor of the King County Courthouse, at 516 3rd 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

A MOTION relating to comprehensive planning, specifying
the scope of work for the proposed amendment to the King
County Comprehensive Plan in 2020 in accordance with
K.C.C. 20.18 and 2018 King County Comprehensive Plan
Workplan Action 14.

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

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

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

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

WHEREAS, while K.C.C. chapter 20.18.030 allows the 2020 update to consider
substantive amendments, the update is a discretionary action by the county and does not
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:

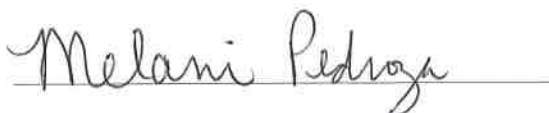
Yes: 8 - Mr. von Reichbauer, Mr. Gossett, Ms. Lambert, Mr.
McDermott, Mr. Dembowski, Mr. Upthegrove, Ms. Kohl-Welles and
Ms. Balducci
No: 1 - Mr. Dunn
Excused: 0

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.

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AskLocalServices@kingcounty.gov

206-477-3800

Executive Recommended Skyway-West Hill Land Use Subarea Plan

October 15, 2019

Community Vision

Skyway-West Hill's residential neighborhoods and commercial centers are vibrant and walkable places where people from diverse backgrounds can live, work, play, and thrive.

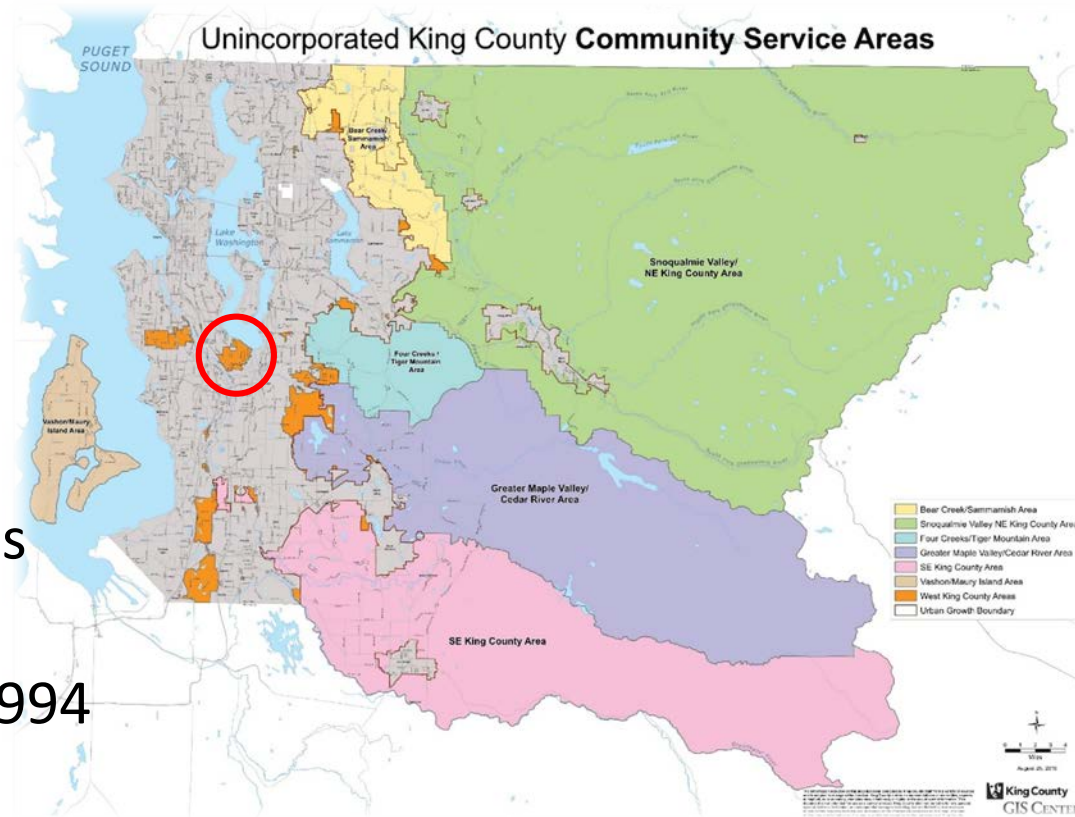
2020 Comprehensive Plan Midpoint Update

- 2020 Update is the first “four-year” midpoint update
 - *Skyway-West Hill Community Service Area Land Use Subarea Plan* is one of 30+ items in Scope of Work for the 2020 Update
- In 2018, the Comprehensive Plan planning schedule was changed and the subarea planning program restructured (Ordinance 18810)
 - *Comp Plan*: 2020 midpoint update topical areas, including policy, land use, zoning, and urban growth area changes are limited to what is in Scope of Work motion
 - *Subarea Plan*: narrowed focus to land use issues; standardized process to improve public engagement; improvements for internal coordination and consistency



Subarea Planning

- Community plans were created from 1973 to 1994
- Program reinstated in 2014
- 13-year planning cycle for 6 Community Service Areas and 5 Potential Annexation Areas
- Skyway-West Hill Land Use Subarea Plan replaces the 1994 West Hill Community Plan



Skyway-West Hill Community Engagement

- 3 large community forums
- 4 topic area focus groups
- 21 one-on-one interviews
- Online survey
- Multiple meetings with local community groups



King County

Mobility & Environment Materials
Local Services

Skyway-West Hill Land Use Subarea Plan

Executive Summary

Chapter 1: Purpose, Vision, and
Community Engagement

Chapter 2: Community Context

Chapter 3: Land Use Plan

- Housing
- Commercial and Industrial
- Community Character

Appendices

- Maps, Background Information, Community Center Study, Service Delivery Study, and Subarea Plan Equity Impact Review

Land Use and Zoning Map Amendments



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Proposed Land Use Policies

Housing Policies

- Density along transit corridors
- New development compatibility with surrounding neighborhoods
- Equitable Housing Development and Anti-Displacement Strategies
- Preserve Mobile Home Parks

Community Character

- Support and incentivize community-desired amenities
- Identify and protect important cultural assets

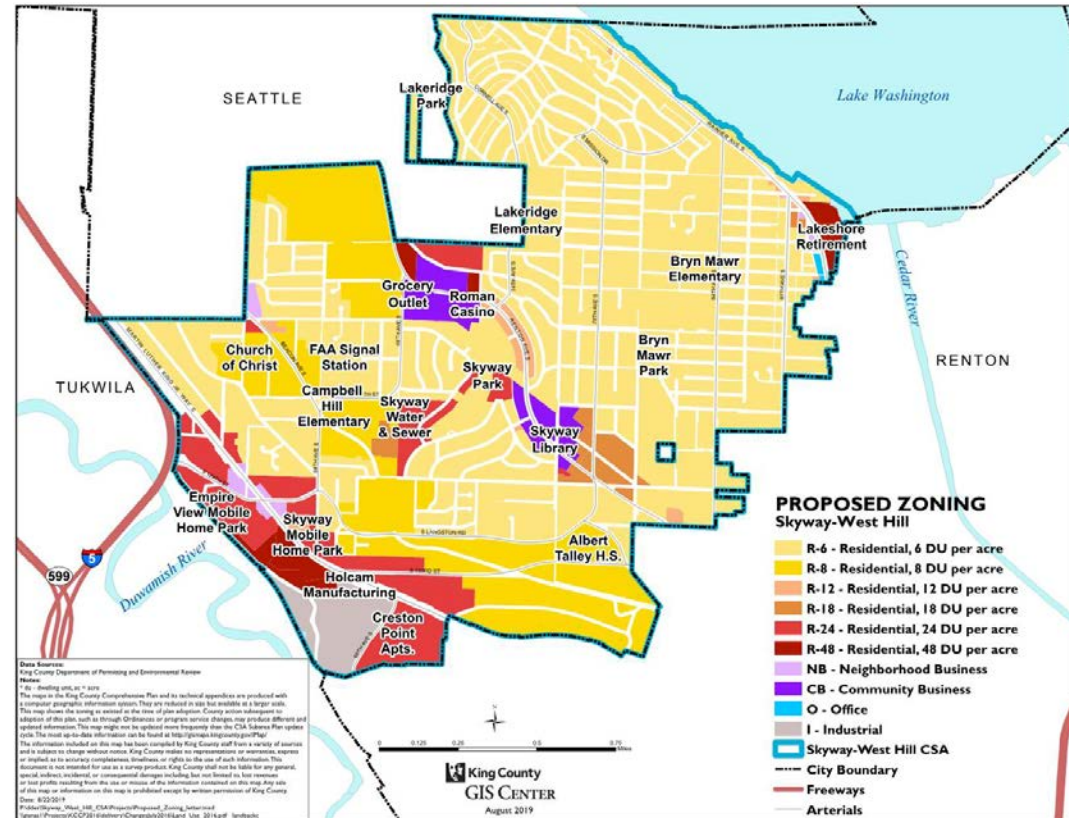
Commercial and Industrial Policies

- Skyway Business District
 - Retain existing and encourage new businesses
 - Create additional opportunities and incentivize small-scale commercial development
- Martin Luther King Jr. Way and Rainier Ave
 - Transition to a neighborhood business
 - Improve pedestrian environment
- Industrial
 - Retain and support employment opportunities



Proposed Land Use and Zoning Map Amendments

- Residential density increases with inclusionary zoning
- Expansion of Skyway Business District
- Neighborhood Business Districts on Martin Luther King Jr. Way S and Rainier Ave S
- Mixed-use and Pedestrian Oriented Development Requirements
- Removal of Two Development Conditions

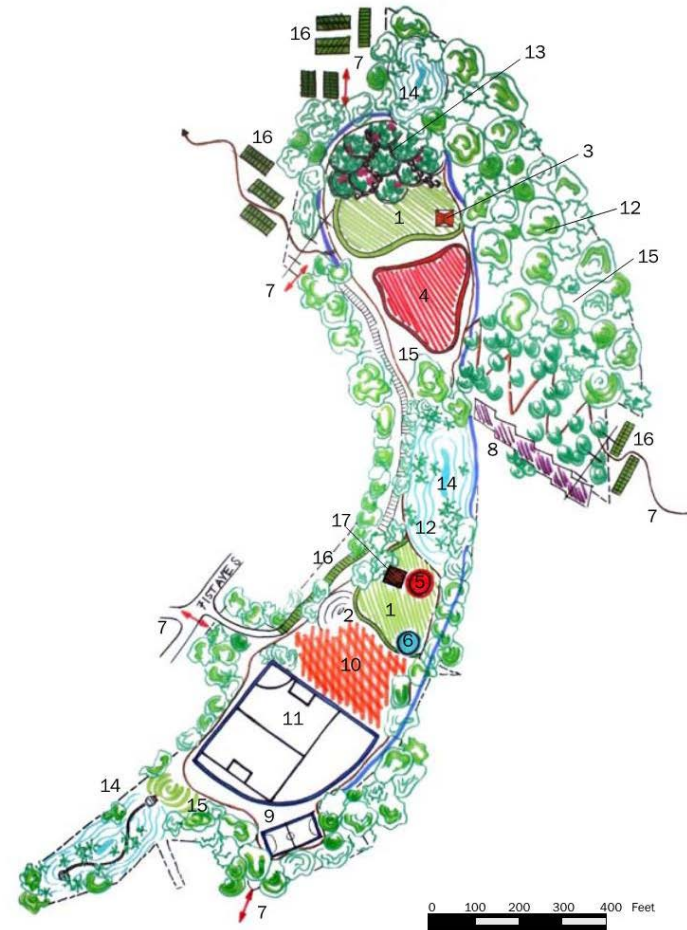


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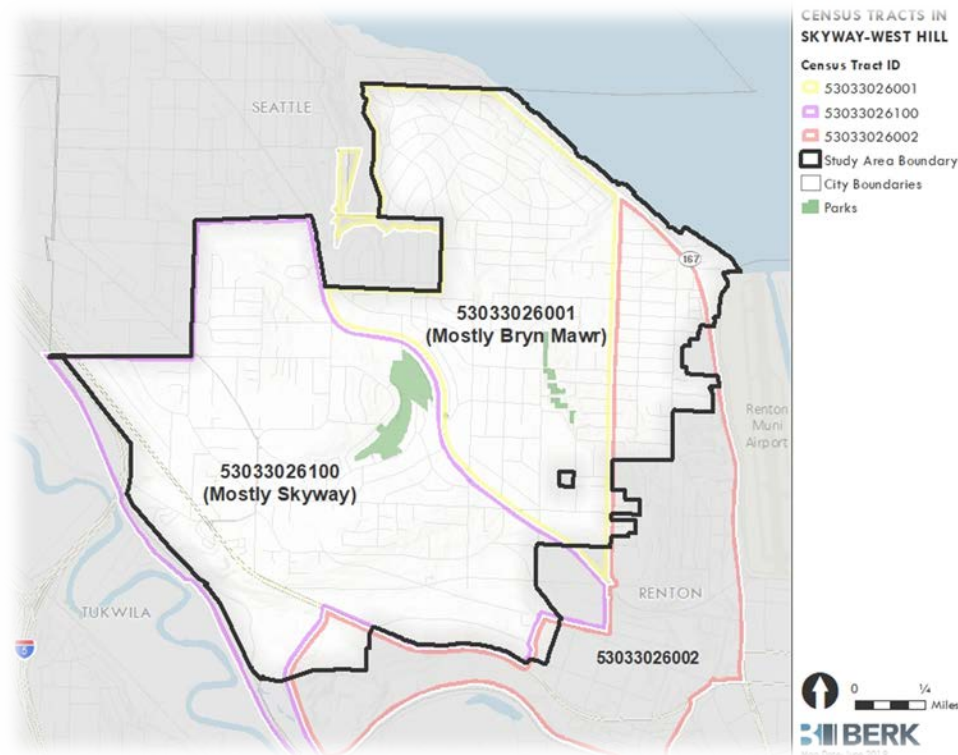
Proposed Action Items

- Skyway-West Hill Equitable Housing Development Strategy Report
- Support Skyway-West Hill Engagement in the Permit Review Process
- Small-scale Commercial Incentives
- Community Desired Amenities Incentives
- Support Joint Planning Agreement with City of Renton



Appendices

- Skyway-West Hill Community Center Feasibility Study
- Skyway-West Hill Land Use Subarea Plan Equity Impact Analysis
- Service Delivery and Facilities Provided By King County in the Five Potential Annexation Areas



Thank you

- Any questions?



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