



King County

**Metropolitan King County Council
Local Services and Land Use Committee**

STAFF REPORT

Agenda Item:	5, 6, and 7	Name:	Erin Auzins Andy Micklow Jenny Ngo Jake Tracy
Proposed No.:	2023-0438 2023-0439 2023-0440	Date:	April 17, 2024

SUBJECT

A discussion of the 2024 King County Comprehensive Plan. Today's meeting will include a staff briefing on Chapter 9, 10, and 12 of the Comprehensive Plan, the Four-to-One Program, the Capital Facilities and Utilities Appendix, a select number of topics from Proposed Ordinance 2023-0440, and critical areas policy changes.

SUMMARY

The 2024 King County Comprehensive Plan (2024 KCCP) is the first opportunity where the entire plan will be open for review and update since 2016. Additionally, it will also serve as the Growth Management Act (GMA) mandated periodic review and update. The Executive transmitted the Executive's Recommended 2024 KCCP to the Council on December 7, 2023.

Review of the 2024 KCCP will be led by the Local Services and Land Use (LSLU) Chair, and will include Committee briefings on the substance of the Executive's Recommended 2024 KCCP, analysis by policy staff of each substantive change, public outreach, development of a LSLU Chair's striking amendment, line amendments by LSLU Committee members, and a vote in LSLU in June 2024. Full Council adoption is expected in December 2024, after a formal public hearing on November 19, 2024.

Today's staff presentation will cover Chapter 9, 10, and 12:

- Chapter 9: Facilities, Services, and Utilities
- Capital Facilities and Utilities Appendix
- Chapter 10: Economic Development
- Chapter 12: Implementation, Amendments, and Evaluation
- The Four-to-One Program
- Topics from Proposed Ordinance 2023-0440
- Critical Areas Policy Changes

BACKGROUND

King County Comprehensive Planning. The King County Comprehensive Plan (KCCP) is the guiding policy document for land use and development regulations in unincorporated King County. The King County Code (K.C.C.) allows for amendments to the KCCP on an annual, midpoint, or ten-year update schedule.¹ The ten-year update is on the same timeline as the GMA mandated review and update. The entire KCCP, and associated implementing regulations, is open for substantive revision, subject to limitations in the GMA, VISION 2050, the Countywide Planning Policies, KCCP policies, and the King County Code.

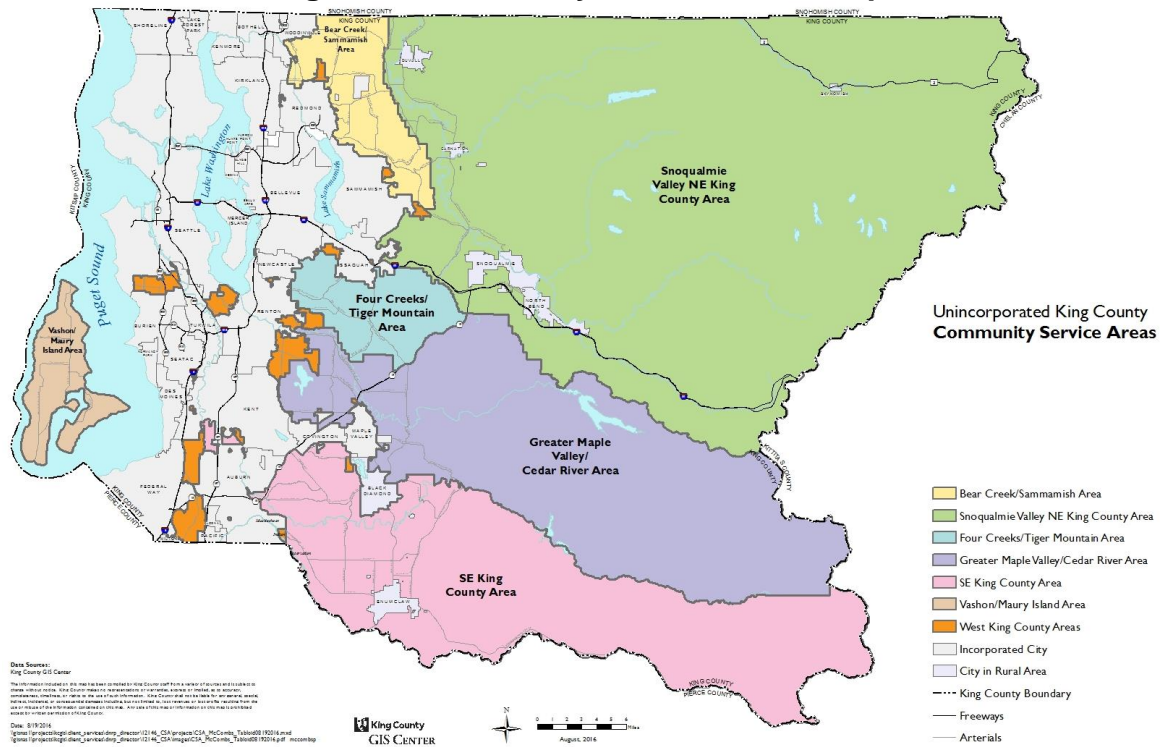
Scoping Motion. K.C.C. 20.18.060 requires the County to approve a scope of work for the ten-year KCCP update, known as the scoping motion. The scoping motion establishes the baseline issues that the County proposes to consider in the development of the 2024 KCCP; additional issues beyond what is in the scope of work may also be addressed in the ten-year update. The Council approved the scoping motion, as well as the State Environmental Policy Act (SEPA) work program and public participation plan, as part of Motion 16142 in June 2022. The scope of work included three focus areas: Pro-Equity, Housing, and Climate Change and the Environment. It also adopted a General category to cover other required and priority items for the County.

SEPA Environmental Impact Statement. The SEPA review for the 2024 KCCP includes an environmental impact statement (EIS), which includes alternatives analysis based on the scope of work and other potential amendment concepts. The Executive issued a Draft EIS concurrent with transmittal of the 2024 KCCP to the Council on December 7, 2023. The public comment period on the Draft EIS closed on January 31, 2024. A Final EIS will be developed based on any comments received, and the Committee-Recommended version of the 2024 KCCP and any new amendment concepts to be considered by the Council before final adoption. Amendment concepts raised after publication of the Draft EIS must be within the scope of the alternatives analyzed in the Draft EIS, otherwise a supplemental EIS may be required.

Subarea Planning. 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 will conduct subarea planning using the geography of the six rural CSAs, and the five remaining large urban unincorporated potential annexation areas (PAAs), as shown in the map in Chapter 11 of the 2024 KCCP and in Figure 1 of this staff report.

¹ K.C.C. 20.18.030, including changes proposed with the 2024 KCCP.

Figure 1. Community Services Area Map



Since the implementation of the Subarea Planning Program in 2016, three subarea plans have been adopted: Vashon-Maury Island in 2017, Skyway-West Hill in 2022, and North Highline in 2022. The Executive's proposed Snoqualmie Valley/NE King County (SVNE) subarea plan will be taken up concurrently with the 2024 KCCP and the remaining subarea plans will later be taken up in the following order: Greater Maple Valley/Cedar River CSA, Fairwood PAA, Bear Creek/Sammamish CSA, Southeast King County CSA, Four Creeks/Tiger Mountain CSA, East Renton PAA, and Federal Way PAA.

2020 Changes to the Subarea Planning Program. As part of the 2020 KCCP, policy and code changes were made regarding the Subarea Planning Program. Generally, the changes required that subarea plans: be developed based on an established scope of work, use equity impact tools and resources in plan development, have more robust community engagement, and be monitored through performance measures and evaluation. K.C.C. 2.16.055.B. requires the Department of Local Services (DLS), in coordination with the regional planning unit and the Councilmember office representing the geography, to manage the CSA subarea planning program, and requires that each subarea plan:

- Be consistent with the KCCP;
- Be based on a scope of work established with the community;
- Establish a long-range vision and policies that implement that vision, but that are not redundant to the KCCP;
- Establish performance metrics and monitoring;
- Use the tools and resources of the Executive's Office of Equity and Racial and Social Justice (OERSJ) throughout development, implementation and monitoring,

including for community engagement and incorporating the findings of an equity impact analysis;

- Review existing policies (primarily from Chapter 11) of the KCCP and retain/transfer those that are still applicable;
- Review land use designations and zoning classifications, including special district overlays (SDOs) and property-specific (P-suffix) development conditions, and amend as necessary; and
- Incorporate the community needs list required to be developed simultaneously.

Community Needs List. As part of the 2020 KCCP, the Council established a Community Needs List (CNL) for each of the CSA geographies in the subarea planning program. Each CNL is intended to be consistent with its respective subarea plan by identifying potential services, programs, facilities, and improvements that respond to community-identified needs. Development of the CNLs, including community engagement, must use tools from the County's Office of Equity and Racial and Social Justice (formerly OESJ). CNLs are required to be submitted with transmittal of the applicable subarea plan, and with each county budget, via ordinance.

Council Review Process. The LSLU Committee will meet on the 1st and 3rd Wednesday of each month from January through June 2024, and is expected to make a recommendation to the full Council at its June 5, 2024, committee meeting. Each committee meeting will be dedicated to specific chapters of the 2024 KCCP. This approach allows for detailed review of each chapter but will not provide time in committee to revisit most issues discussed in earlier meetings. The Snoqualmie Valley/NE King County (SVNE) Subarea Plan will be briefed at the beginning of the committee review process, and then heard with the striking amendment at the end of the committee review process.

The schedule takes into account a number of factors, including the EIS process; LSLU Committee meeting dates; public comments; lead time to analyze and produce amendments; minimum noticing timeframes; and the state deadline for adoption. The schedule assumes one meeting solely for briefing the striking amendment and one meeting to vote on the underlying ordinance, the striking amendment, and all line amendments.

Special LSLU Evening Meetings. The Committee is expected to hold five special evening meetings on the 2024 KCCP and Draft EIS. The dates, locations, and the focus of each special evening meeting are provided in the following table. The remaining evening meeting will only allow for in person public comment.

Meeting Date/Time	Location	Focus
Thursday, January 18, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	County Council Chambers 516 Third Ave, Room 1200 Seattle	Hearing on Draft EIS
Thursday, February 8, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Covington City Hall 16720 SE 271st Street, Suite 100 Covington	KCCP Overview
Thursday, March 7, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Riverview Educational Service Center 15510 1st Ave NE Duvall	Snoqualmie Valley / NE King County Subarea Plan
Thursday, April 4, 2024 Doors open: 5:00pm Meeting starts: 5:30pm	Vashon Center for the Arts 19600 Vashon Hwy SW Vashon	Map changes, Shoreline code changes
Thursday, May 16, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Skyway VFW 7421 S 126th St Seattle	Committee Striking Amendment

These locations were chosen based on the location of significant map amendments and issues of interest, and to provide geographic distribution of the meetings. The first meeting on January 18th was primarily to hear verbal public comment on the Draft EIS. Comments on the KCCP will be accepted at each evening meeting. The final evening meeting on May 16th will be focused on the Committee Chair's striking amendment.

Evening meetings are expected to include: a welcome/open house at the beginning, followed by councilmember remarks, a staff presentation, and public comment. The majority of the meeting will be dedicated to receiving public comment. Materials to share information and obtain written comment will be prepared and provided at the meeting.

Chair Striking Amendment. The LSLU Committee Chair is expected to sponsor and lead development of the committee striking amendment. Policy staff will prepare analysis and potential options that will be distributed to all committee members' offices for their consideration in advance of the amendment request deadline.

Regular briefings for district staff will be provided, and policy staff will be available to brief Councilmembers individually.

Amendment deadlines. The review schedule, Attachment 1 to this staff report, includes the established amendment deadlines. The attached schedule also includes the amendment deadlines for full Council.

Key Committee review dates include:

Date	Deadline
March 29	Amendment requests for Striking Amendment due – Except for Critical Area Regulations
April 5	Substantive direction deadline for Striking Amendment – Except for Critical Area Regulations
April 12	Amendment requests for Striking Amendment due – Critical Area Regulations
April 19	Substantive direction deadline for Striking Amendment – Critical Area Regulations
May 14	Striking Amendment released
May 22	Line amendment direction due
May 31	Public line amendments released

ANALYSIS

Executive Transmittal. The Executive transmittal of the 2024 KCCP follows 18 months of work by the Executive, including, in part, public issuance of an early concepts document, an interbranch review by Council staff at two stages, a Public Review Draft with a public comment period, and an interdepartmental review of the plan by Executive staff. There are three proposed ordinances in the Executive’s transmittal to the Council.

- 1) Proposed Ordinance 2023-0440 would make changes to development and other implementing regulations and adopt the 2024 King County Comprehensive Plan, as well as the associated appendices (Housing, Transportation, Capital Facilities and Utilities, Regional Trails, Growth Targets). The transmittal also includes the following:
 - Changes to the Vashon-Maury Island Subarea Plan and associated zoning map conditions;
 - Proposed land use designation and zoning map amendments;
 - I-207 matrices and Plain Language Summary;
 - Equity Analysis; and
 - Other supporting materials (i.e., Public Participation Summary, area zoning and land use studies, code studies, best available science summary²).
- 2) Proposed Ordinance 2023-0439 would adopt the Snoqualmie Valley/Northeast King County Subarea Plan with subarea-specific development regulations and map amendments, as well as a Fall City residential study.
- 3) Proposed Ordinance 2023-0438 would adopt updated Countywide Planning Policies.

² The required best available science and critical area regulations update was transmitted to the Council on March 1, 2024, for the Council to incorporate into the LSLU striking amendment.

How the Analysis Section is Organized. As noted previously, each committee meeting will be dedicated to specific chapters of the 2024 KCCP. The analysis in this staff report focuses on the following items in the 2024 KCCP:

- 2024 KCCP (PO 2023-0440):
 - Chapter 9: Facilities, Services, and Utilities
 - Capital Facilities and Utilities Appendix
 - Chapter 10: Economic Development
 - Chapter 12: Implementation, Amendments, and Evaluation
 - The Four-to-One Program
 - Topics from Proposed Ordinance 2023-0440
 - Critical Areas Policy Changes
- Countywide Planning Policies (PO 2023-0438):
 - The Four-to-One Program

Analysis of other chapters in the Executive's Recommended 2024 KCCP has been provided at previous LSLU meetings, as noted in the schedule attached to the staff report. Staff analysis of each component includes identification of each change and discussion of any policy issues or inconsistencies with adopted policies and plans.

One continuous theme throughout the KCCP chapters is a significant reduction in the amount of lead-in text, and reorganization with and across chapters to better group topics. The staff analysis will not address those, except when they represent a substantive change.

2024 KCCP Chapter 9: Facilities, Services, and Utilities³

Chapter 9 of the KCCP describes and includes policies related to:

- Equity impact reviews;
- Green building;
- Levels of development and support services in Rural Area and Natural Resource Lands; capital facility plans;
- Fossil fuel use and reduction;
- Fee discounts for households with low incomes;
- Public facility siting;
- Mitigation for the impacts of climate change at existing public facilities;
- Water planning;
- On-site sewage systems;
- The solid waste management, circular economy, and the Cedar Hills Landfill;
- Stormwater management;
- Flood risk and floodplain management;
- Development regulations and incentives to reduce greenhouse gas emissions;
- Renewable energy and new energy resources and technologies;

³ Attachment 2 to this Staff Report

- Transmission and distribution lines;
- Sale of carbon offsets or environmental attributes; and
- Broadband internet access and public wireless capabilities.

Key themes in the Executive's Transmittal for Chapter 9 include policy changes addressing:

- Equity impact reviews for public facilities and facility planning processes;
- Green building;
- Use of County property for community uses;
- Public facilities supporting land use assumptions, growth targets, rural area protection;
- Greenhouse gas emission and fossil fuel use reduction;
- Rate discounts;
- Equity in Essential Public Facilities;
- Regional water planning;
- Community on-site sewage systems;
- Circular economy and zero waste of resources in solid waste planning;
- Future solid waste disposal planning;
- Stormwater, including regional stormwater planning, stormwater parks, and stormwater retrofits;
- Floodplain management;
- Environmental attribute purchasing;
- Renewable gas;
- Decarbonization, solar energy;
- Impacts of climate change on frontline communities; and
- Broadband service.

Attachment 3 to this staff report provides the staff analysis of the Executive's transmittal, including some additional policy changes that could be made to further clarify or streamline the Executive's transmittal. At today's meeting, policy staff will brief the new policy and substantive policy changes.

2024 KCCP Appendix A: Capital Facilities and Utilities⁴

Technical Appendix A includes information on capital facilities inventory and planning for facilities provided by King County and facilities provided by other public entities, as well as an inventory of utility facilities.

2024 CAPITAL FACILITIES INVENTORIES AND PLANNING: FACILITIES PROVIDED BY KING COUNTY

This section of the appendix provides a brief overview of and incorporates by reference several documents that provide continuing, cumulative review, and updates of all County facility planning and financing. These documents include:

⁴ Attachment 4 to this Staff Report

- King County Real Property Asset Management Plan (RAMP)
- Capital Improvement Program (CIP) of the King County Budget
- King County Open Space Plan: Parks, Trails, and Natural Areas
- Surface Water Management Documents, including:
 - Stormwater Management Program Plan
 - National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit Annual Report
- Comprehensive Solid Waste Management Plan
- Sanitary Sewer Collection and Treatment Documents, including:
 - King County Regional Wastewater Services Plan
 - Combined Sewer Overflow Control Program Update
 - Conveyance System Improvement Program Update
 - Wastewater Asset Registry
 - Wastewater Ratepayer Report
- King County Flood Hazard Management Plan
- Medic One/Emergency Medical Services Strategic Plan
- Transportation documents, including:
 - Strategic Plan for Road Services
 - Transportation Concurrency Update Report
 - King County Metro's Strategic Plan, Service Guidelines, Long Range Plan, and Transit System Evaluation

What's new in the transmitted 2024 KCCP?

Document references. The proposed 2024 KCCP update does not include references to some documents that were referenced in the 2016 appendix.

Table 1 –Changes to Document References

Category	Change	Rationale
Surface Water Management	The following documents are <u>not</u> referenced: the Coal Creek Basin Plan, Soos Creek Basin Plan, Covington Master Drainage Plan, Bear Creek Basin Plan, Lower Cedar River Basin and Nonpoint Pollution Action Plan, Issaquah Creek Basin and Nonpoint Pollution Action Plan, May Creek Basin and Nonpoint Pollution Action Plan, Surface Water Design Manual, East Lake Sammamish Basin and Non-point Action Plan, Hylebos Creek and	These basin plans are proposed to be repealed with the 2024 KCCP.

Category	Change	Rationale
	Lower Puget Sound Basin Plan	
Solid Waste Management	The following documents are <u>not</u> referenced: Solid Waste Transfer and Waste Management Plan	The information can be found in the Comprehensive Solid Waste Management Plan referenced in the update.
Sanitary Sewer Collection and Treatment	The following documents are <u>newly</u> referenced: Wastewater Ratepayer Report	This was a new report in 2016.
Health & Human Services Facilities	The following documents are <u>not</u> referenced: Master Plan for Seattle-King County Public Health Facilities and King County Public Health Operational Master Plan	The information can be found in the referenced RAMP, which includes administrative, court, law enforcement, jail, public health, and human services facilities, and the King County Budget that includes and captures six-year capital facility planning and financing for all county departments, agencies, and offices.
Law, Safety, & Justice Facilities	The following documents are <u>not</u> referenced: Regional Justice Center Facility Master Plan	The information can be found in the referenced RAMP, which includes administrative, court, law enforcement, jail, public health, and human services facilities, and the King County Budget which includes and captures six-year capital facility planning and financing for all county departments, agencies, and offices.

2024 CAPITAL FACILITIES INVENTORIES AND PLANNING: FACILITIES PROVIDED BY OTHER PUBLIC ENTITIES

The KCCP includes lists of other public entities in unincorporated King County that provide services for water, sewer, schools, fire, libraries, or other parks. Under state law, the county must make a good faith effort to “gather and include within the capital facilities element the information required for such facilities.” The appendix provides these lists and

incorporates by reference the planning documents for facilities owned by each public entity.

What's new in the transmitted 2024 KCCP?

Abbreviated libraries list. The 2024 update includes a list of only the King County Library System libraries that have facilities in unincorporated King County, whereas the 2016 appendix included a list of all facilities in the entire county.

New parks facility list. The 2024 update includes a list of other parks service providers in unincorporated King County. This list was not included in the 2016 appendix.

Table 2 – Newly Listed Parks Service Providers

Parks
Fall City Metropolitan Park District
Northshore Park and Recreation Service Area
Si View Park District
Tukwila Pool Metropolitan Park District
Vashon-Maury Island Park and Recreation District

Technical corrections needed for some lists. Council staff have identified inaccuracies within the lists of schools and fire districts. Executive staff state they are working on reconciling information to be included in the Chair's striker so that the 2024 update will identify the most accurate lists possible for all the applicable non-county public service providers.

2024 UTILITIES FACILITIES INVENTORIES

State law requires that comprehensive plans include a utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities including, but not limited to, electrical, telecommunications, and natural gas systems.⁵ The county is required to make a good faith effort to acquire information about these facilities and associated future planning.

What's new in the transmitted 2024 KCCP?

Utility contact attempts. The 2024 update states that the county attempted to contact and acquire information about facilities owned by the Bonneville Power Administration, Puget Sound Energy, and Tanner Electric Cooperative, but that these entities were either unresponsive, or stated that detailed information about the current and future locations of this infrastructure was unavailable due to security concerns.

Information provided for Puget Sound Energy and Tanner Electric Cooperative. The 2024 update does include information on some of the Puget Sound Energy infrastructure,

⁵ RCW 36.70A.070(3) and WAC 365-196-420

including that it has 2,840 miles of overhead wire, 6,187 miles of underground cable, and 155 substations countywide. It also includes a map of system information and circuit line data provided by Tanner Electric.

Proposed telecommunications facilities. The update includes that there are 53 pending King County permits for proposed telecommunications facilities and includes a map of the locations for these proposed facilities. Executive staff state that the 53 pending permits for telecommunications facilities include both pole towers and antennae. Further, most antennae permits are for upgrades, replacements, or additions to antennae equipment on existing poles. Other permits are for upgrades, replacements, or additions of antenna equipment on other existing structures, such as water towers, buildings, or utility stanchions.

Council Staff Analysis

No issues identified with Appendix A.

2024 KCCP Chapter 10: Economic Development⁶

Chapter 10 of the KCCP describes and includes policies related to equitable, diverse, and inclusive economic development; community engagement; economic development in cities versus in the Rural Area and Natural Resource Lands; family-wage and middle-wage jobs; small and locally owned businesses and opportunities for BIPOC and other historically underrepresented groups; green energy, creative economy, and emerging sectors; public/private partnerships to support economic development; international trade and the circular economy; supporting resilient communities; preventing displacement; and workforce development.

Key themes in the Executive's Transmittal for Chapter 10 include policy changes addressing:

- Inclusiveness, diversity, and equity in economic development;
- Access to opportunity;
- Focusing growth in the urban area;
- Providing for economic opportunity for rural and resource-based businesses;
- Jobs that provide family wage jobs and advance equity, sustainability, and workers' rights;
- Focusing on small businesses and locally owned businesses;
- Skills training for middle wage jobs;
- Preventing displacement;
- Prioritizing aerospace, green energy, creative economy, information technology, agriculture and forestry, and emerging sectors;
- Circular economy;
- Resilient communities; and
- Community stabilization.

⁶ Attachment 5 to this Staff Report

Attachment 6 to this staff report provides the staff analysis of the Executive's transmittal, including some additional policy changes that could be made to further clarify or streamline the Executive's transmittal. At today's meeting, policy staff will brief the new policy and substantive policy changes.

2024 KCCP Chapter 12: Implementation, Amendments, and Evaluation⁷

Chapter 12 of the KCCP describes and includes policies related to updates to the KCCP, including equitable engagement strategies to ensure public participation in the update process, and incentives to encourage housing affordable to all income levels in the Urban Growth Area. This chapter also describes seven Work Plan actions proposed by the Executive:

- Action 1: KCCP Performance Measures Framework Update
- Action 2: Comprehensive Plan Public Participation Code Update
- Action 3: Mandatory Inclusionary Housing and Community Preference Review
- Action 4: Multifamily Housing Tax Exemption Feasibility
- Action 5: Old Growth Corridors Strategies
- Action 6: Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan
- Action 7: Wildfire Risk Assessment

Attachment 8 to this staff report provides the staff analysis of the Executive's transmittal, including some additional policy changes that could be made to further clarify or streamline the Executive's transmittal. At today's meeting, policy staff will brief the new policy and substantive policy changes.

2024 KCCP: Four-to-One Program⁸

The County's Four-to-One Program provides an opportunity to add land to the regional open space system through the dedication of permanent natural areas, to create a contiguous band of natural areas, running along the Urban Growth Area boundary. As part of the 2021 Countywide Planning Policies' update, the Council required the Executive to review the Four-to-One Program, and make recommendations through the Growth Management Planning Council to update it.

In Proposed Ordinance 2023-0438 (Countywide Planning Policies changes) and 2023-0440 (Comprehensive Plan Policy changes and Code changes), the Executive has proposed updates to the Four-to-One Program requirements.

Attachment 11 to this staff report provides the staff analysis of the Executive's transmittal, including some additional policy changes that could be made to further clarify or streamline the Executive's transmittal. At today's meeting, policy staff will brief the new policy and substantive policy changes.

⁷ Attachment 7 to this Staff Report

⁸ Attachment 9, 10, 12 to this Staff Report

The Proposed Ordinance includes regulations that implement the KCCP. There are over 40 different substantive topics within the Proposed Ordinance. Today, Council staff will cover:

- Middle Housing;
- Inclusionary Housing;
- Mobile Home Parks;
- Emergency Housing;
- Accessory Dwelling Units and Accessory Living Quarters;
- Transfer of Development Rights;
- Urban Agriculture; and
- Destination Resorts.

The substance of the entire Proposed Ordinance is available in Attachment 13 to this staff report.

Middle Housing

What is middle housing? Middle housing includes moderately scaled multi-unit attached or clustered detached housing types that are compatible in low-density residential areas (such as those areas developed with predominantly single detached residences). Middle housing developments typically include more housing units than single detached residential developments, but fewer than large apartment buildings. These housing types typically include, but are not limited to, duplexes, triplexes, fourplexes, multiplexes, townhouses, courtyard buildings, cottage houses, and live-work buildings.

Adopted County Regulations. Under K.C.C. Title 21A, the County identifies 5 main types of housing: single detached, townhouses, apartments, mobile home parks, accessory dwelling units, and group housing (senior assisted, dormitories, community residential facilities). Townhouses and apartments included any building with two or more dwelling units. Table 3 on the following page identifies the allowable housing types in each of the zoning designations.

⁹ Attachment 12 to this Staff Report

Table 3. Permitted Housing Types in the RA, UR, R, and Commercial Zones¹⁰

Housing Type	RA	UR	R-1 - R-8	R12-48	NB, CB, RB, O	I
Single Detached	Permitted. Conditional Use Permit (CUP) when more than one house is on a single lot				Not permitted	N o t P e r m i t t e d
Townhouse	Conditional, only in a registered historic building	Permitted. CUP required if exceeding base density or if more than one house is on a single lot		Permitted	Permitted as a mixed use development In NB, standalone townhouses permitted for commercial outside of center	
Apartment		In R-1, only if 50%+ of site is unbuildable and doesn't exceed 18 du/acre net buildable area In R-4 through R-8, permitted when under 18 du/acre net buildable area, CUP when more than 18 du/acre net buildable area				
Cottage Housing	Not permitted	Not permitted in R-1, permitted in R-4 through R-8		Not permitted		

Density for these housing types is identified in K.C.C. 21A.12.030. Base densities in the R zones reflect their number (e.g., R-8 zone allows a base density of 8 dwelling units per acre [du/acre]). The base density is 8 du/acre in the NB, 36 du/acre in the RB, and 48 du/acre in the CB and O.

In the R-1 through R-8 zones, densities for apartments are subject to “net buildable area” density. The net buildable area excludes right-of-way over 60 feet in width, critical areas and buffers, stormwater facilities, on-site recreation, regional utility corridors, or other areas (besides setbacks) that are required to remain undeveloped. Apartments are only permitted in the R-1 if more than 50% of the site is constrained with unbuildable critical areas and the density does not exceed 18 du/acre net buildable area. In the R-4 through R-8 zones, apartments are permitted, but require a conditional use permit if they exceed 18 du/acre net buildable area.

Developments can typically receive 150% or 200% maximum density (e.g., 12 dwelling units per acre or 16 dwelling units per acre in the R-8 zone respectively) for specific actions, such as:

- The Residential Density Incentives Program outside of Skyway-West Hill or North Highline in K.C.C Chapter 21A.34.
- Purchasing of TDRs outside of Skyway-West Hill or North Highline under K.C.C. Chapter 21A.37.
- Purchasing of Transfer of Development Rights (TDRs) for up to 9 units inside Skyway-West Hill or North Highline, but outside the unincorporated activity centers of White Center and the Skyway Business District.

¹⁰ This table excludes Resource zones (A, F, and M), as there are no middle housing provisions proposed for these zones.

- Providing affordable housing under the Inclusionary Housing Program in Skyway-West Hill or North Highline under K.C.C. Chapter 21A.48.

Executive's Proposal. The Executive is proposing to add three new housing types (duplexes, triplexes, and fourplexes) and modify existing housing types (townhouses and apartments).

- *Dwelling unit, duplex:* a dwelling unit contained in a building that is located on one legal lot or parcel, containing two dwelling units designed exclusively for occupancy by two individuals or families living independently of each other.
- *Dwelling unit, triplex:* a dwelling unit contained in a building that is located on one legal lot or parcel, containing three dwelling units designed exclusively for occupancy by three individuals or families living independently of each other.
- *Dwelling unit, fourplex:* a dwelling unit contained in a building that is located on one legal lot or parcel, containing four dwelling units designed exclusively for occupancy by four individuals or families living independently of each other.
- *Dwelling unit, townhouse:* a dwelling unit contained in a building containing five or more dwelling units that occupy space from the ground to the roof that is attached to one or more other townhouse dwellings by common walls.
- *Dwelling unit, apartment:* a dwelling unit contained in a building consisting of five or more dwelling units which may be stacked, or one or more dwellings with nonresidential uses.

The Executive is also proposing changes to which uses are permitted, conditional, and not permitted in the RA, UR, R, and commercial zones. Townhouses would be permitted outright in the R-1 through R-8 zones. On properties in the R-4 through R-8 zones that are 4,500 sf or greater, duplexes are permitted despite base density if TDRs are purchased meeting the requirements of K.C.C. 21A.08.030.B.19.

Duplexes, triplexes, fourplexes, and apartments would be allowed in the R-1 zone if more than 50% of the site is constrained with unbuildable critical areas and the density does not exceed 18 du/acre net buildable area. In the R-4 through R-8 zones, these uses are permitted but are subject to the 18 du/acre net buildable area. The provision to allow these uses to exceed the net buildable area requirement with a conditional use permit is proposed for removal by the Executive.

Table 4 summarizes the Executive-proposed middle housing changes by housing type and zone.

Table 4. Summary of Executive-Proposed Middle Housing Permitted Housing Changes by Zone

Housing Type	R A	UR	R-1 - R-8	R12-48	NB, CB, RB, O	I
Single Detached	Permitted. CUP when more than one house is on a single lot				Not permitted	N o t P e r m i t t e d
Townhouse	Conditional, only in a registered historic building	Permitted		Permitted	Permitted as a mixed use development In NB, standalone townhouses permitted for commercial outside of center	
Duplex		In R-1, 50% of site is unbuildable and doesn't exceed 18 du/acre net buildable area				
Triplex		In R-4 through R-8, permitted when under 18 du/acre net buildable area.				
Fourplex						
Apartment						
Cottage Housing	Not permitted	Not permitted in R-1, permitted in R-4 through R-8		Not permitted		

As part of the Executive proposal, the Residential Density Incentive Program would be repealed. Under this Program, developments could receive bonus density (150% or 200% of base density) in the following ways:

- In the R-1 through R-48 zones, duplexes, triplexes, fourplexes, and townhouse developments with 9 or fewer units could receive 150% density when within 1/2 mile of high capacity transit.
- In areas outside of the Skyway-West Hill and North Highline, purchasing of TDRs to receive 150% density, or purchasing of TDRs through the TDR for affordable housing pilot program receive 200% density.
- In all urban areas and in the rural towns of Snoqualmie Pass and Vashon, providing affordable housing under the Inclusionary Housing Program in K.C.C. Chapter 21A.48.

The developments that could receive bonus density allowances in the circumstances described on the previous page could also be required to meet other design standards, such as parking, recreational space requirements, and other design requirements as follows:

Table 5. Summary of Other Zoning Requirements by Housing Type

Housing Type	Parking	On-site Recreation	Other Requirements
Single detached	2.0 per unit	Residential subdivisions at a density of less than 8 du/acre: 390 sf per unit When the density is more than 8 du/acre: 170 sf per unit	<ul style="list-style-type: none"> - Building modulation required for buildings 60+ feet facing streets or properties zoned R-1 through R-4. - When abutting an alley that is at least 20 feet wide, parking is placed to the rear with access via alley.
Duplex	1.0 per unit		
Triplex	1.0 per unit		
Fourplex	1.0 per unit	When the density of less than 8 du/acre: 390 sf per unit	
Townhouses	2.0 per unit		
Apartments	By unit size: Studio – 1.2 per unit 1 bedroom – 1.5 per unit 2 bedroom – 1.7 per unit 3+ bedroom – 2.0 per unit	When the density is more than 8 du/acre: Studios & 1 bedroom – 90 sf per unit 2 bedroom – 170 sf per unit 3+ bedrooms – 170 sf per unit	
Cottage Housing	1.0 per unit	250 sf per unit	

Council Staff Policy Flags. Council staff identified several areas that the Council may wish to consider:

- *Middle Housing Requirements.* As proposed by the Executive, the split in housing types occurs at five units. Developments with more than 5 units are classified as either apartments or townhouses. The zoning code provides some thresholds at 5 units (such as on-site recreation, alley access, or modulation) or at 9 units (such as the new proposed high-capacity transit density bonus or TDR density bonus). Council may wish to review zoning standards and evaluate if they could apply consistently to middle housing types.
- *Density bonuses near high-capacity transit.* In the R-1 through R-48 zones, duplexes, triplexes, fourplexes, and townhouse developments with 9 or fewer units within 1/2 mile of high-capacity transit can receive 150% density. Apartments and cottage housing are not eligible for this bonus, neither are housing types in commercial zones. Council may wish to consider if additional housing types or zones could be eligible for density bonuses.
- *Conditional use permit requirements.* Single detached residences are permitted in the R-1 through R-48 zones. If more than one single detached residence is proposed in these zones, a conditional use permit is required. Housing types with multiple dwelling units, such as duplexes, triplexes, fourplexes, townhouses, and

apartments are generally permitted outright in the R-4 through R-48 zones. Council may wish to consider whether multiple single detached residences should require a higher level of review through a conditional use permit compared to multi-unit housing types that would be permitted outright.

- *Cottage Housing.* No changes to the cottage housing standards were proposed as part of the Executive’s proposal. Council may wish to consider updates to this use in the zoning code.

Inclusionary Housing

King County’s Inclusionary Housing Program Background. The Inclusionary Housing program creates affordable housing in developments in exchange for regulatory incentives. As currently adopted, the program applies in Skyway-West Hill and North Highline for any development with more than one dwelling unit. Within the unincorporated activity centers of White Center and the Skyway Business District, inclusionary housing is mandatory. In all other areas of Skyway-West Hill and North Highline, the program is voluntary.

Under the current rules, developments can receive varying amounts of extra density based on the occupancy type, AMI, percentage of affordable units, and if additional TDRs are purchased. In the voluntary areas, developments with 9 or fewer units can purchase TDRs to receive 150% density. There is no equivalent allowance in the mandatory areas. Table 6 provides a summary of affordable housing percentages and maximum densities.

Table 6. Summary of Adopted Inclusionary Housing Percentages

Occupancy Type and AMI	Minimum % of Total Units Required to be Affordable	Maximum Density (as % of base density)	Additional Maximum Density Allowed with purchase of TDRs
Owner Occupied at 80% AMI	100%	200%	None
	30%	150%	Additional 50%, up to 200% of base density
	15%	125%	Additional 50%, up to 175% of base density
Any combination of 80% AMI (Owner) and 60% AMI (Rental)	100%	200%	None
	25%	150%	Additional 50%, up to 200% of base density
	12%	125%	Additional 50%, up to 175% of base density
Rental at 60% AMI	100%	200%	None
	20%	150%	Additional 50%, up to 200% of base density
	10%	125%	Additional 50%, up to 175% of base density

Occupancy Type and AMI	Minimum % of Total Units Required to be Affordable	Maximum Density (as % of base density)	Additional Maximum Density Allowed with purchase of TDRs
Rental at 50% AMI	100%	200%	None
	15%	150%	Additional 50%, up to 200% of base density
	7%	125%	Additional 50%, up to 175% of base density

The program provides incentives in addition to extra density, including increased maximum heights, lower parking requirements, and larger residential floor area percentages. Affordable units in the development are required to be integrated throughout the development, use materials of comparable quality to market-rate units, provide the same access to on-site amenities, and have a similar or larger unit size and bedroom composition as market-rate units.

The number of required affordable units is calculated by multiplying the total number of dwelling units to be constructed with the applicable percentage. The code provides different bedroom sizes to count towards the affordable unit requirement on a scale: studio units count as 0.5 of an affordable unit, 1- and 2-bedrooms count as 1 affordable unit, 3-bedrooms count as 1.5 affordable units, and 4-bedrooms count as 2 affordable units. When the number of affordable units results in a fraction, fractions below 0.50 pay a fee based on the value of the affordable dwelling unit and fractions above 0.50 are rounded up to the next whole number. Alternative compliance for off-site affordable units and in-lieu fees may be permitted under some circumstances.

The Inclusionary Housing Program also includes community preference and affirmative marketing plan requirements. Under the plan, tenant selection processes for affordable dwelling units must provide a preference for applicants with a connection to the subarea in which the project is located, advertising and outreach must be designed to attract potential housing applicants who would otherwise be less likely to apply, and there must be an appeals process for applicants.

Executive’s Proposal. The Executive is proposing to repeal the Residential Density Incentive Program under K.C.C. Chapter 21A.34 and expand the voluntary portion of the Inclusionary Housing Program to all urban unincorporated areas and rural towns served by sewers in the NB, CB, RB, and O zones as part of a mixed-use development and the R-4 through R-48 zones. Developments under the voluntary inclusionary housing provisions would be subject to the same occupancy type, AMI, percentage of affordable units, and TDR allowances as in Table 6, with the exception of properties in the Vashon Rural Town.

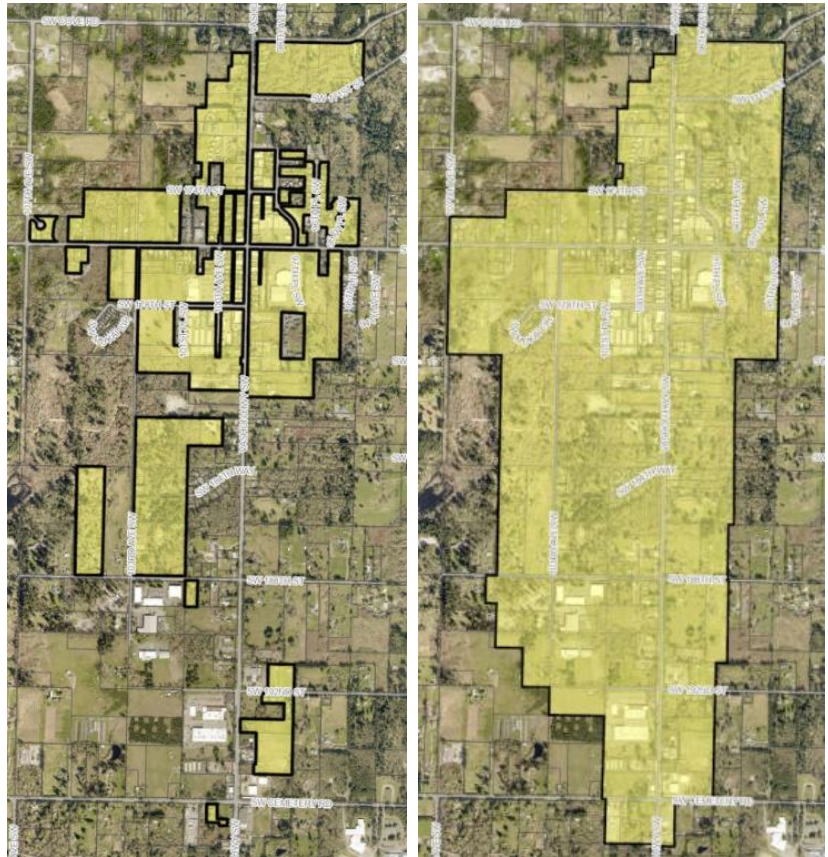
The Executive’s proposal also includes clarification of base and maximum density, stating that those densities are established in p-suffix conditions and special district overlays, when applicable. The proposal establishes new height limits for the CB zoned area of Snoqualmie Pass Rural Town at 65 feet and the Vashon Rural Town at 35 feet.

There is an existing Special District Overlay SO-270 that covers a portion of the Vashon Rural Town (see Figure 2, left). SO-270 is a voluntary overlay for affordable housing and requires 100% of units in a development to be affordable for density incentives, reduced parking, and reduced on-site recreation requirements.

The Executive proposes to repeal SO-270 and apply the voluntary portion of the Inclusionary Housing Program to the Vashon Rural Town (see Figure 2, right). Those developments in the Vashon Rural Town would be required to provide 100% of affordable housing. Developments would be limited to 45 feet in the Vashon Rural Town.

The requirements for a community preference and affirmative marketing plan would not be expanded and would remain a requirement in Skyway-West Hill and North Highline only.

Figure 2. Vashon Rural Town
LEFT: Existing Special District Overlay SO-270,
RIGHT: Executive's Proposal to Apply Voluntary
Inclusionary Housing Program



Council Staff Policy Flags. Council staff identified several areas that the Council may wish to consider given the expansion of the voluntary portion of the program:

- *Use of TDRs and equity across King County.* In Skyway-West Hill and North Highline, developments must use the Inclusionary Housing Program in order to gain extra density.¹¹ In the proposed expanded voluntary areas (urban areas and rural towns served by sewer), developments with 10 or more units are provided an additional option to purchase TDRs to gain extra density that are not available in Skyway-West Hill and North Highline. The cost of purchasing TDRs is significantly lower than the cost of providing an affordable housing unit, which may raise concerns related to the cost of construction depending on where a development is proposed. Council may wish to consider addressing the relationship between

¹¹ Two exceptions to this exist for developments with 9 or fewer units. Developments can build up to 150% density if they are within 1/2 mile of high capacity transit or if TDRs are used for development outside of the unincorporated activity centers.

density, TDRs, and the Inclusionary Housing Program with the expansion of the voluntary program.

- *Inclusionary housing percentages.* The Inclusionary Housing Program was implemented in 2022. According to the Housing Needs Assessment (Appendix B), 18 units of housing have been constructed under this program so far and 76 units are estimated over the next 20 years based on projections of the Residential Density Incentive Program. Council may wish to consider changes to the Inclusionary Housing Program to support the construction of more affordable housing units.
- *Vashon Rural Town.* The Executive's proposal carries forward a requirement of SO-270, which would require developments opting to use the Inclusionary Housing Program in the Vashon Rural Town to provide 100% affordability. It is Council staff's understanding that no developments were built utilizing SO-270 since its inception. Council may wish to consider Vashon-specific Inclusionary Housing Program requirements.

Mobile Home Parks

Mobile home parks are a conditional use in the R-4 through R-8 zones and a permitted use in the R-12 through R-48 zones. New mobile homes are not permitted in any other zones. New mobile home parks must be at least 3 acres in size and are limited to 6 du/acre in the R-4 zone, and the base density for zones in the R-6 through R-48 zones (6 du/acre through 48 du/acre respectively). Mobile home parks are exempt from impervious surface limits.

Under the County's existing Residential Density Incentive Program, mobile home parks may exceed the base density if a space reserved for the relocation of a mobile home that has been or will be displaced due to closure of another mobile home park located in King County.

Internal roads and sidewalks must provide access to each mobile home and are required to be constructed with the King County Road Standards for residential minor access streets. Mobile home parks are required to be separated by 10 feet and may be reduced to 5 feet, provide 2 parking stalls per home, with at least one stall located next to the mobile home, and 260 square feet of on-site recreation per unit. The following is required: Ten feet of Type II landscaping along street fronts, 5 feet of Type II landscaping on interior lot lines and 10 feet adjacent to single detached residences or vacant property zoned RA, UR, or R-1 through R-8.

Executive's Proposal. The Executive is proposing to repeal the Residential Density Incentive Program. The provision that allows additional density for relocation of mobile homes in that program is proposed to be added into the densities and dimensional section of the code under K.C.C. 21A.08.030.

Council Staff Policy Flags. If and how extra density is provided for mobile home parks, in this instance for displaced mobile homes, is a policy choice.

Emergency Housing

The Growth Management Act requires the County to plan to accommodate housing needs of residents at every income level. King County is required to complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing.

Executive’s Proposal. Under the Executive’s proposal, code changes are proposed that would allow various emergency housing types to create the zoned capacity intended to address the shortfall.

Emergency housing would be defined as “permanent facilities providing temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families.” Emergency housing includes the following new uses: emergency supportive housing; emergency shelters; interim housing; microshelter villages; recuperative housing; and safe parking. These new uses, allowances in each zone and use-specific requirements are identified in Table 7.

Table 7. Executive Proposed Emergency Housing Uses

Use and Definition	Zoning	Additional Requirements
<p>Emergency shelter. A permanent facility that operates more than one hundred and eighty days in a calendar year and provides a temporary shelter for individuals or families who are currently homeless. Emergency shelters may include day and warming centers that do not provide overnight accommodations.</p>	<p>R-1: Not allowed.</p> <p>R-4 through R-8: Conditional use; must be in the urban area; on the same site as a religious facility, public agency, or other specific social services uses; and consistent with the additional requirements in the next column.</p> <p>R-12 through R-48, CB, RB, and O: Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p>NB: Not allowed.</p>	<p>24/7 shelters shall be staffed 24 hours per day with beds and rooms assigned to specific residents for the duration of their stay. Overnight and rotating shelters shall provide on-site supervision while operating. A lease agreement for residents is allowed, but not required.</p> <p>Minimum parking spaces required for all emergency shelter units: 1 per 2 employees, plus 1 per 20 units/beds.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p> <p>Required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>
<p>Emergency supportive housing. Housing where persons experiencing chronic</p>	<p>R-1 through R-8: Not allowed.</p>	<p>Facilities shall be staffed and operational 24 hours per day; specific rooms and units shall be assigned to specific</p>

Use and Definition	Zoning	Additional Requirements
<p>homelessness or persons at risk of chronic homelessness can reside temporarily while seeking permanent housing, and that offers housing-oriented services, case management, and other necessary services and supports to assist households in stabilizing.</p>	<p>R-12 through R-48, CB, RB, and O: Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p>NB: Not allowed.</p>	<p>residents for the duration of their stay; on site services are limited to residents; all vehicles on site shall be licensed and operational; and a lease agreement for residents is allowed but not required.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p> <p>Required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>
<p>Recuperative housing. Housing that is designed for persons experiencing homelessness who are not acutely sick enough to warrant a hospital stay but have needs beyond what can typically be addressed in a traditional housing environment.</p>	<p>R-1: Not allowed.</p> <p>R-4 through R-8: Conditional use; must be in the urban area; on the same site as a religious facility, public agency, or other specific social services uses; and consistent with the additional requirements in the next column.</p> <p>R-12 through R-48, CB, RB, and O: Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p>NB: Not allowed.</p>	<p>Recuperative housing is subject to the following criteria: prospective residents shall be referred by off site providers; facilities shall be staffed and in operation 24 hours a day; rooms shall be assigned to specific residents for the duration of their stay; on site services shall be limited to residents; all vehicles shall be licensed and operational; and lease agreements for residents are allowed but not required.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p> <p>Required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>
<p>Safe Parking. A site designated for unsheltered people to reside in a recreational vehicle or vehicle and that provides access to onsite services and utilities.</p>	<p>R-1: Not allowed.</p> <p>R-4 through R-8: Conditional use; must be in the urban area; on the same site as a religious facility, public agency, or other specific social services uses; and</p>	<p>When safe parking is located on a site with another primary use, the director may reduce the number of on-site parking spaces required through a parking study.</p> <p>Safe parking sites that allow vehicles without restrooms must require restroom and potable water access. If recreational vehicles are hosted at the</p>

Use and Definition	Zoning	Additional Requirements
	<p>consistent with the additional requirements in the next column.</p> <p>R-12 through R-48, CB, RB, and O: Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p>NB: Not allowed.</p>	<p>safe parking site, provision must be made for potable water and disposal of grey and black water.</p> <p>Safe parking sites are subject to the following criteria: a 6 foot clearance around each recreational vehicle; all vehicles shall be licensed, operational, and parked in the designated area; all personal property shall be stored in the vehicle; all propane tanks shall be securely fastened to a recreational vehicle; tents, leaking vehicles; fires; and sounds audible outside the vehicles are prohibited; the organization shall enforce compliance of state and local regulations.</p> <p>Required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>
<p>Interim housing. A facility that provides temporary shelter for people who are unsheltered or waiting to move into permanent housing.</p>	<p>R-1 through R-8: Not allowed.</p> <p>R-12 through R-48, CB, RB, and O: Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p>NB: Not allowed.</p>	<p>Facilities shall be staffed and operational 24 hours per day; specific rooms and units shall be assigned to specific residents for the duration of their stay; on site services are limited to residents; all vehicles on site shall be licensed and operational; and a lease agreement for residents is allowed but not required.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p> <p>Required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>
<p>Microshelter village. Emergency housing located on a lot, or lots, containing multiple microshelters and that provide: cooking facilities or meals; hygiene facilities, including restrooms and showers; and a</p>	<p>R-1: Not allowed.</p> <p>R-4 through R-8: Conditional use; must be in the urban area; on the same site as a religious facility, public</p>	<p>On site services shall be limited to residents; staff supervision provided on site at all times unless demonstrably not warranted for the hosted population; the operating organization shall provide sanitation and basic safety measures; all on site vehicles shall be licensed and</p>

Use and Definition	Zoning	Additional Requirements
<p>shared gathering space.</p> <p>Additional relevant definitions: Microshelter. A small structure designed to be used for overnight shelter.</p>	<p>agency, or other specific social services uses; and consistent with the additional requirements in the next column.</p> <p>R-12 through R-48, CB, RB, and O: Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p>NB: Not allowed</p>	<p>operational; a lease agreement for residents is allowed but not required.</p> <p>Must either: 1) be setback 10 feet from the street, 2) provide Type II landscaping, or 3) a site obscuring fence.</p> <p>Exempt from onsite recreation, bicycling, and electric vehicle parking requirements.</p> <p>Required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>
<p>Permanent supportive housing. Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness before moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and</p>	<p>R-1: Not allowed.</p> <p>R-4 through R-8: Conditional use; must be in the urban area; on the same site as a religious facility public agency or other specific units; and consistent with the additional requirements in the next column.</p> <p>R-12 through R-48, CB, RB, O: permitted in the urban growth area and exempt from on-site recreation requirements.</p> <p>NB: Not allowed.</p>	<p>In the R-4 through R-8 zones, permanent supportive housing units are permitted if the density does not exceed 18 units per acre of net buildable area.</p> <p>Minimum parking spaces required: 1 per 2 employees, plus 1 per 20 dwelling units.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p> <p>Required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>

Use and Definition	Zoning	Additional Requirements
responsibilities defined in Chapter 59.18 RCW.		

Council Staff Policy Flags. Council staff identified several areas that the Council may wish to consider for the proposed emergency housing regulations:

- *Interim housing.* After transmittal, Executive staff noted that interim housing was a one-time emergency housing type and suggested that the use be removed from the proposed ordinance.
- *Conditional use requirements.* Many of the proposed emergency housing uses are proposed to be a conditional use in the R-4 through R-8 zones. After transmittal, Executive staff recommended they be changed to a permitted use, with a code change to require a site with an existing conditional use permit to obtain a new CUP or modify the existing CUP.
- *Terminology and definitions.* Council may wish to clarify the definitions used for emergency housing to ensure that consistent terms are used throughout the code and that regulations are moved from the definitions into the standards for these uses.
- *NB zones.* Emergency housing uses would not be permitted in the NB zones, although the uses do not appear to be incongruent with that zone. This is a policy choice.

Accessory Dwelling Units (ADUs) and Accessory Living Quarters (ALQs)

An accessory dwelling unit is a separate, complete dwelling unit attached to or contained within the structure of the primary dwelling; or contained within a separate structure that is accessory to the primary dwelling unit on the premises.

An accessory living quarter is in an accessory building for the use of the occupant or persons employed on the premises, or for temporary use by guests of the occupant. Such quarters do not include an area for the preparation or storage of food and are not used as a separate dwelling unit.

Executive’s Proposal. Under House Bill 1337, the County is required adopt changes for ADUs in the urban area. The Executive’s proposal includes changes to the zoning code to meet the new state requirement for ADUs in the urban area and a restriction on the size allowances for ADUs in the rural area, discussed further in the Transfer of Development Rights section below.

Table 8. Comparison of ADU and ALQ Requirements

	Adopted Code	Executive Proposed
Where ADUs are Permitted	Allowed in A, RA, UR, R-1 through R-48, NB, CB, RB, and O. Not permitted in F zone	Allowed in A, RA, UR, R-1 through R-48, and NB. Not permitted in F zone
Number of ADUs	1 accessory dwelling per primary single detached dwelling or townhouse unit	In the R-1 through R-48, UR, and NB zones in the urban area: 2 accessory dwelling units per primary single detached dwelling unit, duplex, triplex, fourplex, or townhouse unit In the rural area and natural resource lands: 1 accessory dwelling unit per primary single detached dwelling unit
Detached ADU requirements	Urban area or rural town: Allowed when the lot is 3,200 sf or greater Rural town: Allowed when the lot is 3,200 sf or greater Rural area: when the lot meets the minimum lot size. If a TDR is purchased, a detached ADU is allowed on a RA-5 lot that is 2.5 acres or greater.	Urban area: Allowed when the lot meets the minimum lot area for construction (2,500 sf) Rural town: Allowed when the lot is 3,200 sf or greater Rural area: when the lot meets the minimum lot size, but not on natural resource lands.
ADU Size Limit	The accessory dwelling unit shall not exceed 1,000 feet of heated floor area and 1,000 square feet of unheated floor area except: <ul style="list-style-type: none"> - when the accessory dwelling unit is wholly contained within a basement or attic, this limitation does not apply; - for detached accessory dwelling units, the floor area contained in a basement does not count toward the floor area maximum - on a site zoned RA if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, the accessory dwelling unit is permitted a maximum heated floor area 1,500 square feet and 1,500 square feet of unheated floor area 	The accessory dwelling unit shall not exceed 1,000 square feet of heated floor area and 1,000 square feet of unheated floor area except: <ul style="list-style-type: none"> - when the accessory dwelling unit is wholly contained within a basement or attic, this limitation does not apply; or - for detached accessory dwelling units, the floor area contained in a basement does not count toward the floor area maximum
ADU Parking Requirement	No additional off-street parking spaces are required for accessory dwelling units	No additional off-street parking spaces are required for accessory dwelling units

	Adopted Code	Executive Proposed
ADU Occupancy Requirement	The primary dwelling unit or the accessory dwelling unit shall be occupied either by the owner of the primary dwelling unit or by an immediate family member of the owner.	Removed by the proposed ordinance.
ADU Height Limit	Accessory dwelling units that are not wholly contained within an existing dwelling unit shall not exceed the base height established in 21A.12.030	Removed by the proposed ordinance.
ADU Notice Requirements	An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department approves any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules	An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department approves any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be established in administrative rules
Attached ADU Requirements		Attached accessory dwelling units shall have at least one common wall with the primary dwelling unit and appear to be contained within one structure. Connection through a breezeway or covered pathway shall not constitute an attached accessory dwelling unit unless the breeze way or covered pathway is: <ul style="list-style-type: none"> - is less than ten feet in length; - shares a common wall with both the accessory dwelling unit and primary residence; - has a continuous roofline that appears to be one single building; - is completely enclosed; and - is heated space;
Nonconforming Buildings	No standard.	Accessory dwelling units may be converted from existing structures, including but limited to garages, even if the existing structure violates requirements for setbacks or maximum impervious surface percentage
Street Improvements	No standard.	In urban areas only, no public street improvements are required for accessory dwelling units

	Adopted Code	Executive Proposed
Entrance Requirement	When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may front a street	Only required in the rural area or in natural resource lands. Not required in the urban area.
Design compatibility	Accessory dwelling units should be designed to be compatible with the primary dwelling unit and the surrounding properties, including material, colors, and building forms	Only in the rural area or in natural resource lands. Not required in the urban area.
Siting Analysis	The applicant should consider a siting alternatives study that analyzes placement options of the accessory dwelling unit on the property to minimize impacts to privacy and views for surrounding property owners	Only in the rural area or in natural resource lands. Not required in the urban area.
Where ALQs are allowed	All zones but F zone.	All zone but F zone
Number of ALQs	1 accessory living quarter per lot	1 accessory living quarter per primary single detached dwelling
ALQ Lot Size Requirement	Urban area or rural town: Allowed when the lot is 3,200 sf or greater	Urban area or rural town: Allowed when the lot is 3,200 sf or greater
ALQ Height Limit	Limited to base height	Limited to base height
ALQ Size Limit	1,000 sf of heated and 1,000 sf of unheated	1,000 sf of heated and 1,000 sf of unheated

Council Staff Policy Flags. Council staff identified several areas that the Council may wish to consider for the proposed ADU and ALQ regulations:

- *Number of ADUs allowed.* As proposed by the Executive, 2 ADUs would be permitted for every dwelling unit in a single detached residence, duplex, triplex, fourplex, and townhouse in the urban area. This could mean that a fourplex could have up to 8 ADUs per lot. State law only requires that the County allow 2 ADUs per lot. This is a policy choice.
- *Nonconforming structures.* State law requires that the County allow existing buildings to be converted to ADUs “even if they violate current code requirements for setbacks or lot coverage.” Council may wish to consider clarifying that this would only apply to legally nonconforming structures, not to structures that were unpermitted.
- *Height limit.* Under existing code, detached ADUs are limited to the base height (in the R zones, this ranges from 35 to 60 feet) for the zone they are in. As proposed by the Executive, this limitation would be removed, and ADUs could go up the maximum height limit (in the R zones, this is up to 75 feet) provided certain conditions are met. State law requires that the County does not impose limits less than 24 feet. This is a policy choice.

- *ADUs in the CB, RB, and O zones.* With the exception of the F zone, ADUs are permitted in every zone that residential development is permitted. As proposed by the Executive, ADUs would only be allowed in the A, RA, UR, R-1 through R-48, and NB zones. The Council may wish to consider allowing ADUs in the CB, RB, and O zones.
- *TDR allowance in the RA zones.* As currently adopted, properties in the RA can purchase TDRs to allow larger ADUs and ADUs on substandard rural lots. This allowance is proposed for removal by the Executive to align with rural residential densities under the Growth Management Act, Department of Commerce guidance, and case law. This is a policy choice.

Transfer of Development Rights

The Transfer of Development Rights (TDR) program is used to transfer residential density from eligible sending sites to eligible receiving sites through a voluntary process that permanently preserves urban, rural, and resource lands that provide a public benefit. The TDR provisions are intended to supplement land use regulations, resource protection efforts, and open space acquisition programs and to encourage increased residential development in urban areas, where it can best be accommodated with the least impacts on the natural environment. Since its inception in 1999, the TDR program has permanently protected 147,580 acres of forestland, farmland, and other rural open spaces.

Executive's Proposal. In the proposed ordinance, the Executive proposes to make several changes to the TDR program.

Subdivisions. The proposed ordinance would change the standards by which TDRs could be used in full subdivisions (ten or more lots). The current code requires a subarea study (understood to mean area zoning and land use study) that includes a comprehensive analysis of impacts. The proposal would replace this with a requirement that the hearing examiner find that the additional density does not create unmitigated impacts beyond those created by development at base density.

Rounding. Under the current code, when fractions of development rights result from TDR calculations, those fractions are not counted as TDRs. The proposal would require that the fractional TDRs be rounded up or down based on whether they were above or below 0.5.

Bonus TDRs. In 2023, the Council adopted Ordinance 19671, which established a Forest Carbon program by which the County creates and sells carbon credits based on the carbon sequestration capacity of its forests and other natural resources. The Executive proposes to allow F-zoned lots awarded TDRs to receive one additional bonus TDR per lot participating in the Forest Carbon program.

Council staff notes that the Forest Carbon program is geared toward County-owned properties, whereas the TDR program generally prohibits publicly owned properties from participating, with few exceptions. Executive staff states that the Forest Carbon program may be expanded to private properties in the future, and also requests that the proposed ordinance be amended to allow publicly owned properties participating in the Forest Carbon program to be eligible for TDR. Additionally, in some cases TDR is used on private

properties before or during the process of acquisition by King County. This Forest Carbon program bonus could be used in such cases as well.

The Executive also proposes to allow one bonus TDR per lot for vacant marine shoreline sites that do not have any armoring or bulkheads. Council staff notes that the phrase "armoring or bulkheads" could be replaced with the term "hard shoreline stabilization" for consistency since that is the defined term.

Changes to TDR Allowances. The proposed ordinance would establish new uses for TDRs, and remove one use for TDRs. The proposal would allow a duplex on a lot 4,500 square feet or greater in the R-4 through R-8 zones if a TDR is purchased from the rural area or natural resource lands. This would require one TDR in Snoqualmie Pass Rural Town and one-half TDR in urban areas. This allowance would not apply to Fall City Rural Town or Vashon Rural Town.

The proposed ordinance would also remove an allowance that an ADU in the rural area be allowed to build up an additional 500 square feet (1,500 total) of heated space through the purchase of a TDR. Executive staff state that this change is proposed to ensure that rural ADUs do not have greater allowances than urban ADUs do, to align with case law and Department of Commerce guidance; there is no corresponding way to get to 1,500 feet for urban ADUs.

In-lieu Fee. The proposed ordinance would allow for payment to the TDR bank in-lieu of TDR purchase when sufficient TDR inventory is not available. Executive staff state that the fee-in-lieu TDRs would allow the TDR bank to bridge gaps when inventory is low and eliminate the risk of turning away developers with desires to build more homes.

Inclusionary Housing. As noted above, the voluntary Inclusionary Housing Program is proposed to expand throughout urban unincorporated King County and Vashon and Snoqualmie Pass Rural Towns. The allowance for additional density through TDRs is correspondingly expanded to those areas. An existing ban on using TDRs on Vashon-Maury Island would remain in place.

Urban Agriculture

In 2016, a new KCCP policy was added requiring the County to allow and support the development of community gardens and urban agriculture throughout residential and commercial areas. As implementing code was not adopted concurrently, a Work Plan action was added to direct additional work on the issue. The 2024 KCCP includes code changes to conform with the 2016 policy.

Executive's Proposal. The proposed ordinance would allow growing and harvesting of crops and agricultural activities in the R-1 through R-48 zones, NB, CB, RB, and O zones, subject to conditions:

SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	<u>R1-2-48</u>	<u>NB</u>	<u>CB</u>	<u>RB</u>	<u>O</u>	I
01	Growing and Harvesting Crops	P	P		P	P	P	<u>P29</u>	<u>P29</u>	<u>P29</u>	<u>P29</u>	<u>P29</u>	P
*	Agricultural Activities	P24C	P24C		P24C	P24C	<u>P29</u> <u>C30</u>	<u>P29</u>	<u>P29</u>	<u>P29</u>	<u>P29</u>	<u>P29</u>	

Agricultural activities include:

- Tilling, discing, planting, seeding, fertilization, composting, and other soil amendments and harvesting;
- Grazing, animal mortality management and on-site animal waste storage, disposal, and processing;
- Soil conservation practices including dust control, rotating and changing agricultural crops, and allowing agricultural lands to lie fallow under local, state, or federal conservation programs;
- Maintenance of farm and stock ponds, agricultural drainage, irrigation systems canals, and flood control facilities;
- Normal maintenance, operation, and repair of existing serviceable equipment, structures, facilities, or improved areas, including, but not limited to, fencing, farm access roads, and parking; and
- Processing, promotion, sale, storage, packaging, and distribution.

The Executive proposes the following conditions:

As a primary or accessory use, with development conditions:

- Accessory use is limited to 4,000 square feet;
- In the R-1 zone, on lots that are at least 75% cleared;
- With a water supply, and to prevent runoff onto adjacent properties;
- Compost must be 20' from interior lot lines and minimize odor and visual impacts;
- With a farm management plan;
- In the R zones, limited to:
 - Household mechanical equipment;
 - Retail sales and public use only between 7am and 7pm
 - One commercial delivery a day;
 - Maximum of two motor vehicles;
 - Maximum one sign;
 - Limitations on structures to those accessory to agricultural activities;

- When there is no other principle structure, size is limited to 1,000 square feet, 12' in height, and any other requirements for accessory structures.

In the R-1 zone, the R-zone-specific standards referenced above could be exceeded with a conditional use permit.

Council Staff Policy Flags. Council staff identified several areas that the Council may wish to consider for the proposed urban agriculture regulations:

- Council staff notes that the proposed conditional use permit language states "with additional conditions, as appropriate, to limit and mitigate impacts on surrounding residential areas." It is not clear if there are specific impacts of concern and therefore this could potentially be changed to reference the specific types of impacts intended to be addressed. Alternatively, because conditional use permits already are required to have conditions, as necessary, to limit and mitigate impacts to surrounding areas, this language could be removed.
- The requirement for a farm management plan may be a barrier to development of urban agriculture, particularly as it would be required for community gardens such as p-patches, as well as for someone wanting to grow and harvest crops as an accessory use on their own R-12 through R-48 zoned property. This is a policy choice.
- Council staff also notes that the varying requirements for primary versus accessory use, and for lots with no principal structure, are policy choices.
- Lastly, Council staff notes that allowing unlimited sales and public visits between 7am and 7pm could potentially cause impacts to the surrounding neighborhood in terms of noise, traffic, etc.

Destination Resorts

The Council adopted scope of work for the KCCP included a requirement to "evaluate existing and establishing new regulations for resorts in the rural area." This proposal is in response to that mandate.

Executive's Proposal. Destination resort is an existing use category in King County Code. The existing definition is shown here, with the Executive's proposed edits in underline and strikethrough:

Destination resort: an establishment for resource-based recreation and intended to utilize and provide access to outdoor recreational opportunities, including ((related)) accessory services, such as ((food)) retail, eating and drinking places, ((overnight)) temporary lodging, recreation equipment rentals, entertainment, and ((other conveniences for guests of the resort)) personal services.

According to Executive staff, there are no destination resorts in unincorporated King County, nor are there any pending applications for destination resorts. The proposal would modify the requirements for destination resorts as follows:

- Remove the allowance for a destination resort in the UR and RB zones;
- Add additional conditions for destination resorts in the F and RA zones (the only zones where they would remain allowed). Conditions include:
 - Requirement of a community meeting prior to application submittal;
 - A one-hundred-foot setback from roads and access easements, and a three hundred foot setback from adjacent residential, rural area, or resource-zoned properties for all structures and facilities other than trails;
 - A minimum site area of ten acres;
 - A minimum five-mile distance from the urban growth boundary;
 - A lodging limitation of two units per acre, up to one hundred units, proportionately scaled and limited based on developed site area, availability of recreation opportunities and distance to urban area zones allowing for temporary lodging;
 - In areas prioritized for forestry, the proposal must demonstrate that the predominate land area will remain viable for resource-based uses or preservation of forestry resources, and in the Forest Production District, the proposal must be compatible with long-term forestry, protection of Indian tribal cultural resources, and other resource management goals of the Comprehensive Plan; and
 - The site must provide at least two on-site outdoor resource-based recreation activities, and be within ten miles of at least three other outdoor-resource based recreation activities.

"Outdoor resource-based recreation activities" would be defined as "recreational activities that rely upon their setting in or near natural resource lands for their enjoyment, including but not limited to hiking, rafting, biking, skiing, horseback riding, fishing, climbing, or similar activities necessitating an outdoor setting."

These changes are policy choices, but Council staff has not identified any other issues with the proposal.

2024 KCCP: Critical Areas – Policy Changes¹²
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On March 1, 2024, the Executive transmitted supplemental changes to the 2024 KCCP, to update policies and regulations related to critical areas regulations. This includes policy changes updating language around landslide hazards and alluvial fans, post-wildfire debris flows and floods, streams and riparian areas, fish passage, endangered species and habitat protection, critical aquifer recharge areas, fish and wildlife habitat conservation areas, wetlands, channel migration, native and climate-smart plants, and adaptive management.

Attachment 15 to this staff report provides the staff analysis of the Executive's transmittal, including some additional policy changes that could be made to further clarify or streamline

¹² Attachment 14 to this Staff Report

the Executive's transmittal. At today's meeting, policy staff will brief the new policy and substantive policy changes.

ATTACHMENTS

1. Council's Review Schedule for 2024 KCCP, updated March 4, 2024
2. Proposed Ordinance 2023-0440 – Chapter 9 of the KCCP
3. Council staff analysis of Chapter 9
4. Proposed Ordinance 2023-0440 – Capital Facilities and Utilities Appendix
5. Proposed Ordinance 2023-0440 – Chapter 10 of the KCCP
6. Council staff analysis of Chapter 10
7. Proposed Ordinance 2023-0440 – Chapter 12 of the KCCP
8. Council staff analysis of Chapter 12
9. Proposed Ordinance 2023-0438 with its Attachments
10. Proposed Ordinance 2023-0440 – Chapter 2 of the KCCP
11. Council staff analysis of Four-to-One Program
12. Proposed Ordinance 2023-0440
13. Council staff analysis of Proposed Ordinance 2023-0440
14. Proposed Ordinance 2023-0440 – Critical Areas Policy Changes
15. Council staff analysis of Critical Areas Policy Changes
16. PowerPoint for April 17, 2024 Committee meeting

INVITED

- Lauren Smith, Director of Regional Planning Unit, Office of Performance, Strategy and Budget
- Chris Jensen, Comprehensive Planning Manager, Office of Performance, Strategy and Budget
- Jim Chan, Division Director, Permitting, Department of Local Services
- Megan Smith, Water Quality and Environment Policy Manager, Department of Natural Resources and Parks
- Michael Murphy, Supervisor, Open Space Acquisitions Unit, Department of Natural Resources and Parks

LINKS

All materials of the transmitted 2024 KCCP, as well as additional information about the Council's review of the proposal, can be found at:
kingcounty.gov/CouncilCompPlan

Proposed Ordinance 2023-0440 – 2024 King County Comprehensive Plan

- Attachment A – 2024 King County Comprehensive Plan
- Attachment B – Capital Facilities and Utilities
- Attachment C – Housing Needs Assessment
- Attachment D – Transportation
- Attachment E – Transportation Needs Report
- Attachment F – Regional Trail Needs Report
- Attachment G – Growth Targets and the Urban Growth Area

- Attachment H – Vashon-Maury Island Subarea Plan Amendments
- Attachment I – Land Use and Zoning Map Amendments

Supporting Materials

- Transmittal Letter
- Fiscal Note
- Summary of Proposed Ordinance
- Policy I-207 Analysis Matrix
- Equity Analysis
- Area Land Use and Zoning Studies
- Middle Housing Code Study
- Vashon-Maury Island P-Suffix Conditions Report
- Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation
- Update on Best Available Science Critical Area Ordinance Review
- Public Participation Summary

Proposed Ordinance 2023-0439 – Snoqualmie Valley/Northeast King County Subarea Plan

- Attachment A – Supplemental Changes to the Comprehensive Plan
- Attachment B – Snoqualmie Valley/Northeast King County Subarea Plan
- Attachment C – Land Use and Zoning Map Amendments
- Attachment D – Fall City Moratorium Report

Supporting Materials

- Transmittal Letter
- Fiscal Note
- Summary of Proposed Ordinance
- Policy I-207 Analysis Matrix

Proposed Ordinance 2023-0438 – Countywide Planning Policy Update

- Attachment A – GMPC Motion 23-4 Relating to the Four-to-One Program

Supporting Materials

- Transmittal Letter
- Fiscal Note

Executive Recommended 2024 Critical Areas Update

- Critical Areas King County Code Updates
- Critical Areas Comprehensive Plan Updates
-

Supporting materials

- Transmittal Letter
- Best Available Science Review and Updates to Critical Areas Protection
- Supplemental I-207 Analysis – Critical Areas Update

2024 King County Comprehensive Plan

Proposed Ordinance 2023-0438, 2023-0439, 2023-0440

King County Council Committee Review and Adoption Schedule As of March 4, 2024 - subject to change

Date	Event
December 7, 2023	Executive Recommended Plan Transmitted
December 12	Referral to Local Services and Land Use (LSLU) Committee
January 17 9:30am Council Chambers	LSLU Committee - Briefing 1 <ul style="list-style-type: none"> - Overview, Schedule, Process - Snoqualmie Valley/Northeast King County Subarea Plan - Vashon-Maury Island Subarea Plan changes - Chapter 11: Community Service Area Subarea Planning - Map Amendments - Equity Analysis Summary - Equity Work Group Presentation <i>Opportunity for Public Comment - Remote and In-Person</i>
January 18 6:30pm Council Chambers	LSLU Special Committee Meeting <ul style="list-style-type: none"> - Public Hearing on Draft Environmental Impact Statement - Public Comment on Executive's Recommended Plan <i>Opportunity for Public Comment - Remote and In-Person</i>
February 7 9:30am Council Chambers	LSLU Committee - Briefing 2 <ul style="list-style-type: none"> - Chapter 1: Regional Growth Management Planning - Chapter 2: Urban Communities - Growth Targets and the Urban Growth Area Appendix <i>Opportunity for Public Comment - Remote and In-Person</i>
February 8 6:30pm Covington City Hall	LSLU Special Committee Meeting <ul style="list-style-type: none"> - Public Comment on Executive's Recommended Plan <i>Opportunity for Public Comment - Remote and In-Person</i>
February 21 9:30am Council Chambers	LSLU Committee - Briefing 3 <ul style="list-style-type: none"> - Chapter 5: Environment - Chapter 6: Shorelines <i>Opportunity for Public Comment - Remote and In-Person</i>
March 6 9:30am Council Chambers	LSLU Committee - Briefing 4 <ul style="list-style-type: none"> - Chapter 4: Housing and Human Services - Housing Needs Assessment Appendix <i>Opportunity for Public Comment - Remote and In-Person</i>
Joint Meeting with Health and Human Services Committee	
March 7 6:30pm Riverview Educational Center, Duvall	LSLU Special Committee Meeting <ul style="list-style-type: none"> - Public Comment on Executive's Recommended Plan <i>Opportunity for Public Comment - In-Person only</i>

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions

Date	Event
March 20 9:30am Council Chambers	LSLU Committee - Briefing 5 - Chapter 3: Rural Areas and Natural Resource Lands <i>Opportunity for Public Comment - Remote and In-Person</i>
March 29	Amendment requests for Striking Amendment due - Except for Critical Area Regulations
April 3 9:30am Council Chambers	LSLU Committee - Briefing 6 - Chapter 7: Parks, Open Space, and Cultural Resources - Regional Trails Needs Report Appendix - Chapter 8: Transportation - Transportation Appendix - Transportation Needs Report Appendix <i>Opportunity for Public Comment - Remote and In-Person</i>
April 4 5:30pm Vashon Center for the Arts	LSLU Special Committee Meeting - Public Comment on Executive's Recommended Plan <i>Opportunity for Public Comment - In-Person only</i>
April 5	Substantive direction deadline for Striking Amendment - Except for Critical Area Regulations
April 12	Amendment requests for Striking Amendment due - Critical Area Regulations
April 17 9:00am Council Chambers	LSLU Committee - Briefing 7 - Chapter 9: Services, Facilities, and Utilities - Capital Facilities and Utilities Appendix - Chapter 10: Economic Development - Chapter 12: Implementation, Amendments, and Evaluation - Development Regulations - Four-to-One Program <i>Opportunity for Public Comment - Remote and In-Person</i>
April 19	Substantive direction deadline for Striking Amendment - Critical Area Regulations
May 14	Striking Amendment released
May 15 9:30am Council Chambers	LSLU Committee Briefing - Briefing on the Striking Amendment <i>Opportunity for Public Comment - Remote and In-Person</i>
May 16 6:30pm Skyway VFW	LSLU Special Committee Meeting - Public Comment on Committee Striking Amendment <i>Opportunity for Public Comment - In-Person only</i>
May 22	Line amendment direction due
May 31	Public Line Amendments released
June 5 9:30am Council Chambers	Local Services and Land Use Committee - Review and consideration of striking and line amendments - Vote on Committee recommendation <i>Opportunity for Public Comment - Remote and In-Person</i>
June 14	Council amendment concept deadline for FEIS and public hearing notice
June 21	Substitute Ordinance, Public Hearing Notice concepts, to Exec for FEIS
September 19 to ~Thanksgiving (November 28)	Budget Standdown

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions

Date	Event
October 14 to 18 October 21 to 25	Public Hearing Notice Prepared by Council staff Public Hearing Notice Issued
October 4	Substantive direction needed on Striking Amendment
October 28	Striking Amendment distributed to Councilmembers
November 1	Line amendment direction due
November 12	Public Amendments released
November 6 November 6 to 13	FEIS Issued - last possible date for hearing on November 19 7 day waiting period for FEIS
November 19 1:30pm Council Chambers	Public Hearing at full Council <i>Opportunity for Public Testimony - Remote and In-Person</i>
December 3 1:30pm Council Chambers	Possible vote at full Council <ul style="list-style-type: none"> • Consideration of amendments • Vote on final adoption of proposed 2022 King County Comprehensive Plan Update
December 10 1:30pm Council Chambers	Back up vote if 1-week courtesy delay

For more information on the Council's Review of the 2024 Comprehensive Plan, please visit the website: <https://kingcounty.gov/CouncilCompPlan>.

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

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Green: SEPA actions



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CHAPTER 9

SERVICES, FACILITIES, AND UTILITIES

The Growth Management Act requires coordinated planning so that the services required by new residents and their homes and businesses are available as growth occurs. Needed services include many that are not provided by King County, such as water supply, local sanitary sewers, fire protection, schools, energy facilities, and telecommunications.

King County does provide services such as regional wastewater treatment, regional solid waste management, and local stormwater management. ~~((The County also has a regional human services role, which is described in Chapter 4: Housing and Human Services.))~~ This chapter contains policies that guide service provision.

8
9

10 ~~((1-))~~ Regional Services

11 King County government is a regional and local service provider. Types of regional services provided include
 12 transit, wastewater treatment, human services, and solid waste management. Local services provided to
 13 residents of unincorporated urban areas, the Rural Area and Natural Resource Lands in King County may
 14 include police, building permits, water, sewer, and health services. As annexations and incorporations of
 15 unincorporated urban areas continue, King County government will focus more on its role as the coordinator
 16 and provider of regional services and protector of the county's Rural Area and Natural Resource Lands. As
 17 annexations of unincorporated urban areas continue, King County will transition out of the role of coordinating
 18 with local service providers on how to best provide local services to those areas, and transition to lead for that
 19 coordination role to the cities, through collaboration with current service providers, as those former
 20 unincorporated areas become part of city limits. The following policies direct King County's evolving role as
 21 regional service provider. Provisions related to housing and human services are found in Chapter 4, Housing
 22 and Human Services.

- 23
- 24 **F-101** King County, the cities, special purpose districts ~~((or)),~~ and local service
 25 providers shall plan as partners. King County's planning ~~((will))~~ shall focus on
 26 unclaimed urban unincorporated areas and cities' Potential Annexation Areas.
- 27
- 28 **F-101a** King County agencies ~~((will))~~ shall engage communities in a culturally~~((-))~~ and
 29 audience-appropriate manner, including language access. King County agencies
 30 ~~((will))~~ shall also engage communities that are most affected by proposed
 31 projects.
- 32
- 33 ~~((F-101b) King County shall adhere to the Executive Order on Written Language~~
 34 ~~Translation Process and other applicable policies for those with limited English~~
 35 ~~proficiency-))~~
- 36
- 37 **F-102** King County shall work with cities, special purpose districts, other local service
 38 providers, and residents to ~~((identify and distinguish))~~ provide local, countywide,
 39 and regional services. ~~((Over time,))~~ As cities ~~((will))~~ assume primary
 40 responsibility for coordinating the provision of local services delivery in urban
 41 areas~~((-In general)),~~ the ~~((e))~~County ~~((will))~~ shall continue to provide local
 42 services delivery within the Rural Area and Natural Resource Lands, consistent
 43 with rural standards and needs. Special purpose districts may still provide
 44 services, where appropriate. The ~~((e))~~County ~~((will))~~ shall also assume primary
 45 responsibility for coordinating the provision of countywide services, including
 46 countywide services that must be delivered within city boundaries. The
 47 ~~((e))~~County ~~((will))~~ shall also work with cities, special purpose districts, and other

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

48 counties to identify regional service and facility needs and develop strategies to
49 provide them.

50

51 **F-103** King County ~~((will))~~ shall provide or manage countywide services which include
52 but are not limited to:

- 53 a. Affordable housing;
54 b. Economic development;
55 c. Flood warning and flood hazard management;
56 d. Harborview Hospital;
57 e. Hazardous waste management;
58 f. Human services;
59 g. Protection and preservation of natural resource lands;
60 h. Public health;
61 i. Regional law and criminal ~~((justice))~~ legal services;
62 j. Regional park, trails and open space systems;
63 k. Regional wastewater collection ~~((and))~~, treatment, and ~~((reclamation))~~
64 resource recovery;
65 l. Solid waste management, including recycling;
66 m. Stormwater management;
67 n. Transit; and
68 o. Water resource management.

69

70 ~~((F-107) King County will, in cooperation with special purpose districts or local service
71 providers, continue to plan for and provide public services to the Rural Area and
72 Natural Resource Lands, consistent with rural standards and needs.))~~

73

74 **F-108** ~~((To support the intent of the Growth Management Act,))~~ King County should
75 work with cities and other service providers to establish priority areas for public
76 funding of capital facilities, services, and infrastructure.

77

78 **F-108a** King County should address ~~((historic))~~ historical inequities and
79 ~~((disadvantaged))~~ historically underserved communities both in rural and
80 unincorporated urban areas in determining the priority areas for public funding
81 of capital facilities, services, and infrastructure.

82

83 ~~((H.))~~ **Facilities and Services**

84 ~~((A.))~~ **Providing a Spectrum of Services**

85 King County and numerous service providers need to coordinate planning and funding activities to ensure that
86 needed facilities and services are provided in the region.

~~((2016))~~ **2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

- 87
- 88 ~~((F-201~~ ~~—————~~ ~~All facilities and services should be provided in compliance with provisions and~~
 89 ~~requirements of the Endangered Species Act, the Clean Water Act and the~~
 90 ~~Growth Management Act.))~~
- 91
- 92 **F-202** King County should seek to ~~((create quality communities))~~ support a high quality
 93 of life for county residents by ~~((defining))~~ identifying the needs and proposing
 94 strategies for a full range of public facilities and services, including physical
 95 infrastructure and health, human and public safety services. King County should
 96 strive to provide an adequate and equitable supply ~~((and appropriate level))~~ of
 97 public facilities necessary to support all communities at appropriate urban and
 98 rural service levels.
- 99
- 100 **F-202a** Results from ~~((the King County E))~~equity ~~((I))~~impact ~~((R))~~reviews ~~((Tool will))~~ shall
 101 be used as an important consideration in evaluating funding, capital project, and
 102 service delivery decisions, and the County’s equity and racial and social justice
 103 principles should be used to improve residents’ access to the determinants of
 104 equity.
- 105
- 106 **F-203** ~~((When service providers are planning and designing facilities,))~~ King County
 107 should ~~((encourage them to use sustainable development practices to achieve~~
 108 ~~net-zero greenhouse gas emissions in new buildings by 2030))~~ work with service
 109 providers to implement incentives that encourage green building, such as
 110 financial and development incentives, and allow more people to access healthier
 111 buildings with reduced utility bills.
- 112
- 113 ~~((F-204~~ ~~—————~~ ~~King County should work with the cities, special purpose districts and other~~
 114 ~~service providers to define regional and local services and to determine the~~
 115 ~~appropriate providers of those services.~~
- 116
- 117 **F-205** ~~—————~~ ~~King County shall work with its neighboring counties, the state, Puget Sound~~
 118 ~~Regional Council, special purpose districts, ports and the cities to identify areas~~
 119 ~~of shared need and adequate land supply for public facilities. The county’s~~
 120 ~~capital acquisition budget shall reflect the jointly agreed-upon priorities and time~~
 121 ~~schedule.))~~
- 122
- 123 **F-206** Public and private community service providers should be encouraged~~((, as~~
 124 ~~appropriate,))~~ to share or reuse facilities when appropriate to reduce costs,
 125 conserve land and provide convenience, access and amenity for the public and
 126 to reduce the generation of greenhouse gasses. Joint siting and shared use of
 127 facilities should be encouraged for schools, community centers, health facilities,

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

128 cultural facilities, libraries, swimming pools, and other social and recreational
129 facilities. Sharing of facilities may include providing meeting space that can be
130 accessed by the community, as appropriate.

131

132 **F-206a** King County should make its public facilities and properties available for the
133 following, when such use is compatible with the primary public use of the facility:

134 a. ~~((#))~~ Renewable energy production ((when such use is compatible with
135 the primary use of the facility)), with particular emphasis on benefits to
136 King County ratepayers and communities, such as Community Solar
137 programs; and

138 b. Use as a P-patch or community garden.

139

140 ~~((F-207) King County should make its public facilities or properties available for use as a~~
141 ~~P-patch or community garden when such use is compatible with the primary~~
142 ~~public use of the facility.~~

143

144 **B.)) Urban and Rural Services**

145 Although growth will be directed to Urban Areas, it is recognized that Rural Areas and Natural Resource Lands
146 have facility and service needs also.

147

148 **F-208** Public spending to support growth should be directed to the Urban Growth Area
149 and to maintain existing ~~((unincorporated))~~ infrastructure in the unincorporated
150 area, and should be prioritized through the Capital Facility Plan to comply with
151 the concurrency requirements of the Growth Management Act.

152

153 **F-209** In the Rural Area and Natural Resource Lands, services provided by agencies
154 ~~((should))~~ shall support a rural level of development and support service that
155 meets the needs of the community and not facilitate urbanization.

156

157 **F-209a** King County ~~((will))~~ shall provide or manage local services for unincorporated
158 areas, which include but are not limited to:

159 a. ~~((Building))~~ Development permits;

160 b. District Court;

161 c. Economic Development;

162 d. Land use regulation;

163 e. Law enforcement;

164 f. Local parks;

165 g. Roads;

166 h. Rural Area and Natural Resource Lands management assistance; and

167 i. Surface water management.

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

168

169 ~~((F-209b) King County's local economic development services are provided in Rural Areas~~
170 ~~and Natural Resource Lands through the Rural Economic Strategies Plan and in~~
171 ~~unincorporated urban areas through joint partnerships with cities, including~~
172 ~~annexation and governance transition services.~~

173

174 ~~C.)~~ **Identifying Needs for Facilities and Services**

175 Public facilities and services are vital to protect public health, safety and welfare and to protect and enhance
176 community and environmental quality. Inadequate sewage disposal, for example, could directly threaten public
177 health. Inadequate groundwater protection could result in unsafe drinking water and threaten stream flow.
178 Deficiencies in other services, such as police protection or parks, might not raise severe obstacles to any single
179 new development, but over time could cause general threats to public health, safety and welfare and
180 deterioration of community quality.

181

182 King County government is responsible for assuring that adequate facilities and services are available or can be
183 made available to support planned growth. This responsibility is carried out by identifying needs for facilities
184 and services based on the planned amount and location of growth. The mechanism for identifying needs is
185 capital improvement programming.

186

187 The Growth Management Act requires the ~~((e))~~ County to prepare a capital facility plan that includes an
188 inventory of existing capital facilities owned by public entities, a forecast of the future needs for capital facilities,
189 including the proposed locations and capacities of expanded or new facilities, ~~((and))~~ a six-year plan that will
190 finance the expanded or new facilities, and direction for reassessment of land use if funding is unavailable to
191 meet existing and future needs. These requirements are addressed through:

- 192 • Chapter 9, Services, Facilities, and Utilities, including policies such as F-210, F-210a, F-213, F-214, and
193 F-221;
- 194 • Chapter 8, Transportation, including the "Revenue Shortfall" subsection of the "Financing Services and
195 Facilities that Meet Local and Regional Goals" section and policy T-405; and
- 196 • Appendix A, Capital Facilities and Utilities.

197

198 ~~((The Capital Facility Plan Element for King County is comprised of the following four components:~~

- 199 ~~1. Technical Appendix A is an executive summary of documents containing inventories of facilities and~~
200 ~~services provided by King County (health and human services and law, safety and justice,~~
201 ~~transportation, stormwater and regional wastewater treatment and reclamation) and those provided by~~
202 ~~other entities (drinking water supply, sanitary sewer collection and treatment, schools, fire protection,~~
203 ~~libraries, natural gas, telecommunications, and electricity).~~
- 204 ~~2. Technical Appendix A is an executive summary of documents containing the forecast of future needs~~
205 ~~for capital facilities, including the proposed locations and capacities of expanded or new facilities:~~
- 206 ~~3. Six year plan that will finance the expanded or new facilities:~~

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- 207 a. ~~Technical Appendix A is an executive summary of the finance plans for facilities and services~~
 208 ~~provided by the county and other entities.~~
 209 b. ~~Technical Appendix A references the Transportation Needs Report, which includes an analysis of~~
 210 ~~funding capability to judge needs against probable funding resources, and a 20-year financial~~
 211 ~~forecast report based on identified needs.~~
 212 ~~Current adopted King County Capital Improvement Program for facilities other than transportation.~~
 213 4. ~~Requirement to reassess land use if funding is unavailable to meet existing and future needs:~~
 214 a. ~~Policies of Chapter 9 Section II (Facilities and Services), subparts B through F.~~
 215 b. ~~Chapter 8: Transportation, Section IV.~~

216

217 **D.) Capital Facility Planning**

218 King County and other service providers are required to prepare six-year capital facility plans that describe needs
 219 for the six-year facility and propose funding to meet those needs.

220

221 **F-210** **The capital facility plans and capital improvement programs prepared by all other**
 222 **agencies that provide services to unincorporated areas of the county should be**
 223 **consistent with the King County Comprehensive Plan.**

224

225 **F-210a** **King County shall engage in ongoing facilities planning to ensure that it has**
 226 **sufficient work space to meet its operational needs on a going-forward basis.**
 227 **Facilities planning shall include an assessment of current facilities and future**
 228 **needs and shall promote equity, economic and operational efficiencies, and**
 229 **environmental sustainability. This facilities planning policy shall be implemented**
 230 **through the Real Property Asset Management Plan(~~, which shall be updated at~~**
 231 **least every four years, but may also be updated, in whole or in part, when**
 232 **proposals with significant impacts on county facilities are made.**

233

234 ~~**F-210b** **Consistent with K.C.C. 20.12.100, the Real Property Asset Management Plan shall**~~
 235 ~~**consist of real property asset management policies, practices and strategies,**~~
 236 ~~**including planning policies, locations of county agencies and implementation**~~
 237 ~~**plans, planned moves and references to King County space standards.))** The
 238 **Real Property Asset Management Plan shall guide facility planning processes,**
 239 **decisions, and implementation.**~~

240

241 **F-210c** **King County shall take into account the equity and racial and social justice**
 242 **opportunities for capital investments within a community when siting a facility or**
 243 **changing locations to improve service delivery.**

244

245 **F-211** **To reduce overall public costs, noise, climate change impacts and disruption to**
 246 **the local area during construction, installation of new, or maintenance of existing**

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- 247 utility facilities should be timed and coordinated with other projects that utilize
248 public rights-of-way and easements, where possible.
249
- 250 **F-212** King County’s capital facility plans ~~((should))~~ **shall** identify financing strategies to
251 support ~~((its))~~ **the land use assumptions in the Comprehensive Plan, including**
252 **adopted ~~((20-year))~~ growth targets ~~((and land use plan))~~ and allocated housing**
253 **needs.**
254
- 255 ~~((F-205))~~ **F-212a** King County shall work with its neighboring counties, the state, Puget Sound
256 Regional Council, special purpose districts, ports, and the cities to identify areas
257 of shared need and adequate land supply for public facilities. The ~~((c))~~ County’s
258 capital acquisition budget shall reflect the jointly agreed-upon priorities and time
259 schedule.
260
- 261 **F-213** King County’s capital improvement program shall demonstrate that projected
262 needs for facilities and services can be met within the Urban Growth Area and
263 can be served in compliance with the concurrency requirements of the Growth
264 Management Act ~~((or, if))~~. **If** that is not possible, King County shall determine
265 where and when deficits may occur and how needed facilities and services might
266 be phased in and ~~((-))~~ or financed to serve such deficit areas. Alternative phasing
267 and financing strategies must be identified and determined to be infeasible prior
268 to triggering a land use and zoning reassessment under Policy ~~((F-223))~~ **F-221.**
269
- 270 **F-214** School districts that choose to have the ~~((e))~~ County collect impact fees for them,
271 and water and sewer utilities that provide their services to unincorporated King
272 County, shall prepare capital facility plans consistent with requirements of the
273 Growth Management Act, the Countywide Planning Policies and King County
274 Code.
275
- 276 **F-215** Provision of an adequate supply of kindergarten through twelfth grade public
277 schools and public school facilities is essential to avoid overcrowding and to
278 enhance the educational opportunities for children. King County shall adopt
279 regulations that are supportive of the permitting of kindergarten through
280 ~~((twelfth))~~ **12th** grade public schools and facilities in a manner consistent with the
281 goals of the Growth Management Act and as provided in policies R-326 and R-
282 327.
283
- 284 **F-215a** King County should plan to achieve net-zero greenhouse gas emissions
285 associated with new residential and commercial buildings built in King County by
286 ~~((2030))~~ **2031.**
287

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288 **F-215b King County shall strive to provide services and build and operate public buildings**
 289 **and infrastructure that are ~~((carbon neutral))~~ fossil fuel free and to eliminate fossil**
 290 **fuels in new construction.**

291

292 It is the goal of King County to work toward a model sustainable community to balance growth with natural
 293 resource protection while addressing climate change. Sustainable development seeks to achieve this goal by
 294 addressing the impacts of the built environment in which people live and work.

295

296 Traditional development practices can contribute significantly to the adverse impacts that buildings and
 297 associated infrastructure have on the environment and people's health. These impacts include heavy
 298 consumption of material resources, energy and water, large-scale production of wastes, water pollution,
 299 degradation of habitats and other ecological resources, and contribution to greenhouse gas emissions.

300 Implementing sustainable development includes incorporating green building practices into policies through
 301 education, incentives and regulations that help reduce negative impacts.

302

303 The elements of green building include:

- 304 • siting the project (to take advantage of existing services, to retain existing landscaping and natural
 305 features and to increase building energy performance);
- 306 • requiring energy efficiency (to reduce energy consumption, to increase occupants' comfort, and to
 307 reduce greenhouse gas emissions);
- 308 • managing building construction and demolition materials efficiently to reduce greenhouse gas emissions
 309 and to increase the life-cycle of the building);
- 310 • increasing water efficiency (to reduce water consumption and to reduce wastewater treatment) and use
 311 of onsite non-potable water systems for appropriate commercial buildings to foster reuse of water
 312 (including blackwater, stormwater, and rainwater);
- 313 • improving water management to reduce stormwater runoff and produce less pollution and damage to
 314 water bodies;
- 315 • using sustainable materials to improve indoor air quality, minimize toxic materials, reduce material
 316 consumption and foster sustainable manufacturing;
- 317 • addressing equity and racial and social justice to ensure equitable access to sustainable development,
 318 services and community amenities; and
- 319 • implementing universal design to ensure potential for aging in place and to service diverse occupancy
 320 opportunities.

321

322 The incorporation of sustainable practices into the design, construction and operation of King County capital
 323 improvement projects can reduce greenhouse gas emissions, reduce pollution, reduce the use of natural

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324 resources, reduce energy and other operating costs, enhance asset value, optimize performance, promote cultural
 325 sustainability by preserving historic resources and create healthier and more appealing environments for the
 326 visiting public and for King County employees. The strategic energy management, efficiency and conservation
 327 program called for in F-312 will enable King County to monitor the effectiveness of sustainable development
 328 practices in improving energy efficiency. The Green Building and Sustainable Development Ordinance
 329 ((17709)) 19402, adopted in ((2013)) 2022, requires that new ((e))County capital projects ((set a goal to)) must
 330 achieve a platinum level certification using the Leadership in Energy and Environmental Design (LEED) rating
 331 system ((of)) or the King County Sustainable Infrastructure Scorecard, or the highest certification level using an
 332 approved alternative rating system((, when the incremental costs do not exceed the maximums allowed by the
 333 King County Code)). Minimum performance requirements include: implementing energy and emission
 334 reduction targets as instructed by the King County Strategic Climate Action Plan; diverting 80((%)) percent of
 335 demolition and construction materials by 2016 and 85((%)) percent by 2025, and zero waste of resources by
 336 2030; integrating equity and racial and social justice efforts; and implementing the King County ((Stormwater))
 337 Surface Water Management Design Manual or more stringent guidelines required by jurisdiction.

338

339 The LEED rating system is a voluntary, consensus-based nationally standard for developing high-performance,
 340 sustainable buildings and to guide project design. The LEED rating system components include sustainable site
 341 design; water efficiency; energy and atmosphere; indoor environmental quality; materials and resources;
 342 innovation in design and regional priorities. For those projects that are not eligible for LEED certification, the
 343 ((e))County's Green Building Team, comprised of representatives from the various ((e))County department that
 344 have capital projects, developed a Sustainable Infrastructure Scorecard and guidelines to help such projects
 345 achieve measurable green building goals.

346

347 **F-216** **King County capital facilities and ((e))County-funded projects should be**
 348 **designed and constructed using sustainable development practices, with**
 349 **consideration for long-term environmental and economic sustainability.**

350

351 **F-217** **All eligible King County new capital projects shall ((plan for and should)) achieve**
 352 **Leadership in Energy and Environmental Design (LEED) Platinum certification**
 353 **level using the LEED rating system or the Sustainable Infrastructure Scorecard,**
 354 **or achieve the highest certification level using an approved alternative rating**
 355 **system((, and apply minimum performance standards when the incremental cost**
 356 **impacts do not exceed the maximums allowed by King County code)).**

357

358 **F-217a** **All eligible King County major remodels and renovations shall ((plan for and**
 359 **should)) achieve LEED Gold certification level using the LEED rating system or**
 360 **the Sustainable Infrastructure Scorecard, or achieve a similar certification level**
 361 **using an approved alternative rating system((, and apply minimum performance**

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- 362 standards when the incremental cost impacts do not exceed the maximums
363 allowed by King County code)).
- 364
- 365 F-217b All King County owned new construction capital projects should achieve net-zero
366 greenhouse emissions by 2030.
- 367
- 368 F-217c All King County capital programs ~~((will))~~ shall evaluate their project portfolio for
369 opportunities to achieve net-zero greenhouse gas emissions through programs
370 such as the Living Building challenge, Living Communities Challenge, Net Zero
371 Energy, Envision, or EcoDistrict.
- 372
- 373 F-217d King County should build and operate public buildings and infrastructure that
374 result in regenerative and net positive benefits related to energy, water,
375 greenhouse gas emissions and other resources and, for private development,
376 guide development practices to achieve these same benefits.
- 377
- 378 F-217e King County ~~((will))~~ shall increase water efficiency and conservation, and reduce
379 purchased water consumption through appropriate and economically feasible
380 reuse of wastewater effluent, recycled water, stormwater, and harvested
381 rainwater.
- 382
- 383 F-219 King County should leverage its purchasing power related to capital
384 improvement projects to help expand the markets for green building products,
385 including recycled-content materials and clean, renewable energy technologies,
386 including zero-emission buses and particularly for products and services that are
387 locally produced.
- 388

389 ~~((E.))~~ Addressing Service Deficiencies

390 In the event that needed facilities and services are not available to support either existing development or growth,
391 King County will work with other service providers, such as water, sewer or solid waste purveyors, to address
392 the service deficiency.

- 393
- 394 F-221 ~~((King County shall consider the initiation of a subarea study, or other corrective
395 action, with any))~~ If a service provider ((that)) declares, through their capital
396 facilities plan, an inability to accommodate projected service needs inside their
397 service area, King County and the service provider shall remedy the deficiency
398 through a joint planning process addressing capital improvement programs,
399 long-term funding strategies, or other appropriate corrective actions. If those
400 actions cannot resolve the deficiency, King County shall not allow for expansion

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401 of the service provider's service area and shall consider regulations to mitigate
402 the effect of the deficiency.

403

404 ~~((F-221a) Results from the King County Equity Impact Review Tool will be used as an~~
405 ~~important consideration in evaluation funding and service delivery decisions~~
406 ~~when needed to address service deficiencies.))~~

407

408 **F-222** King County and ~~((its))~~ the cities in King County should coordinate planning for
409 health and human service facilities and services. County investments in health
410 and human service facilities should be targeted primarily to the designated Urban
411 Centers and secondarily to other locations in the Urban Growth Area and Rural
412 Towns.

413

414 ~~((F-223) If a service deficiency is identified in a service provider's existing service area,~~
415 ~~King County and the applicable service provider shall remedy the deficiency~~
416 ~~through a joint planning process addressing capital improvement programs and~~
417 ~~long-term funding strategies. If financing and level of service remedies cannot~~
418 ~~solve the deficiency, King County shall not allow for expansion of the service~~
419 ~~provider's service area and shall consider regulations to mitigate the effect of the~~
420 ~~deficiency.~~

421

422 **~~((F-))~~ Financing Strategies**

423 King County, cities, and other service providers will work together to address the financing needs of facilities and
424 services.

425

426 **F-224** As part of pre-annexation or annexation agreements, King County shall work with
427 the cities to create a financing partnership for areas of the Urban Growth Area
428 that the cities will annex. This includes determining county/regional and
429 city/municipal facilities and services and then committing to a shared financing
430 strategy to build or provide these infrastructure improvements or services.

431

432 **F-225** King County should, in cooperation with other jurisdictions, develop funding
433 strategies for governmental infrastructure that take into account economic
434 development goals and consider the costs to, and benefits for, the jurisdictions
435 and the region.

436

437 **F-225a** King County should ~~((consider))~~ identify, strengthen, and support equitable
438 discount or low-rate service fees ~~((for))~~ to reduce cost burden on households
439 with low((-)-incomes ~~((households)).~~

440

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441 **~~((G-))~~ Essential Public Facilities**

442 The region ~~((will))~~ works cooperatively to site essential public facilities in an equitable manner. Essential public
443 facilities are defined in the Growth Management Act and include large, usually difficult to site facilities such as
444 regional transit authority facilities, prisons, solid waste facilities, wastewater facilities, and airports.

445

446 **F-226** Proposed new or expansions to existing essential public facilities should be
447 sited consistent with the King County Comprehensive Plan. Listed existing
448 essential public facilities should be preserved and maintained until alternatives
449 or replacements for such facilities can be provided.

450

451 **F-227** King County and neighboring counties ~~((, if advantageous to both,))~~ should share
452 essential public facilities to increase efficiency of operation ~~((Efficiency of
453 operation should take into account))~~, including consideration of the overall value
454 of the essential public facility to the region and the county and ~~((the extent to
455 which, if properly mitigated,))~~ whether expansion of an existing essential public
456 facility ~~((located in the county))~~ might be more economical and environmentally
457 sound.

458

459 **F-228** King County should strive to site essential public facilities equitably so that no
460 racial, cultural, or socio-economic group is ~~((unduly))~~ disproportionately
461 impacted by or benefits from essential public facility siting or expansion
462 decisions. No single community should absorb an inequitable share of these
463 facilities and their impacts. An assessment of existing facilities should be
464 conducted when siting new facilities. Siting ~~((will))~~ shall consider equity~~((,))~~;
465 environmental justice; and environmental, economic, technical, and service area
466 factors. Communities with a disproportionate share of existing facilities should
467 be actively engaged in the planning and siting process for new facilities. The net
468 impact of siting new essential public facilities should be weighed against the net
469 impact of expansion of existing essential public facilities, with appropriate
470 buffering and mitigation. Essential public facilities that directly serve the public
471 beyond their general vicinity shall be discouraged from locating in the Rural Area
472 and Natural Resource Lands.

473

474 **F-229** A facility shall be determined to be an essential public facility if it has one or
475 more of the following characteristics:

476 a. The facility meets the Growth Management Act definition of an essential
477 public facility;

478 b. The facility is on a state, county, or local community list of essential
479 public facilities;

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- 480 c. The facility serves a significant portion of the county or metropolitan
481 region or is part of a countywide service system; or
482 d. The facility is the sole existing facility in the county for providing that
483 essential public service.
484
- 485 **F-230** Siting analysis for proposed new or expansions to existing essential public
486 facilities shall consist of the following:
- 487 a. An inventory of similar existing essential public facilities in King County
488 and neighboring counties, including their locations and capacities;
489 b. A forecast of the future needs for the essential public facility;
490 c. An analysis of the potential social, equity, health, and economic impacts
491 and benefits and burdens to ~~((jurisdictions and local))~~ communities
492 receiving or surrounding the facilities;
493 d. An analysis of the proposal's consistency with policies F-226 through
494 F-229;
495 e. An analysis of alternatives to the facility, including decentralization,
496 conservation, demand management, and other strategies;
497 f. An analysis of economic and environmental impacts, including
498 mitigation, of any existing essential public facility, as well as of any new
499 site(s) under consideration as an alternative to expansion of an existing
500 facility;
501 g. An analysis of potential climate change impacts on the essential public
502 facility, including consideration of sea level rise, and options for
503 reducing climate change impacts on the facility, including locating the
504 facility outside of the mapped 500-year floodplain along the marine
505 shoreline (unless water-dependent, such as wastewater treatment
506 facilities and associated conveyance infrastructure);
507 h. Extensive public involvement which strives to effectively engage a wide
508 range of racial, ethnic, cultural, and socio-economic group, including
509 communities that are the most impacted;
510 ~~((h-))~~ i. Consideration of any applicable prior review conducted by a public
511 agency, local government, or ~~((stakeholder group))~~ interested parties;
512 and
513 ~~((i-))~~ j. To the extent allowable under the Growth Management Act, the
514 locational criteria in policies R-326 and R-327.
515
- 516 **F-230a** For existing essential public facilities, King County should considerer potential
517 impacts from climate change and identify and implement actions to improve
518 resiliency and mitigate for impacts, including consideration of potential long-
519 term relocation of facilities that are in the mapped 500-year floodplain along the

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520 marine shoreline (unless water-dependent, such as wastewater treatment
521 facilities and associated conveyance infrastructure).

522
523 ~~((F-231) King County supports coordination of regional water supply planning, sales of~~
524 ~~excess water supplies among municipalities in the region, water quality~~
525 ~~programs and water conservation, reuse and recycled water programs. This~~
526 ~~regional planning should support King County's goals of focusing growth in the~~
527 ~~Urban Growth Area and ensuring water availability for resource lands.~~

528

529 **H.)) Water Supply**

530 King County is not a water utility that provides potable water to residents and businesses in the region.
531 However, it plays an important role in the coordination or linking of water resources and growth and regional
532 protection and management of water resources. This regional protection and management includes protection of
533 the quantity and quality of groundwater, stormwater management, flood hazard management, protection of fish
534 and wildlife habitat, and commitment to regional water strategies through such efforts as the Puget Sound
535 Partnership, regional water supply planning, salmon recovery planning, and multiple groups engaged on climate
536 change mitigation and adaptation. It carries out this role through its responsibilities for planning, permit
537 issuance, and regulatory oversight. The King County Comprehensive Plan must demonstrate that projected
538 needs for facilities and service can be met within the Urban Growth Area and can be served in compliance with
539 the concurrency requirements of the Growth Management Act. Within Rural Areas and Natural Resource
540 Lands, the Comprehensive Plan must provide for rural services, including domestic water service, needed to
541 serve permitted densities and uses.

542

543 The Utilities Technical Review Committee, as authorized in King County Code ((e))Chapter 13.24, assures that
544 water system and water supply planning by water utilities in King County meet the requirements of the Growth
545 Management Act and other applicable statutory requirements, as well as determining consistency with the King
546 County Comprehensive Plan. The Utilities Technical Review Committee is responsible for identifying the
547 elements and provisions of the Comprehensive Plan and development regulations, adopted by the ((e))County
548 under the Growth Management Act, with which water system plans must be consistent, as prescribed in Revised
549 Code of Washington 43.20.260. The Utilities Technical Review Committee is also responsible for ensuring that
550 the purposes of ((e))Chapter 13.24, as provided in King County Code 13.24.005, are carried out. Water system
551 plans are ultimately approved by ordinance by the King County Council and King County Executive.

552

553 ~~((King County has been working with water utility representatives for the last several years on refinements to the~~
554 ~~Utilities Technical Review Committee review process. The intent of the refinements has been to clarify the~~
555 ~~County's interests in reviewing water systems plans, create more transparency in the review process, provide~~
556 ~~clarity on what the County does with the information it gets from water purveyors and reduce overall processing~~
557 ~~time. King County will continue coordinating with water utilities to help ensure successful implementation of~~
558 ~~the Utilities Technical Review Committee review process refinements.))~~

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559

560 Water utility service areas in King County are described in Coordinated Water System Plans developed under
561 the Public Water System Coordination Act (((e))Chapter 70.116 Revised Code of Washington) and individual
562 water system plans developed under State Board of Health rules adopted under ((e))Chapter 43.20 Revised Code
563 of Washington. Coordinated Water System Plans describe future service areas for water utilities within which
564 they are provided the exclusive right to serve future customers, and are to include the means for meeting those
565 needs in the most efficient manner possible. Other service providers may serve within the future service area of a
566 designated water utility if the designated water utility is unable to provide service in a timely and reasonable
567 manner.

568

569 ~~((Individual water system plans must include the water utility's retail service area, which includes existing
570 customers and areas where the utility plans future service. Under state law (Revised Code of Washington
571 43.20.260), the water utility is required to provide service within its retail service area, provided it can meet the
572 conditions prescribed in state law, including the ability to deliver such service in a timely and reasonable manner.
573 The planned provision of service must be consistent with local government comprehensive plans, land use plans,
574 and development regulations.))~~

575

576 Washington State laws encourage the development and use of recycled water, require consideration of recycled
577 water in wastewater planning, and recognize the importance of recycled water as a strategy for water resource
578 management statewide (Chapters 90.46, 90.48, and 90.82 Revised Code of Washington)((9)). Recycled water is
579 an important mechanism for improving water quality and reducing discharge of treated wastewater into Puget
580 Sound and other sensitive areas. Safely re-using non-potable water within a building requires sufficient plan
581 review and system inspection capacity. ~~((Recycled water is an important wastewater management tool that can
582 also be used as a beneficial resource. King County has been producing and distributing recycled water since
583 1997. Recycled water is used for treatment process water and onsite landscaping at the County's wastewater
584 treatment plants. In addition, some of the recycled water from the South Treatment Plant is used off site for
585 irrigation purposes and public works uses, such as street sweeping and sewer flushing. Recycled water from the
586 Carnation Treatment Plant is sent to the wetlands at the Chinook Bend Natural Area in accordance with the
587 County's commitment to use the wetlands as its primary discharge location rather than the Snoqualmie River.
588 The Brightwater Treatment Plant started distributing recycled water to the Sammamish Valley for irrigating golf
589 courses, nurseries, farms and for commercial and industrial uses.~~

590

591 **1.) Potable Water Systems**

592 Potable water is provided by Group A public water systems having 15 or more connections, Group B public
593 water systems having ~~((three))~~ two to 15 connections, and individual private wells serving one connection.
594 Exempt wells refer to wells that do not require obtaining a water right permit from the state for withdrawal of
595 water. These exempt wells are subject to all other rules and regulations of the water code other than the
596 requirement to get a permit from the state to withdraw water. ~~((Water withdrawn from an exempt well for
597 individual or group domestic water supply cannot exceed 5,000 gallons per day, nor may the water be used to~~

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598 ~~irrigate more than a half acre of lawn or noncommercial garden.))~~ Issuance of a building permit or subdivision
 599 approval that is interconnected with a permit exempt well requires the following measures: (a) a fee of five
 600 hundred dollars; (b) maximum average withdrawal of groundwater in an amount not exceeding 950 gallons per
 601 day per connection and not exceeding 5,000 gallons per day per well; (c) curtailment of withdrawal of
 602 groundwater to an amount not exceeding 350 gallons per day per connection for indoor use only upon issuance
 603 of a drought emergency order; (d) outdoor use limited to watering of a lawn or noncommercial garden not
 604 exceeding one-half acre in area; and (e) management of stormwater runoff on-site to the extent practicable to
 605 maximize infiltration, including use of low impact development techniques. The type of water system required
 606 for new development will depend upon whether a proposed development is ~~((or is not located within the Urban
 607 Growth Area, is or is not))~~ within an approved service area of an existing public water system, and is or is not
 608 able to provide an adequate water supply as required under Revised Code of Washington 19.27.097 and
 609 58.17.110.

610
 611 **F-232 Water utilities that obtain water from, or distribute water in unincorporated King**
 612 **County, and water utilities formed as special purpose districts under Title 57**
 613 **Revised Code of Washington are required to submit water system plans to the**
 614 **((e))County for review and approval and shall describe in their plans how they**
 615 **intend to meet their duty to provide service within their retail service areas, and**
 616 **generally how they plan to meet water service needs in their future service.**

617
 618 **F-233 In both the Urban Growth Area and Rural Areas of King County, all new**
 619 **construction and all new subdivisions shall be served by an existing Group A**
 620 **public water systems, except in the circumstance when no Group A public water**
 621 **system can provide service in a timely and reasonable manner per Revised Code**
 622 **of Washington 70.116.060 and 43.20.260 or when no existing system is willing**
 623 **and able to provide safe and reliable potable water with reasonable economy and**
 624 **efficiency per Revised Code of Washington 19.27.097.**

625
 626 **F-234 In the Urban Growth Area, individual private wells are not permitted unless**
 627 **application of Policy F-233 to a proposal for a single**~~**((family residence))**~~
 628 **detached home on an individual lot would deny all reasonable use of the**
 629 **property. In that case, the well would be allowed only as an interim facility until**
 630 **service by a public water system can be provided. The individual well must meet**
 631 **the criteria of the King County Board of Health Code Title 13.**

632
 633 **F-235 ~~((In the Urban Growth Area, i))~~ If an existing Group A water provider cannot**
 634 **provide direct or indirect service to new development under Policy F-233, a new**
 635 **public water system may be established if it is owned or operated by the**
 636 **following, in order of preference:**
 637 **a. By a satellite management agency approved by the State Department of**
 638 **Health under contract with the Group A system in whose service area the**

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- 639 system is located, provided that the existing Group A water system
 640 remains responsible for meeting the duty to serve the new system under
 641 Revised Code of Washington 43.20.260; ~~((or))~~
 642 b. ~~((By a satellite management agency))~~ If approved by both the State
 643 Department of Health and King County;
 644 i. In the urban area, by a satellite management agency; or
 645 ii. In the Rural Area or Natural Resource Lands, by a satellite
 646 management agency or an existing Group B system; then
 647 c. In the Rural Area or Natural Resource Lands, by the owners of the lots,
 648 which are provided water by a new Group A or B system if not within the
 649 service area of an existing Group A system or not within the area
 650 covered by a satellite management agency. Approval for any such
 651 system shall be conditioned for future ownership or management by a
 652 satellite management agency, when such service becomes available, and
 653 for periodic review of system operations, as required by Revised Code of
 654 Washington 70.119A.060.

655
 656 All new public water systems ~~((formed in the Urban Growth Area))~~ shall connect
 657 to the Group A water system in whose service area the new system is located
 658 when direct service becomes available. Such a connection shall be made by the
 659 homeowner or association in a timely and reasonable manner.

F-236

660 ~~((In the Rural Area, King County land use and water service decisions support~~
 661 ~~the long-term integrity of Rural Area ecosystems. Within the Rural Area,~~
 662 ~~individual private wells, rainwater catchment, Group B water systems, and Group~~
 663 ~~A water systems are all allowed. If an existing Group A water provider cannot~~
 664 ~~provide direct or indirect service to new development per the exceptions in~~
 665 ~~Policy F-233, a new public water system or private well may be established if it is~~
 666 ~~owned or operated by the following, in order of preference:~~

- 667
 668 a. ~~By a satellite management agency approved by the state Department of~~
 669 ~~Health under contract with the Group A system in whose service area the~~
 670 ~~system is located, provided that the existing Group A water system~~
 671 ~~remains responsible for meeting the duty to serve the new system under~~
 672 ~~Revised Code of Washington 43.20.260; and~~
 673 b. ~~By a satellite management agency or an existing Group B system~~
 674 ~~approved by both the State Department of Health and King County.~~

675
 676 ~~If service cannot be obtained by means of the above stated options, then water~~
 677 ~~service may be obtained by creation of a new system, use of private wells or~~
 678 ~~rainwater catchment. All new public water systems formed in the Rural Area~~
 679 ~~shall connect to the Group A water system in whose service area the new system~~
 680 ~~is located when direct service becomes available.)) In the Rural Area or Natural~~

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681 **Resource Lands, if water service cannot be obtained by the options provided in**
 682 **F-235, then use of private wells or rainwater catchment may be allowed.**

683

684 ~~((F-237~~ **New public water systems established in the Rural Area shall be owned and**
 685 **operated by the following, in order of preference:**

686 **a. By the Group A public water system in whose service area the system is**
 687 **located, by direct service or satellite management by the Group A**
 688 **system,**

689 **b. By a satellite management agency approved by the State Department of**
 690 **Health and providing service within the county and under contract with**
 691 **the Group A system if it is located in a Group A system service area; or**

692 **c. By the owners of the lots, which are provided water by a new Group A or**
 693 **B system if not within the service area of an existing Group A system or**
 694 **not within the area covered by a satellite management agency. Approval**
 695 **for any such system shall be conditioned for future ownership or**
 696 **management by a satellite management agency, when such service**
 697 **becomes available, and for periodic review of system operations, as**
 698 **required by Revised Code of Washington 70.119A.060(2).))**

699

700 The State Department of Ecology has determined that the rivers and streams in the major river basins in King
 701 County have no water available for further consumptive appropriation without harmfully impacting instream
 702 values. For that reason, it has by regulation closed those basins to issuance of new water rights, and has directed
 703 that the natural interrelationships between surface and ground waters should be considered in future water
 704 allocation decisions ~~((in order))~~ to avoid adverse impacts to instream flows. The installation and use of wells that
 705 are exempt from ecology's water rights permitting process may further harm those rivers and streams when the
 706 wells are withdrawing groundwater that is directly connected to the water in the stream. The installation of new
 707 exempt wells may also create health and safety problems by interfering with the water supplied by existing wells,
 708 and by creating more holes in the ground that can lead to contamination of entire aquifers.

709

710 Under King County Code ~~((e))~~Chapter 9.14, the Department of Natural Resources and Parks is to act as lead
 711 agency in coordinating the activities of the Department of Local Services - Permitting Division and Public
 712 Health – Seattle & King County ~~((in order))~~ to ensure that groundwater quality and quantity are protected, and
 713 facilitate implementation of the plans that have been developed to protect groundwater in five groundwater
 714 management areas within King County. In accordance with new water law requirements, King County has an
 715 established a hierarchy of water service that restricts the creation of new permit-exempt wells in closed basins,
 716 except in very limited circumstances, and as consistent with state law and the in-stream flow rules applicable to
 717 permit-exempt wells.

718

719 **F-238 New subdivisions with more than six single~~((family)) detached residential lots on~~**
 720 **Vashon-Maury Island and in basins with closed streams in the Rural Area (as**

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721 defined in Chapters 173-507, 173-508, 173-509, 173-510, and 173-515 Washington
722 Administrative Code ~~((173-507, 508, 509, 510, and 515))~~ may not be served by a
723 potable water system using an exempt well, or a combination of multiple exempt
724 wells. Exempt wells are allowed only in the Rural Area and only under the
725 following circumstances:

- 726 a. ~~((New subdivisions or short subdivisions with six or fewer lots;~~
727 ~~b-))~~ Except as otherwise provided in subsection ~~((e-))~~ b. of this policy only
728 one exempt well per subdivision or short subdivision ~~((will))~~ may be
729 permitted unless more than one exempt well is needed to meet the water
730 flow requirements for the subdivision or short subdivision;
731 ~~((e-))~~ b. Individual private wells may be used in a subdivision or short
732 subdivision when all lots in the subdivision or short subdivision are
733 twenty acres in area or larger; and
734 ~~((d-))~~ c. New developments in the Rural Area served by one or more exempt
735 wells shall not exceed one-half acre of irrigation of land area.
736

737 **F-239** King County shall work with water service providers, the State Department of
738 Ecology and the State Department of Health to ~~((track and measure))~~ ensure
739 groundwater use and to meet the County's obligation to protect groundwater
740 quality and quantity in Rural Areas, while supporting uses of groundwater that
741 meet public health, resource protection, land use planning, and fish recovery
742 objectives and obligations.
743

744 ~~((F-240~~ King County shall require any new or expanding Group B water system to have a
745 ~~totalizing source meter and make information from the meter available upon~~
746 ~~request of King County.))~~
747

748 **F-241** King County shall encourage the adoption of state or local laws and codes to
749 limit the construction of new exempt wells, as well as encourage abandoning
750 existing exempt wells, within ~~((existing))~~ water utility service areas and promote
751 the safe and timely decommissioning of wells no longer in service.
752

753 **~~((2-))~~ Regional Water Supply Planning**

754 ~~((In recent years King County worked cooperatively with many of the larger water utilities in the region to gather~~
755 ~~information about regional water demand and supply. As a result of potential impacts from climate change on~~
756 ~~water demand and supply, this effort will become increasing important in future years. King County would like~~
757 ~~to use this information to help develop a regional water supply plan.~~
758

759 ~~F-234))~~ **F-241a** King County supports coordination of regional water supply planning, sales of
760 excess water supplies among municipalities in the region, water quality

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761 programs, and water conservation, reuse, and recycled water programs. This
762 regional planning should support King County’s goals of focusing growth in the
763 Urban Growth Area and ensuring water availability for resource lands.

764

765 **F-242**

766 King County should support((s)) initiation of a water planning process for the
767 development of a regional or subregional water plan. ~~((The planning process
768 should at a minimum cover all of King County, but may include a broader
769 geographic area.))~~ The County ~~((will))~~ shall work in concert with water utilities,
770 state agencies, Indian tribes, and other((s that participate)) key partners. ~~((Key
771 components of this planning process should include:~~

772 a. ~~———— Involvement, oversight and support of elected officials in the region;~~

773 b. ~~———— Meaningful public participation including the involvement of the state
774 and federally recognized tribes; and~~

775 c. ~~———— Recognition of, and making appropriate linkages with, other state,
776 regional, or local planning processes.))~~

776

777 **F-243**

778 King County recognizes that a regional water planning process will be a
779 collaborative process. King County’s objectives for the process and a resulting
780 plan are that it:

781 a. Be consistent with, and support, growth management objectives and
782 decisions made by local and regional jurisdictions under the Growth
783 Management Act;

784 b. Address the need for sufficient flows to achieve salmon recovery
785 objectives of the approved regional recovery plan for species listed
786 under the Endangered Species Act, and recognize Indian tribal water
787 rights;

788 c. Be consistent with and support the approved water quality and quantity
789 strategies adopted by the region, local governments, and other
790 responsible entities (such as water utilities) in compliance with federal
791 requirements under the Clean Water Act, Safe Drinking Water Act, and
792 other authorities relevant to water quantity and quality;

793 d. Include provisions for the efficient use of water, including recycled
794 water;

795 e. Consider the impacts of climate change on water demand and supply;

796 f. Address the water needs of other specific sectors of the local economy,
797 including agriculture and other industries with significant water uses;

798 g. Include, to the extent possible, assigned accountability for implementing
799 conservation and developing new supplies and related infrastructure;
800 and

801 h. Identify, and develop a strategy for, any legislative changes necessary or
desirable to implement the plan.

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802

803 ~~((F-243a) Results from the King County Equity Impact Review Tool will be used as an~~
804 ~~important consideration to identify and assess the impacts of proposed service~~
805 ~~changes, and the county's Equity and Social Justice principles should be used to~~
806 ~~improve residents' access to the determinants of equity.~~

807

808 ~~F-244 King County shall participate in the development of a regional water supply plan~~
809 ~~or plans addressing potable water supply service by multiple water purveyors to~~
810 ~~ensure that uses of recycled water intended to augment or replace potable water~~
811 ~~supplies will be considered in the development of any such plans, and for such~~
812 ~~other purposes as are authorized in the underlying authority for such a plan.~~
813 ~~King County's participation in the development of such plans shall be carried out~~
814 ~~in accordance with Revised Code of Washington 90.46.120, and pursuant to~~
815 ~~processes provided in the underlying planning authority.~~

816

817 ~~F-245 Prior to initiation of any process to develop a regional water plan as described in~~
818 ~~Policy F-243, King County shall work with utilities to conduct a joint assessment~~
819 ~~of the state of water planning and coordination in the region. Such an~~
820 ~~assessment should identify where current planning and coordination efforts by~~
821 ~~and among water utilities address County interests and where there are gaps.~~
822 ~~The assessment should be used to guide any efforts related to development of a~~
823 ~~regional water plan.~~

824

825 **3. Utility System Interties**

826 ~~Water utilities obtain water supplies from many varying sources. Some water utilities receive the vast majority~~
827 ~~of their water supply from wells. Others receive substantial portions from municipal watersheds and reservoirs.~~
828 ~~The varying water supply sources can differ substantially in terms of dependability of output, so that while one~~
829 ~~water utility may have excess capacity, a neighboring water utility could be experiencing severe shortages and be~~
830 ~~unable to adequately serve their customers.~~

831

832 ~~F-246 King County supports interties that allow the transfer of water resources among~~
833 ~~water utilities to meet the projected demands for growth where such interties~~
834 ~~meet the requirements of Revised Code of Washington 90.03.383 and are also~~
835 ~~consistent with any applicable locally adopted comprehensive plans, regional~~
836 ~~water supply plans, adopted groundwater management plans, watershed plans,~~
837 ~~approved Coordinated Water System Plans, Endangered Species Act response~~
838 ~~requirements and Clean Water Act requirements.~~

839

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840 ~~F-247~~ ~~King County supports the development of appropriate regional water intertie~~
841 ~~capital projects, subject to approval from appropriate local, state, and federal~~
842 ~~agencies and consistent with Policy F-246.~~

843

844 **4.) Water Use Efficiency, Planning, and Management**

845 Water is becoming an increasingly scarce resource, which calls for commitments to improved planning, more
846 efficient water use, and better water management. The impacts of climate change on water demand and supply
847 adds to the need to make efficient use of this scarce resource. As part of its resource management and land use
848 planning responsibilities, the King County Utilities Technical Review Committee reviews water utility plans for
849 those water utilities serving unincorporated King County or otherwise subject to the planning requirements of
850 King County Code ((e))Chapter 13.24 and ensures the inclusion of elements related to recycled water, water use
851 efficiency, and water conservation in the plans as may be called for under state law, the King County Code, or
852 the King County Comprehensive Plan. As part of its evaluation process, the Utilities Technical Review
853 Committee also encourages water purveyors to include conservation and reuse measures, where applicable, as
854 well as development of new sources to support planned land use with reliable service at a reasonable cost.

855

856 Under Revised Code of Washington 43.20.310, larger water systems will be required to address the impacts of
857 climate change in future water system plans. Water systems that serve more than 1,000 connections will be
858 required to include a climate resilience element in plans initiated after June 30, 2025. This new plan element
859 must 1) determine the types of extreme weather events that would significantly challenge the system and build
860 scenarios to identify potential impact, 2) identify critical assets and steps necessary to protect the system from the
861 weather events on the systems operations, and 3) describe the costs and benefits of system's risk reduction
862 strategies and capital project needs.

863

864 The Reclaimed Water Act of Washington State (Revised Code of Washington 90.46) recognizes the value of
865 recycled water in the process to better manage, protect, and conserve water resources. In addition, measures to
866 increase water conservation and expand the use of recycled water for non-potable uses throughout the county are
867 important elements in preparing for potential climate change impacts, and to address water as a recognized
868 limiting factor for Puget Sound and salmon recovery efforts. The King County Code also directs ((e))County
869 programs to act as a clearinghouse for data related to groundwater quality and quantity ((in order)) to facilitate
870 implementation by King County and others of the groundwater management plans that have been developed for
871 major portions of King County.

872

873 **F-248** **King County shall partner with utilities to publicize water conservation and**
874 **encourage best management practices that conserve potable water supply**
875 **through measures that include use of alternative supplies such as recycled**
876 **water.**

877

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- 878 F-249 ~~((Utilities with more than one thousand service connections required to submit~~
 879 ~~water system plans for approval to King County shall include an evaluation of~~
 880 ~~recycled water use opportunities by completing King County’s Water~~
 881 ~~Reclamation Evaluation Checklist.)) Water system plans for large purveyors~~
 882 ~~shall include an evaluation of recycled water use opportunities.~~
 883
- 884 F-250 King County shall ~~((encourage))~~ allow local developers with new projects in
 885 unincorporated King County to ~~((explore the possibility of using))~~ use recycled
 886 water for nonpotable purposes when ~~((a plan for))~~ recycled water ~~((has been~~
 887 ~~approved for the area))~~ is available for use.
 888
- 889 ~~((F-251~~ ~~—————~~ ~~In its review of water system plans, the Utilities Technical Review Committee~~
 890 ~~shall consider the criteria provided in King County Code 13.24.010, 13.24.060,~~
 891 ~~and 13.24.070, and determine the plan’s consistency with the following:~~
 892 ~~a. ———~~ ~~Applicable provisions of the King County Comprehensive Plan, land use~~
 893 ~~plans, and development regulations adopted under the Growth~~
 894 ~~Management Act;~~
 895 ~~b. ———~~ ~~Approved or adopted regional water resource plans, such as basin~~
 896 ~~plans, groundwater plans, watershed-based conservation and recovery~~
 897 ~~plans developed under Endangered Species Act, salmon recovery plans~~
 898 ~~developed under chapter 77.85 Revised Code of Washington, water~~
 899 ~~resource plans developed under chapter 90.54 Revised Code of~~
 900 ~~Washington, watershed plans developed under chapter 90.82 Revised~~
 901 ~~Code of Washington, and a regional water supply plan or water resource~~
 902 ~~management plan;~~
 903 ~~c. ———~~ ~~The county’s Regional Wastewater Services Plan; and~~
 904 ~~d. ———~~ ~~Other applicable provisions of countywide plans managed by King~~
 905 ~~County, as specified in Utilities Technical Review Committee guidance or~~
 906 ~~checklists.~~
 907
- 908 ~~The Utilities Technical Review Committee shall work with state agencies, water~~
 909 ~~utilities, and other parties to develop any necessary rules, policies or checklists~~
 910 ~~to provide clear information and guidance as to the county’s expectations for its~~
 911 ~~reviews. For each plan submitted to the county for review, the Utilities Technical~~
 912 ~~Review Committee should have the goal of providing an initial response and~~
 913 ~~comments to the water utility within the same timeframes as the state~~
 914 ~~Department of Health under Revised Code of Washington 43.20.250.))~~
 915
- 916 F-252 In reviewing proposals for modified and expanded service area boundaries for
 917 municipal water suppliers, as defined under Chapter 90.03 Revised Code of

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- 918 Washington, the Utilities Technical Review Committee shall consider ~~((, in~~
 919 ~~addition to Policy F-251))~~:
- 920 a. Compliance by the water system with its water system comprehensive
 - 921 plan, including water conservation elements;
 - 922 b. Whether it can meet its duty to provide service within its service area, as
 - 923 required under ~~((e))~~Chapter 43.20 Revised Code of Washington; and
 - 924 c. Consistency with the service provisions of any applicable Coordinated
 - 925 Water System Plan, as adopted in King County Code Chapter 13.28.

926

927 The ~~((e))~~County shall not approve a water system plan with a proposed retail
 928 service area where the water system is unable to provide timely and reasonable
 929 service for one or more of the reasons identified in Revised Code of Washington
 930 43.20.260. King County accepts and encourages timely and reasonable service by
 931 a water utility within its service area through the provision of satellite or remote
 932 ownership or management of facilities that are not physically connected with the
 933 water utility's other facilities. This does not preclude a modified or expanded
 934 service area boundary for the water system ~~((in order))~~ to correct problems and
 935 provide reliable potable water service to existing water users within the proposed
 936 modified service area. The Utilities Technical Review Committee is responsible
 937 for making determinations of timely and reasonable service, as provided for under
 938 Chapter 70A.100 Revised Code of Washington ~~((70.446,))~~ and ~~((K.C.C.))~~ King
 939 County Code Chapters 13.24 and 13.28.

941 **((5.)) Resource Management and Protection**

942 Water system reservoirs and watersheds often serve a number of functions. These functions can include open
 943 space, recreation, forestry, and resource management. However, each function must be weighed against the
 944 primary purpose of such reservoirs and watershed, which is to provide and protect supplies of potable drinking
 945 water.

- 946
- 947 **F-253** ~~((Consistent with Countywide Planning Policies, p))~~Public drinking water system
 948 surface water reservoirs and their watersheds should:
- 949 a. ~~((b))~~Be managed primarily for the protection of drinking water ~~((, but~~
 950 ~~should))~~;
 - 951 b. ~~((a))~~Allow for multiple uses, including recreation, when such uses do not
 952 jeopardize drinking water quality standards ~~((, P))~~ and public watersheds
 953 ~~((must be))~~ are managed to protect downstream fish and agriculture
 954 resources.

955

956 **F-254** Groundwater-based public water supplies should be protected by preventing
 957 land uses that may adversely affect groundwater quality or quantity to the extent
 958 that the supply might be jeopardized. The ~~((e))~~County shall protect the quality

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959 and quantity of groundwater used as water supplies through implementation of
960 Policies E-493 through E-497 where applicable.
961

962 **((6.)) Water Availability and ((New)) State Laws**

963 Water rights are generally regulated by the State of Washington. As part of project review, King County's has
964 historically reviewed whether sufficient water was physically available. As a result of some litigation, ((f))in
965 January 2018, the Washington State Legislature approved Engrossed Substitute Senate Bill (ESSB) 6091, now
966 codified in ((e)) Chapters 19.27, 58.17, 90.03, and 90.94 Revised Code of Washington. The adopted statutes
967 clarify the steps building permit and subdivision applicants must take to establish that water is "legally available"
968 when proposing to obtain water from a new permit-exempt well.

969
970 In King County, the ((new)) state water law requirements most directly affect development in the Rural Area and
971 on Natural Resource Lands where new development may not be served by public water systems and applicants
972 are proposing to use permit-exempt wells for a source of water supply. King County has a prioritization for
973 water use that intends to limit permit-exempt wells and require new development to be connected to Group A
974 water systems. Consistent with the ((new)) water law requirements, King County permitting processes ensure
975 that the hierarchy of water service is fully implemented with the Comprehensive Plan policies and the King
976 County Code. Additionally, consistent with ((new water law)) ESSB 6091, King County ((will participate)) has
977 participated in the Washington State Department of Ecology's Watershed Restoration and Enhancement
978 Committee process((, which may lead to the identification of new water planning provisions in future
979 Comprehensive Plan updates)).

980

981 **((1.)) Public Sewers and On-Site Wastewater Treatment and Disposal**
982 **Systems**

983 King County protects water quality and public health in the central Puget Sound region by providing high
984 quality and effective treatment to wastewater collected from 34 local sewer utilities. The ((e))County's
985 Wastewater Treatment Division serves about ((1.6)) 1.9 million people within a ((420)) 424-square-mile service
986 area, which includes most urban areas of King County and parts of south Snohomish County and northeast
987 Pierce County. In addition to treating wastewater, King County also creates resources such as energy, recycled
988 water and biosolids from byproducts of the treatment process.

989

990 The County's wastewater system includes:

- 991 • three large regional wastewater treatment plants (the West Point Plant in the City of Seattle, the
992 South Plant in the City of Renton, and the Brightwater Plant in unincorporated Snohomish
993 County),
- 994 • two small wastewater treatment plants (one on Vashon Island and one in the City of Carnation),
- 995 • one community septic system (Beulah Park and Cove on Vashon Island),

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- 996 • ~~((four))~~ five combined sewer overflow treatment facilities (Alki, Carkeek, Georgetown,
 997 Henderson/Martin Luther King Jr. Way, and Mercer/Elliott West~~((, and Henderson/Norfolk))~~--all
 998 in the City of Seattle),
 999 • more than ~~((350))~~ 390 miles of pipes,
 1000 • ~~((19))~~ 25 regulator stations,
 1001 • ~~((42))~~ 48 pump stations, and
 1002 • ~~((38))~~ 39 combined sewer overflow outfalls.

1003

1004 relocated from "Water Supply" section above with edits

1005 Recycled water is an important wastewater management tool that can also be used as a beneficial resource. King
 1006 County has been producing and distributing recycled water since 1997. Recycled water is used for treatment
 1007 process water and onsite landscaping at the County's wastewater treatment plants. In addition, some of the
 1008 recycled water from the South Treatment Plant is used off-site for irrigation purposes and public works uses, such
 1009 as street sweeping and sewer flushing. Recycled water from the Carnation Treatment Plant is ~~((sent to the~~
 1010 ~~wetlands))~~ is used for wetland enhancement at the Chinook Bend Natural Area in accordance with the County's
 1011 commitment to use the wetlands as its primary discharge location rather than the Snoqualmie River. The
 1012 Brightwater Treatment Plant ~~((started distributing))~~ distributes recycled water to the Brightwater Education
 1013 Center for irrigation and toilet and urinal flushing, as well as to the Sammamish Valley ~~((for irrigating golf~~
 1014 ~~courses, nurseries, farms and for commercial and industrial uses))~~ to irrigate turf and trees.

1015

1016 ~~((King County adopted the Regional Wastewater Services Plan in 1999 to make sure the regional wastewater~~
 1017 ~~system keeps pace with growth and meets permitting standards. The Regional Wastewater Services Plan includes~~
 1018 ~~a number of planned projects through 2030 to protect public health, the environment and the economy for both~~
 1019 ~~present and future wastewater customers, such as:~~

- 1020 • ~~building the Brightwater Treatment System to accommodate growth in the northern portion of the~~
 1021 ~~wastewater service area;~~
 1022 • ~~improvements to the county's regional conveyance system to meet the 20-year peak storm design~~
 1023 ~~standard and accommodate increased wastewater flows;~~
 1024 • ~~improvements to reduce existing and future levels of infiltration and inflow into local collection~~
 1025 ~~systems; and~~
 1026 • ~~improvements to control combined sewer overflows so that an average of no more than one untreated~~
 1027 ~~discharge occurs per year at each combined sewer overflow site by 2030.~~

1028

1029

1030 ~~The adopted policies that guide implementation of the Regional Wastewater Services Plan are in King County~~
 1031 ~~Code 28.86.010 through 28.86.180.))~~

1032

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1033 The King County Regional Wastewater Services Plan establishes, or set direction to establish, a number of
 1034 programs to guide long-term planning and investments in wastewater infrastructure. The Regional Wastewater
 1035 Services Plan guides improvements to the regional wastewater system to ensure the continuation of wastewater
 1036 treatment services in the future to sustain a healthy environment and economic development in the King County
 1037 wastewater service area. Many of the major projects outlined in the Regional Wastewater Services Plan have
 1038 been completed, are underway, or are planned to begin by 2030.

1039

1040 The Regional Wastewater Services Plan, codified in King County Code Chapter 28.86, and component plans
 1041 (such as the Combined Sewer Overflow Long Term Control Plan) serve as the most recent amendment to King
 1042 County's general sewer plan until a new plan is developed. The County is working on a wastewater planning
 1043 effort that is expected to result in a new plan that sets the direction beyond 2030.

1044

1045 In addition to King County's role as the regional wastewater treatment provider, Public Health – Seattle & King
 1046 County is the agency responsible for permitting on-site wastewater treatment and disposal systems (septic
 1047 systems). In addition, the Utilities Technical Review Committee and the King County Council review and
 1048 approve sewer utility comprehensive plans.

1049

1050 **F-255 In the Urban Growth Area, all new development shall be served by public sewers**
 1051 **unless:**

- 1052 **a. Application of this policy to a proposal for a single- family residence on**
 1053 **an individual lot would deny all reasonable use of the property; or**
 1054 **b. Sewer service is not available for a proposed short subdivision of urban**
 1055 **property in a timely or reasonable manner as determined by the Utilities**
 1056 **Technical Review Committee. These on-site systems shall be managed**
 1057 **by one of the following entities, in order of preference:**
- 1058 **1. The sewer utility whose service area encompasses the proposed**
 1059 **short subdivision; ((øf))**
 - 1060 **2. The provider most likely to serve the area; or((;))**
 - 1061 **3. An Onsite Sewage System Maintainer certified by the Public**
 1062 **Health – Seattle & King County.**

1063

1064 **The onsite system shall meet all state and county approval requirements. The**
 1065 **approved short subdivision shall indicate how additional lots to satisfy the**
 1066 **minimum density requirements of the zoning will be located on the subject**
 1067 **property in case sewers become available in the future. There shall be no further**
 1068 **subdivision of lots created under this policy unless served by public sewers.**

1069

1070 **F-256 In the Urban Growth Area, King County and sewer utilities should jointly**
 1071 **prioritize the replacement of onsite systems that serve existing development with**
 1072 **public sewers, based on the risk of potential failure. King County and sewer**
 1073 **utilities should analyze public funding options for such conversion and should**

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- 1074 prepare conversion plans that will enable quick and cost-effective local response
1075 to health and pollution problems that may occur when many on-site systems fail
1076 in an area.
1077
- 1078 **F-257** City-owned parks that are redesignated from Rural to Urban on or after
1079 September 20, 2004, to allow future annexation by a city and that are
1080 subsequently served by public sewers shall be tightlined. ~~((This policy applies to~~
1081 ~~parks that were redesignated from Rural to Urban on or after September 20,~~
1082 ~~2004.))~~
1083
- 1084 **F-258** The existing public sewer system in the Rural Towns of Vashon and Snoqualmie
1085 Pass shall not be expanded to serve land beyond the boundaries of the town,
1086 except as provided in Policy ~~((F-264))~~ F-262a and as consistent with Title 57
1087 Revised Code of Washington. Subject to F-262, ~~((O))~~ onsite systems, community
1088 on-site systems or decentralized treatment systems may be used as appropriate
1089 for planned growth in the Rural Towns of Fall City ~~((and Snoqualmie Pass))~~.
1090
- 1091 **F-259** Sewer facilities such as pump stations, force mains, and trunk lines that do not
1092 provide connections to the Rural Area may be located in the Rural Area only
1093 when they are identified in a King County-approved comprehensive sewage
1094 system plan and upon a finding by King County that it is technically necessary
1095 ~~((in providing))~~ to provide service to the Urban Growth Area.
1096
- 1097 **F-260** Onsite wastewater treatment systems in the Rural Area and Natural Resource
1098 Lands that serve Rural Areas and Natural Resource Lands should be designed,
1099 built, and operated as permanent methods of sewage disposal.
1100
- 1101 **F-261** King County should monitor onsite wastewater systems that have shown
1102 evidence of failure or potential for failure. The data should be used to correct
1103 existing problems and prevent future problems. King County should analyze
1104 public funding options for correcting on-site wastewater system failures and only
1105 as a last resort in Rural and Natural Resource Lands, and as otherwise
1106 consistent with this plan, conversion to community sewage systems or
1107 installation of public sewers.
1108
- 1109 ~~((F-262a))~~ F-261a King County should work with landowners, other jurisdictions, the state
1110 Department of Health, sewer districts, and the Puget Sound Partnership to
1111 develop effective strategies and additional resources for working with
1112 landowners to provide technical assistance and requested support regarding

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- 1113 managing onsite septic systems, and proactively addressing failing septic
 1114 systems in ((environmentally)) sensitive areas.
 1115
- 1116 **F-262** Developments using a ((Collective)) community on-site sewage system((s)) or
 1117 large on-site sewage system may be ((used)) permitted only in the following
 1118 circumstances in the Rural Area and **Natural** Resource Lands:
- 1119 a. Existing on-site systems are failing within an area and ~~((the Seattle/King~~
 1120 ~~County Department of)) Public Health – **Seattle & King County** concurs~~
 1121 ~~that long-term individual on-site sewage system repairs are not feasible~~
 1122 ~~or water quality is threatened by the presence of or potential for health~~
 1123 ~~hazards resulting from inadequate on-site wastewater disposal methods;~~
 1124 b. An authorized public agency will manage the ~~((community))~~ system;
 1125 ~~((and))~~
- 1126 c. The ~~((community))~~ system is designed only to serve existing structures
 1127 and lots and cannot be used as a basis to ~~((increase))~~ exceed base
 1128 density for the zone or applicable special district overlay(s) or p-
 1129 suffix(es) ~~((or to expand permitted nonresidential uses))~~. Substandard
 1130 vacant lots must be combined to the extent feasible to meet rural density
 1131 policies~~((Management of the community system must be by an~~
 1132 authorized public agency-)) and regulations;
- 1133 d. A system serving residentially developed lots cannot be used to: expand
 1134 existing permitted nonresidential uses in size or scale; establish new
 1135 permitted nonresidential uses; or serve commercially zoned properties;
 1136 and
- 1137 e. For a system serving commercially developed lots: the system is used
 1138 only to serve commercially zoned properties; property-specific
 1139 development conditions are imposed that establish a range of allowed
 1140 uses that can be adequately served by the system at the time of its
 1141 construction; and the allowed uses are not more expansive than those
 1142 allowed in the underlying zone.
- 1143
- 1144 **((F-264)) F-262a** Except as otherwise provided for in this policy, public sewer service shall be
 1145 prohibited in the Rural Area or on Natural Resource Lands.
- 1146 a. Public sewer service may be expanded to the Rural Area or to Natural
 1147 Resource Lands, only:
- 1148 1. Where needed to address specific health and safety problems
 1149 threatening the use of existing structures and the use of septic
 1150 or other onsite wastewater systems has been determined by
 1151 King County to be not feasible; or
- 1152 2. To serve a new school authorized to be located in the Rural Area
 1153 by R-327.

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1194 management: system planning, policy priorities, waste prevention, recovery and recycling, solid waste collection
1195 and processing, the transfer system, landfill management ~~((and))~~, solid waste disposal, and system financing.

1196 The overall vision is for healthy, safe, and thriving communities in a zero waste county, working in partnership
1197 with communities, businesses, local jurisdictions, and residents to create a more circular economy through
1198 programs like Re+.

1199

1200 **F-265** **Regional solid waste planning should integrate the principles of environmental**
1201 **stewardship, circular economy, equity and racial and social justice, and**
1202 **sustainable development into all aspects of solid waste management.**

1203

1204 **F-266** **Solid waste should be collected, handled, processed, and disposed of in ways**
1205 **that reduce waste, conserve resources, and protect public health and the**
1206 **environment.**

1207

1208 **F-267** **King County should achieve ~~((Z))~~zero ~~((W))~~waste of ~~((R))~~resources by 2030 and a
1209 **85 percent construction and demolition diversion rate by 2025 by targeting areas**
1210 **of the waste stream that have the greatest potential for ~~((diversion))~~ prevention**
1211 **and reuse, product stewardship, recycling and composting, beneficial use, and**
1212 **recovery while regenerating natural systems.****

1213

1214 ~~**((F-268** **Solid waste management should be planned, and transfer and disposal capacity**~~
1215 ~~**provided, on a regional basis.))**~~

1216

1217 **F-269** **King County shall plan for and operate a regional transfer system that is**
1218 **dispersed throughout the county to ensure access to safe, reliable, efficient, and**
1219 **affordable solid waste services, and improves recycling opportunities for**
1220 **residents and businesses. King County should continue to provide facilities for**
1221 **self-haulers.**

1222

1223 **F-269a** **King County should ~~((consider demand management))~~ implement strategies that**
1224 **maximize the safety and efficiency of the transfer system and encourage use of,**
1225 **and equitable participation in, solid waste curbside collection services.**

1226

1227 **F-269b** **~~((In order to support achieving a 70% recycling goals))~~ To minimize the disposal**
1228 **of useful materials, King County should work with partners and jurisdictions to**
1229 **encourage implementation of frequency and separation policies for curbside**
1230 **collection of garbage, recyclables, and organics throughout the county, including**
1231 **in unincorporated areas.**

1232

1233 **F-269c** **King County shall collaborate with cities to achieve a circular economy and**
1234 **preserve landfill space by implementing policies and hauler contract**

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1235 amendments that harmonize recycling and compost standards countywide, such
1236 as through the Re+ Program.

1237
1238 **F-270** King County should maximize the capacity and lifespan of the Cedar Hills
1239 Regional Landfill and plan for future disposal when Cedar Hills Landfill closes to
1240 ensure no gap in service, subject to environmental constraints, relative costs to
1241 operate, ~~((stakeholder))~~ partner and public interests, and overall solid waste
1242 system optimization. A replacement landfill shall not be located in King County.

1243
1244 **F-271** King County shall:
1245 a. ~~((e))~~ Encourage sustainable development and development of markets for
1246 reusable and recyclable materials~~((r))~~; and
1247 b. ~~((p))~~ Provide consumer education in the public and private sectors
1248 regarding green building practices, product stewardship, ~~extended~~
1249 producer responsibility, circular economy, recycling, purchasing, and
1250 consumption ~~((in order))~~ to reduce the amount of waste disposed.

1251
1252 **F-271a** King County should consider ~~((whether))~~ opportunities to increase energy
1253 recovery from select solid waste materials including organics, mixed plastics,
1254 and the non-recyclable portion of the waste stream ~~((are beneficial in terms of~~
1255 ~~cost,))~~ by factoring in the financial, ~~((natural environment))~~ environmental,
1256 greenhouse gas ~~((emissions))~~, and community impacts~~((, as well as whether any~~
1257 ~~such energy recovery facilities might be more appropriately located outside King~~
1258 ~~County))~~.

1259
1260 ~~((F-271b))~~ Results from the King County Equity Impact Review Tool will be used as an
1261 important consideration to identify and assess the impacts of proposed service
1262 changes, and the county's Equity and Social Justice principles should be used to
1263 improve residents' access to the determinants of equity.

1264 ~~K.))~~ Stormwater Management

1266 Stormwater runoff occurs when precipitation runs off the landscape and picks up pollutants, including pesticides,
1267 fertilizers, pet wastes, oils, metals, and many other chemicals. These pollutants enter surface and ground waters,
1268 disrupt ecosystems, and threaten public health. Runoff can also cause erosion, create higher peak flows in
1269 streams and rivers in winter and, because of reduced infiltration, create lower flows in summer.

1270
1271 ~~((Early King County stormwater management strategies primarily focused on reducing the risk of localized~~
1272 ~~flooding, without concern for potential adverse impacts on receiving water bodies. Over time, experts recognized~~
1273 ~~the harm stormwater runoff was having on receiving waters and regulations have been put into place to address~~

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1274 those impacts. Current stormwater management programs and policies focus on protecting the quality and
1275 beneficial uses of surface and ground waters and are a requirement of the federal Clean Water Act.))

1276

1277 Prevention or mitigation of flooding, erosion, sedimentation, and water quality and habitat degradation is
1278 important for both the built and natural environments. Stormwater water management activities address the
1279 quantity and quality of stormwater runoff entering the natural environment as well as its quality. ((As described
1280 in Chapter 5: Environment, the management of stormwater runoff is generally driven by the National Pollutant
1281 Discharge Elimination System Phase I Municipal Stormwater Permit and the County's Stormwater
1282 Management Program plan, which can be found online at:

1283 [http://www.kingcounty.gov/services/environment/water-and-land/stormwater/pollution-discharge-](http://www.kingcounty.gov/services/environment/water-and-land/stormwater/pollution-discharge-permit/annual-reports.aspx)
1284 [permit/annual-reports.aspx](http://www.kingcounty.gov/services/environment/water-and-land/stormwater/pollution-discharge-permit/annual-reports.aspx)))

1285

1286 Untreated stormwater runoff is the largest source of pollution to Puget Sound. The lack of stormwater controls
1287 in older developed areas is one of the most significant problems impacting receiving water bodies in King County
1288 and preventing Puget Sound recovery. Although King County has been developing and applying best available
1289 stormwater controls to new development since the late 1970s, the application of water quality controls and more
1290 effective flow controls did not occur until the early 1990s.

1291

1292 Consequently, nearly all development occurring prior to 1990 has little or no flow control and no water quality
1293 control. In unincorporated King County, over two-thirds of the developed land was created prior to 1990. This
1294 amounts to about 150 square miles of land on which native forest was converted to impervious surfaces, such as
1295 roads, parking lots, rooftops, lawns, and landscape surfaces((, and pasture and crop land surfaces)) without
1296 stormwater controls to mitigate the increased runoff and pollution generated by these surfaces.

1297

1298 The County ((is)) also ((working to)) promotes site development that preserves natural hydrologic processes by
1299 protecting and enhancing native vegetation and soils, reducing impervious surfaces, and managing stormwater
1300 onsite. This approach, termed ((L))low ((I))impact ((D))development, is used to reduce impacts on aquatic
1301 resources. In the King County Surface Water Design Manual, King County provides a menu of ((L))low
1302 ((I))impact ((D))development options for individuals planning new or re-development projects. King County
1303 ((will)) continues to help minimize new impervious surfaces through code and incentive programs that keep
1304 lands in forest and agricultural uses. Implementing ((L))low ((I))impact ((D))development satisfies requirements
1305 of the National Pollutant Discharge Elimination System Permit, while helping to protect the region's streams,
1306 rivers, lakes, and Puget Sound from harmful pollutants.

1307

1308 The County has identified watershed based management efforts as a strategy that simultaneously integrates
1309 floodplain connectivity, salmon recovery, habitat restoration, stormwater flow control and water quality retrofits.
1310 economic development, agricultural preservation, and principles of equity and racial and social justice. The
1311 County will leverage alternative funding mechanisms, and engage in various partnerships with groups that
1312 include, but are not limited to, the existing National Pollutant Discharge Elimination System permitted

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1313 jurisdictions, Water Resource Inventory Areas, the Puget Sound Partnership, and Local Integrating
 1314 Organizations to undertake a collaborative watershed-based approach to restoring aquatic ecosystems.
 1315
 1316 ~~((King County has been and will continue to be a leader in developing and implementing state-of-the-art
 1317 stormwater management strategies including education and outreach, source control programs, basin or
 1318 sub-basin planning for retrofitting in built-out areas with inadequate stormwater controls, and mapping and
 1319 maintenance of stormwater infrastructure. Strategies for managing stormwater runoff are continuing to evolve.
 1320 Development of regional, collaborative approaches, including the creation of watershed basin plans across
 1321 multiple disciplines, will be the next evolution of stormwater management.))~~

1322

1323 **F-272 To reduce flooding, erosion, and sedimentation, prevent and mitigate habitat**
 1324 **loss, enhance groundwater recharge, and prevent groundwater and surface water**
 1325 **quality degradation, consistent with the Growth Management Act, King County**
 1326 **shall manage stormwater through plans, programs, and regulations developed by**
 1327 **~~((King))~~ the County in cooperation with affected jurisdictions and agencies**
 1328 **whenever possible.**

1329

1330 **F-273 A watershed approach shall be taken for stormwater management, with**
 1331 **responsibility shared between King County and affected jurisdictions. This**
 1332 **approach should emphasize prevention of surface water and groundwater**
 1333 **degradation through education programs, retrofits of existing stormwater**
 1334 **controls or the placement of new controls, and implementation of best**
 1335 **management practices to reduce pollution entering the region's groundwater and**
 1336 **surface waters, including Puget Sound. This approach should also support and**
 1337 **build upon regional collaborative stormwater management planning and**
 1338 **management approaches as outlined in Policy E-446.**

1339

1340 **F-274 In the Rural Area and Natural Resource Lands, King County shall minimize the**
 1341 **use of ~~((constructed facilities))~~ grey infrastructure for stormwater management**
 1342 **and, through ~~((L))~~ low ~~((H))~~ impact ~~((D))~~ development, maximize the use of natural**
 1343 **systems, provided that the ecological functions of the natural systems are not**
 1344 **harmed. The County should provide incentives to keep these natural systems**
 1345 **intact. Low ~~((H))~~ impact ~~((D))~~ development is also preferred in the Urban Growth**
 1346 **Area, but it is recognized that structural systems may be needed to realize urban**
 1347 **growth and density goals in these areas.**

1348

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- 1349 **F-275** King County ~~((will))~~ shall plan and manage stormwater by basin or sub-basin
1350 consistent with Policies E-463 and E-464. To accomplish this goal, stormwater
1351 runoff should not be diverted from one basin or sub-basin into another, unless
1352 no other reasonable alternative is available for managing run-off within the same
1353 basin or an analysis using best available science determines cross-basin
1354 diversion or mitigation actions for unavoidable impacts will have greater benefit
1355 to regional stormwater management. Where such diversions are permitted, King
1356 County ~~((will))~~ shall require environmental analysis and mitigation adequate to
1357 protect surface water and groundwater resources from significant adverse
1358 impacts.
- 1359
- 1360 **F-276** In the Urban Growth Area, regional and shared surface water management
1361 facilities should be encouraged to support infill development to preclude the
1362 need for individual on-site facilities, provide development incentives, encourage
1363 efficient use of land, and reduce overall facility maintenance costs. These
1364 facilities should be planned and financed through public and private
1365 partnerships.
- 1366
- 1367 **F-277** Stormwater programs including public education, stormwater system mapping,
1368 construction of regional and shared stormwater facilities, retrofitting developed
1369 areas, and operation and maintenance programs should be funded through an
1370 adequate and equitable funding mechanism. Stormwater facilities required for
1371 new development, redevelopment and retrofitting should be designed and built to
1372 improve regional water quality to the maximum extent possible, as well as for
1373 aesthetic value~~((, as well as for))~~ and low-cost, long-term maintenance.
- 1374
- 1375 **F-278** King County shall continue to ~~((encourage, support and))~~ require the use of low
1376 impact development as a part of its strategy to mitigate stormwater impacts from
1377 new development to the maximum extent feasible and should consider additional
1378 supportive strategies, such as in lieu fee mechanisms which are determined
1379 through analyses according to best available science to result in overall benefits
1380 to regional stormwater management and water quality.
- 1381
- 1382 **F-279** King County should incorporate state-of-the art stormwater management
1383 techniques ~~((including))~~ and ~~((L))~~low ~~((H))~~impact ~~((D))~~development into the design,

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- 1384 construction and operation of all ((c))County facilities and ((c))County-funded
 1385 projects to the maximum extent feasible.
 1386
- 1387 **F-279a** **When scoping and designing flood risk reduction, fish passage, park, trails, and**
 1388 **habitat restoration projects, the County should actively review and pursue**
 1389 **opportunities to support stormwater retrofit projects.**
 1390
- 1391 **F-280** King County shall continue to promote the preservation of native vegetation and
 1392 soils and the restoration of disturbed soils on rural residential zoned parcels to
 1393 the maximum extent feasible. Minimized impervious areas and the dispersion of
 1394 stormwater runoff from impervious surfaces into native vegetation in accordance
 1395 with the Surface Water Design Manual are the preferred methods of stormwater
 1396 management in the Rural Area.
 1397
- 1398 **F-281** King County should work with residential and commercial developers to
 1399 incorporate state-of-the art stormwater management techniques, such as ((L))low
 1400 ((H))impact ((D))development , that protect native vegetation and soils, restore
 1401 disturbed soils by increasing the use of compost, facilitate reuse of resources
 1402 such as recycled or harvested water, reduce the carbon footprint of the project,
 1403 and minimize impervious surfaces.
 1404
- 1405 **F-282** When King County provides technical assistance and incentives for the use of
 1406 state-of-the art stormwater management techniques, it shall be at no cost to any
 1407 private sector development.
 1408
- 1409 ~~**((F-282a** King County should work with landowners, other jurisdictions, the state
 1410 Department of Health, sewer districts, and the Puget Sound Partnership to
 1411 develop effective strategies and additional resources for working with
 1412 landowners to provide technical assistance and requested support regarding
 1413 managing onsite septic systems, and proactively addressing failing septic
 1414 systems in environmentally sensitive areas.))~~
 1415
- 1416 **F-282a** **King County should continue to implement and support innovative stormwater**
 1417 **management programs, such as the RainScapes Green Stormwater Infrastructure**
 1418 **Incentive program for private landowners.**
 1419
- 1420 **F-282b** **King County should work with regional partners to identify locations for stormwater**
 1421 **parks, focusing first on communities with the most polluted water that lack easy**
 1422 **access to green space.**
 1423

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1424 **F-283** King County ~~((shall))~~ should identify and evaluate potential changes to land use
1425 development regulations and building codes to support and promote state-of-the
1426 art stormwater management techniques.

1427
1428 ~~((F-284~~ King County ~~should work cooperatively with other jurisdictions to develop and~~
1429 ~~implement plans and programs that address the appropriate recycling, reuse,~~
1430 ~~reclamation and disposal of the materials generated from maintenance of~~
1431 ~~stormwater infrastructure.))~~

1432
1433 **F-285** King County shall work with jurisdictions to ensure that storm and surface water
1434 management facilities are transferred from King County to the local jurisdiction
1435 that annexes or incorporates that portion of King County.

1436

1437 **((L-)) Floodplain Management**

1438 Six major river systems flow through King County – the South Fork Skykomish, Snoqualmie, Sammamish,
1439 Cedar, Green and White. These rivers, and their ~~((major))~~ tributaries, pass through lands ranging in use from
1440 forested to agricultural to urbanized cities. Each of these major river systems are unique in their geology and
1441 geomorphology as well as the extent in which the hydraulics of the rivers have been altered by dams, levees, and
1442 bank hardening. All of these rivers are used by federally listed endangered species of salmonid. Communities
1443 along the marine shorelines of King County, including Vashon-Maury Island and in the Lower Duwamish, also
1444 face flood risks from tidal flooding and storm surge.

1445

1446 Within unincorporated King County over 61 ~~((%))~~ percent of the mapped floodplain is within land zoned for
1447 agriculture, forest or mining. Another 32~~((%))~~ percent is zoned as rural leaving just under seven percent within
1448 the urban area, mainly contained within Potential Annexation Areas around the City of Carnation.
1449 Consequently, much of the flood risk in unincorporated King County is to natural resource lands, primarily
1450 agriculture, and rural lands with a lower relative risk to residential and resource based commercial activities.
1451 Most of these rivers also pass through highly urbanized incorporated cities that are important economic centers
1452 for King County and the Puget Sound region. These river segments are often constrained by levee systems that
1453 provide varying level of flood risk reduction. More localized flooding from small tributary streams, lakes, and
1454 closed depressions can also cause flood damage to homes, roads, farmland, and public and private infrastructure.

1455

1456 Both the Washington State Growth Management Act, Chapter 36.70A and Title 86 of the Revised Code of
1457 Washington, Flood Control require interlocal coordination for effective flood hazard management. Counties are
1458 directed to prepare comprehensive flood hazard management plans with participation of the cities. ~~((Once King~~
1459 ~~County adopts the plan it is binding on all jurisdictions within the county.))~~ Flooding is a countywide issue
1460 impacting public safety, regional economic centers, Agricultural Production Districts, transportation corridors,
1461 and public and private properties. As such, King County is a regional service provider for floodplain
1462 management.

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- 1463
- 1464 **F-286** King County shall participate with cities to prepare, update, and implement
- 1465 comprehensive flood hazard management plans that meet or exceed standards
- 1466 established by the National Flood Insurance Program and Washington State
- 1467 Flood Control statutes.
- 1468
- 1469 **F-287** King County shall include equity and racial and social justice principles in
- 1470 ~~((planning))~~ updating and implementing the King County Flood Hazard
- 1471 Management Plan to ~~((assure floodplain property owners and residents are given~~
- 1472 ~~equitable access to flood risk reduction services. Outreach should consider~~
- 1473 ~~vulnerable populations that may face barriers to accessing services and~~
- 1474 ~~programs based on age, income, disability, English language proficiency, race~~
- 1475 ~~and ethnicity, or other factors.))~~ assess flood risks, evaluate impacts of risk
- 1476 reduction actions, and work in partnership with the most impacted communities
- 1477 to develop and prioritize future actions.
- 1478
- 1479 ~~((In 2011 King County celebrated the 50th anniversary of the King County Flood Warning Program, which is~~
- 1480 ~~responsible for the collection, analysis and dissemination of flood data and forecasts to individuals and~~
- 1481 ~~organizations and for coordinating the response to flooding.))~~
- 1482
- 1483 **F-288** King County shall maintain a regional flood warning program in King County.
- 1484
- 1485 ~~((There is now evidence that climate change is resulting in significant changes in temperatures; sea level rise; and~~
- 1486 ~~timing and magnitude of stream and river flows, resulting in impacts on plant and animal species, water supply~~
- 1487 ~~and humans. King County's ability to adapt to these changing conditions will likely depend on the policy~~
- 1488 ~~decisions made today. King County can expect to see more frequent and severe flooding and a shifting of when~~
- 1489 ~~storm events occur during the winter months.))~~
- 1490
- 1491 **F-289** King County should continue to assess and revise current flood warning phases
- 1492 based on the most current data on hydrology and climate change ~~((predictions))~~
- 1493 projections and modify the King County Flood Warning Program, as needed, to
- 1494 reflect these revised flood phases.
- 1495
- 1496 **F-290** King County should assess the most appropriate level of service for flood risk
- 1497 reduction along river segments based on existing and predicted development
- 1498 density, land use, and hydrologic conditions, inclusive of climate change.
- 1499
- 1500 **F-291** King County ~~((will))~~ shall review available information on the potential impacts of
- 1501 climate change on ~~((winter floods))~~ flooding conditions and other natural hazards
- 1502 that may affect flooding, and consider those potential impacts when updating the
- 1503 flood risk reduction policies and capital improvement projects for the King

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1504 **County Flood Hazard Management Plan.**

1505

1506 King County works with the U.S. Army Corps of Engineers to construct and maintain flood levees along the
1507 Lower Green River. Under Public Law 84-99, the U.S. Army Corps of Engineers is authorized to provide
1508 emergency assistance to cost-share and construct levee repairs following a flood disaster. However, eligibility for
1509 this cost-sharing program requires that levee sponsors (often local jurisdictions) comply with the U.S. Army
1510 Corps of Engineers Public Law 84-99 program standards as outlined in the Rehabilitation and Inspection
1511 Program.

1512

1513 An Interim Policy for Determining Eligibility Status of Flood Risk Management Projects was issued in 2014 and
1514 its primary effect was that vegetation no longer served as a criterion for determining a levee's eligibility for the
1515 Public Law 84-99 program. So long as vegetation in the vicinity of Public Law 84-99 levees is maintained by
1516 local sponsors to support levee inspections, the national levee vegetation standards for risk reduction no longer
1517 affect the eligibility of King County's levees.

1518

1519 The Green River System Wide Improvement Framework Vegetation Plan provides recommendations for
1520 vegetation planting and maintenance practices, in the vicinity of levees and floodwalls enrolled within the Public
1521 Law 84-99 program. These recommendations acknowledge that, while vegetation may pose a risk in some
1522 situations, King County has found through many years of experience that vegetation can be incorporated into
1523 levee designs and when properly maintained, contribute to the resiliency of the levee system. King County
1524 believes that bioengineered techniques provide a stronger, more sustainable levee and revetment system that will
1525 reduce long-term maintenance and repair and contribute toward the recovery of endangered species.

1526

1527 ~~((F-293~~ **King County shall continue to work with the U.S. Army Corps of Engineers, the**
1528 **Puget Sound Partnership, and other regional partners to develop a**
1529 **science-based vegetation management framework that provides for safe and**
1530 **effective levees, functional riparian habitat, and cost-effective use of limited**
1531 **resources.**

1532

1533 ~~The September 2008 National Marine Fisheries Service Biological Opinion on the Federal Emergency~~
1534 ~~Management Agency's National Flood Insurance Program raises specific concerns about the application of the~~
1535 ~~Corps vegetation management standards in the Puget Sound region. The Biological Opinion directs the Federal~~
1536 ~~Emergency Management Agency to recognize only those vegetation standards that "enable the riparian~~
1537 ~~vegetation to function in support of salmon habitat forming processes.")~~

1538

1539 **F-294 King County ((will)) shall ((assess participation)) participate in the U.S. Army**
1540 **Corps of Engineers Public Law 84-99 Program ((to ensure)) on a case-by-case**
1541 **basis, provided compliance with the National Marine Fisheries Services**
1542 **Biological Opinion on the Federal Emergency Management Agency National**

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1543 Flood Insurance Program standards for levee vegetation, as well as cost-effective
1544 maintenance and repair of levees, is achieved.

1545

1546 ((The Biological Opinion for the National Flood Insurance Program established “reasonable and prudent
1547 alternatives” that may be taken to reduce the adverse effects of development with the 100-year floodplain.
1548 Compliance with the Biological Opinion is required in order to participate in the National Flood Insurance
1549 Program.))

1550

1551 **F-295 King County ((will)) shall maintain compliance with the National Flood Insurance
1552 Program by:**

- 1553 **a. Assessing the projects and programmatic actions recommended in the
1554 King County Flood Hazard Management Plan for compliance with the
1555 Biological Opinion prepared for the Program; and**
- 1556 **b. Making necessary amendments to the Plan and its implementing
1557 development regulations.**

1558

1559 ((In 2007 King County established the King County Flood Control District to protect public health and safety,
1560 regional economic centers, public and private properties and transportation corridors. The Flood Control District
1561 adopted the 2006 King County Flood Hazard Management Plan as its comprehensive plan. A private firm,
1562 ECONorthwest, was hired to study the economic benefits of implementing the plan. This report, the “Economic
1563 Connections Between the King County Floodplains and the Greater King County Economy,” estimated that a
1564 one-day shutdown of economic activity in the King County floodplain areas would result in at least \$49 million
1565 in forgone economic output in the region (2007 dollars). The study also found that, 52,000 people in King
1566 County commute into or out of the 100-year floodplain for work.))

1567

1568 Implementation of the ((2006)) King County Flood Hazard Management Plan has played a significant role in
1569 protecting King County’s economic base. ((The 2006 Flood Hazard Management Plan was updated in 2013.))

1570

1571 **F-296 King County ((will)) shall work cooperatively with the King County Flood Control
1572 District, cities and other ((stakeholders)) partners to implement the integrated
1573 approaches to floodplain management outlined in the Flood Hazard Management
1574 Plan, or successor plans, to protect public safety, prevent property damage, and
1575 help protect the greater King County economy, consistent with the Growth
1576 Management Act. Actions should advance King County’s equity and racial and
1577 social justice goals, promote resiliency to the potential impacts of climate
1578 change, and provide multiple benefits for the residents of King County.**

1579

1580 **F-297 Consistent with guidance from Federal Emergency Management Agency and the
1581 U.S. Army Corps of Engineers, King County’s flood risk reduction strategies
1582 should focus first on risk avoidance, followed by actions intended to reduce**

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1583 vulnerability in at risk areas. New levees and other flood facilities should be the
1584 last rather than the first line-of-defense.

1585
1586 **F-298** King County shall continue to ~~((promote))~~ **encourage** the purchase of flood
1587 insurance to ~~((businesses))~~ **owners and tenants of properties** located within ~~((the~~
1588 ~~floodplain))~~ **flood hazard areas**, including those ~~((businesses))~~ **properties** located
1589 behind accredited levees, to protect the ~~((economic))~~ value of the ~~((business))~~
1590 **properties** and reduce the **economic** vulnerability ~~((to the region's economic~~
1591 ~~activity from a larger but less frequent))~~ **from** flood events.

1592
1593 **F-299** King County should continue to discourage new ~~((, at-risk))~~ development in
1594 mapped flood hazard areas.

1595
1596 **F-299a** King County should seek to site new critical public facilities outside of the
1597 **500-year floodplain**.

1598
1599 Levee setbacks (moving levees away from the river channel) can provide a higher level of risk reduction, reduce
1600 future maintenance costs, enhance habitat, and provide open space benefits. However, levee setbacks require
1601 purchase of additional right-of-way and, in some cases, relocation of homes and businesses. The ~~((e))~~ County has
1602 **purchased homes and** relocated ~~((homes))~~ **residents** from high hazard residential areas along the Tolt, Raging,
1603 Snoqualmie, Middle Green, and Cedar Rivers. Levee setbacks can be more challenging in urban areas with
1604 higher land costs, well established businesses, and more extensive relocation needs.

1605
1606 **F-299b** King County should work with cities, businesses, and landowners to evaluate the
1607 **alternatives for levee setbacks that would provide a higher level of risk reduction,**
1608 **reduce long-term maintenance costs, and enhance habitat while promoting**
1609 **long-term economic resilience and vitality.**

1610

1611 ~~((H.))~~ **Energy and Telecommunications**

1612 King County's economy and quality of life depend on readily available, affordable and clean energy and
1613 telecommunications resources. Energy and electronic communications systems provide important public
1614 services and their implementation must be coordinated with land use planning. The sustainable development
1615 and efficient use of energy resources can ensure their continued availability while minimizing long-term costs,
1616 risks and impacts to public health and safety, air and water quality, and essential public infrastructure and
1617 services.

1618
1619 ~~((In order t))~~ To help mitigate global climate impacts resulting from human energy use, King County is planning
1620 its energy uses in ways that will improve energy efficiency; increase production and use of renewable energy;

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1621 reduce risk to public health, safety, critical services, and the environment; and reduce the release of greenhouse
 1622 gases and emissions. This includes rigorous and transparent review and regulation of fossil fuel facilities.
 1623
 1624 ~~((The 2015 Strategic Climate Action Plan provides targets for reducing energy usage in operations and increasing
 1625 the amount of renewable energy that the County produces or uses. These targets are measured for the County
 1626 government as a whole; divisions are directed to make policies and plans consistent with the King County
 1627 Strategic Climate Action Plan and implement those as practical, considering the Plan and their other service
 1628 priorities. Some divisions may exceed the targets, while others may not meet them in given years—but all
 1629 divisions will use the Strategic Climate Action Plan as the basis for strategic energy planning and direction.
 1630
 1631 King County divisions are taking steps to translate countywide energy targets into agency specific plans and
 1632 action. Agency specific plans are important steps that support progress towards countywide targets.
 1633 The Strategic Climate Action Plan sets the County's long term goal of reducing its greenhouse gas emissions
 1634 from government operations, compared to a 2007 baseline, by at least at least 80% by 2050. In order to
 1635 accomplish this goal, the County is dedicated to reducing its energy use, which is the most cost effective
 1636 approach to reducing greenhouse gas emissions. Energy reduction goals are included in the Strategic Climate
 1637 Action Plan. In its government operations, the County set buildings and facilities normalized energy use
 1638 reduction goals of five percent reduction by 2020 and 10% by 2025, as measured against a 2014 baseline. In its
 1639 vehicle operations, the County set a reduction goal of at least 10% of its normalized net energy use by 2020,
 1640 again measured against a 2014 baseline.))~~
 1641
 1642 Various local, state, and federal agencies regulate ~~((retail))~~ energy providers in King County. Gas and electric
 1643 utility resource and conservation plans are approved by the utilities and other agencies through a public process.
 1644 The Washington Utilities and Transportation Commission reviews and accepts plans of investor-owned electric
 1645 and gas utilities, the Seattle City Council approves the plans of Seattle City Light and Snohomish Public Utility
 1646 District is governed by a utility board. Electric and gas utilities operate in King County under franchises with the
 1647 ~~((e))~~County for use of the public right-of-way. The Utilities and Transportation Commission also defines the
 1648 costs that investor-owned utilities can recover, approves rates, sets service standards and resolves customer
 1649 complaints.
 1650
 1651 Telecommunications services are regulated by several entities, including the Federal Communications
 1652 Commission and the Washington Utilities and Transportation Commission. King County has some regulatory
 1653 authority over telecommunications services through franchises and the development approval process.
 1654

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1655 **~~((A.))~~ Energy**

1656 **~~((1.))~~ Consistency with Land Use Plans**

1657 State law mandates that electric and gas public service companies provide the same level of service on a uniform
1658 basis, regardless of location(~~(-)~~) (Revised Code of Washington 80.28.110). Policies in this chapter encourage the
1659 utilities to prioritize capital improvements in a manner consistent with land use.

1660

1661 **F-301 Energy providers' resource and facility plans should be consistent with the King**
1662 **County Comprehensive Plan and should provide for a reliable source of energy**
1663 **in the event of natural disaster or other potential threats of disruption to service.**

1664

1665 ~~((Disruption of traffic due to public and private road projects frequently occurs in King County. Policies in this
1666 chapter support existing programs to notify utilities of upcoming projects to build, expand, or maintain county
1667 roads so utility and road construction can be coordinated. Distribution systems for gas, electric and
1668 telecommunications installation in new construction now have separate permits. Permit consolidation is
1669 desirable as a means to expedite review while protecting the environment.))~~

1670

1671 **F-302 King County should coordinate public road construction and maintenance**
1672 **projects with utility construction and maintenance.**

1673

1674 ~~((Appropriate planning, such as increased housing density, transit-oriented development and walk-to-work
1675 housing can significantly reduce regional energy use over time. Similarly, land use regulation can support
1676 increased availability and use of renewable energy. For example, consideration of solar access in land use codes
1677 and building siting can increase the potential for solar energy use. Policies in this chapter encourage such
1678 energy-conscious development.))~~

1679

1680 **F-303 King County ~~((should))~~ shall encourage land uses and development that will**
1681 **reduce greenhouse gas emissions through the improvement of energy efficiency,**
1682 **and should support the expansion of renewable energy resources through**
1683 **development regulations(~~(-prudent variances)~~) and active incentive programs**
1684 **when the benefits of doing so outweigh the costs.**

1685

1686 **Environmental justice**

1687 The siting of hazardous utility infrastructure can have disproportionately negative impacts on communities
1688 already experiencing other existing and historical social, environmental, and economic inequities. King
1689 County's permit review process creates an opportunity to advance more equitable outcomes.

1690

1691 **F-303a Results from an equity impact review shall be used as an important**
1692 **consideration to identify impacts and opportunities of adding, expanding, or**

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1693 upgrading transmission and distribution lines; siting new gas or hazardous liquid
 1694 transmission pipelines; or new modified, or expanded fossil fuel facilities. The
 1695 County's equity and racial and social justice principles should be used to
 1696 improve residents' access to the determinants of equity.
 1697

1698 **((2.)) Energy Efficiency, Conservation and Alternative Energy Sources**

1699 ~~((King County Countywide Planning Policy CO-6 states that "aggressive conservation efforts shall be~~
 1700 ~~implemented to address the need for adequate supply for electrical energy and water resources, protect natural~~
 1701 ~~resources, and achieve improved air quality.")) King County has a continued commitment to energy efficiency,
 1702 conservation, use and production of renewable resources and quality enforcement of the energy code. Recent
 1703 recognition of climate change and other negative impacts of energy infrastructure have brought the need to
 1704 improve the ((e))County's energy use patterns and supplies into the forefront of policy discussions. King
 1705 County's current energy use patterns and energy supplies could be modified and improved to reduce air pollution
 1706 (including greenhouse gas emissions), conserve non-renewable resources important to future generations, and
 1707 help to limit the growth in energy costs.
 1708~~

1709 **F-304 All King County departments and divisions shall use the Strategic Climate Action**
 1710 **Plan, or successor plans, as the basis for strategic energy planning and**
 1711 **direction.**
 1712

1713 The Strategic Climate Action Plan sets the ((e))County's long term goal of reducing its greenhouse gas emissions
 1714 from government operations, compared to a 2007 baseline, by at least at least 80((%)) percent by ((2050)) 2030.
 1715 ~~((In order to))~~To accomplish this goal, the ((e))County is dedicated to reducing its energy use, which most heavily
 1716 contributes to its greenhouse gas emissions. Included in the Strategic Climate Action Plan ~~((were))~~ are short
 1717 term goals for energy reduction. ~~((For 2015, i))~~In its government operations for buildings and facilities, the
 1718 county set a reduction goal of ~~((15%))~~ 25 percent by 2030 and 45 percent by 2050 for normalized net energy use
 1719 as measured against the ~~((2015))~~ 2017 baseline. In its vehicle operations, the county set a ~~((reduction goal of at~~
 1720 ~~least 10% of its normalized net energy use, again measured against a 2007 baseline))~~ goal to reduce greenhouse
 1721 gas emissions by 45 percent by 2025 and 70 percent by 2030, compared to a 2017 baseline.
 1722

1723 To measure its progress in reducing facility energy consumption, the county uses the process of "normalizing"
 1724 energy use, which provides a measure of the energy use per unit of service value delivered (units of energy / units
 1725 of service delivered). Application of this methodology is typically adjusted for weather, with the Wastewater
 1726 Treatment Division making adjustments according to weather and wastewater flow. Normalization is intended
 1727 to reflect actual energy use reductions given varying weather conditions compared to the baseline.
 1728

1729 King County is a large producer of methane gas associated with landfills and wastewater treatment facilities it
 1730 owns and operates. Because such gas can serve as a greenhouse gas-reducing substitute for fossil fuel natural gas,
 1731 and become a feedstock for aviation fuels, maritime fuels, the generation of green hydrogen and for other

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1732 beneficial purposes to help de-carbonize various industries, several of the energy policies in this subsection relate
1733 to this energy source.

1734

1735 ~~((Reaching the specified energy reduction targets directly reduces the county's greenhouse gas emissions.))~~

1736

1737 **F-305** King County shall plan for further reduction in its energy use from government
1738 operations by setting near and long term energy use and fossil fuel use
1739 reductions, consistent with its long term goals of working to continuously reduce
1740 operating costs and environmental impacts, maximizing energy efficiency and
1741 minimizing waste.

1742

1743 **F-306** King County shall maximize the ~~((production))~~ capture, use and marketing of
1744 renewable energy at its wastewater treatment plants and Cedar Hills Landfill, to
1745 the extent feasible and consistent with other County goals, and pursue other
1746 renewable energy generation projects where cost-effective.

1747

1748 **F-307** King County should foster the development and increased use of clean,
1749 renewable and alternative fuel and energy technologies, such as anaerobic
1750 digestion and co-digestion of organic material to create energy sources that
1751 result in the reduction of greenhouse gas emissions, with a particular emphasis
1752 on creating renewable natural gas.

1753

1754 ~~((F-308))~~ ~~King County shall:~~

1755 ~~a. Continue to increase the energy efficiency of county buses and vehicles,~~
1756 ~~through adoption and promotion of innovative technology vehicles and~~
1757 ~~greenhouse gas reducing fuels with a focus on electric vehicles, all-~~
1758 ~~electric battery buses and associated infrastructure, where appropriate;~~
1759 ~~and~~

1760 ~~b. Consistent with policy E-203, collaborate with other local governments~~
1761 ~~regionally, nationally and internationally to develop a common approach~~
1762 ~~to accounting for the greenhouse gas emissions resulting from the~~
1763 ~~operation of its public transportation system, for offering carbon offsets~~
1764 ~~or other environmental attributes for purchase and for claiming rights to~~
1765 ~~any greenhouse gas emissions reduction attributes associated with its~~
1766 ~~operation.))~~

1767

1768 **F-308a** Consistent with Ordinance ~~((47974))~~ 18106, King County Metro Transit ~~((should~~
1769 ~~implement a strategy to sell transit carbon offsets and other environmental~~
1770 ~~attributes to))~~ shall make carbon offsets or environmental attributes available for
1771 purchase by individuals, public entities, and private entities, if doing so is likely
1772 to be financially beneficial to the department. ~~((To reduce their greenhouse gas~~

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1773 **emissions, the King County wastewater treatment division and solid waste**
 1774 **division should consider purchasing transit carbon offsets from King County**
 1775 **Metro Transit.) Revenue from the sale of carbon offsets or environmental**
 1776 **attributed shall be used by the department solely for the purposes of reducing**
 1777 **greenhouse gas emissions through mobility services or investments that reduce**
 1778 **greenhouse emissions from transit operations.**

1779
 1780 ((In support of its environmental, long term sustainability and energy security goals, King County will provide
 1781 leadership by shifting to the use of renewable resources. Renewable resources include those sources listed in
 1782 Revised Code of Washington 19.285.030(20), now and as may be amended, as well as "service by products",
 1783 such as including methane gas generated from the operation of the county's landfill and wastewater treatment
 1784 plants. Although renewable energy sources can be more expensive than traditional power sources on a per unit
 1785 basis, careful choices of technology and expanded economic considerations including "triple bottom line"
 1786 life cycle cost analyses show that in proper applications the benefits of some renewable energy technologies
 1787 already exceed their costs.

1788
 1789 Additionally, subsidies and grants are available for some renewable power systems. For example, solar electric
 1790 power is cost effective in some applications at county facilities and rapid cost changes in this technology will
 1791 require regular reconsideration of its use as an addition or alternative to traditionally produced electricity.))

1792
 1793 **F-309 King County shall maximize practical applications of renewable natural gas (such**
 1794 **as from wastewater or landfill gas), renewable electricity, and renewable heat**
 1795 **production ((from renewable resources)).**

1796
 1797 **F-310 King County shall support the conversion of renewable resources and service**
 1798 **by-products to energy for beneficial use ((consistent with E-208)). King County**
 1799 **shall claim and/or generate economic benefit for any and all renewable energy**
 1800 **and greenhouse gas reduction attributes resulting from renewable energy**
 1801 **generation.**

1802
 1803 ((King County, working with its utility partners, has a long and successful history of energy efficiency and
 1804 conservation projects. The combination of generally increasing energy costs and climate change mitigation goals
 1805 will require that the county continuously increase its energy efficiency for many years to come.))

1806
 1807 **F-311 King County should encourage its energy utilities to provide energy efficiency**
 1808 **services ((and)), renewable energy options, and fossil fuel use reduction**
 1809 **strategies to all their customers. Additionally, the County should encourage the**
 1810 **state and energy utilities to mitigate the environmental and greenhouse gas**
 1811 **emissions impacts of energy and, as conservation and ((alternative energy)) no-**
 1812 **and low-carbon sources demonstrate capacity to address energy needs, phase**

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- 1813 out existing coal and other fossil fuel based power plants, and replace such
 1814 facilities with resource efficiency and renewable generation sources.
 1815
 1816 ((To achieve energy goals already set and more aggressive goals expected in the future, a coordinated, strategic
 1817 approach to energy management and investment in energy efficiency is being implemented in the county.))
 1818
 1819 **F-312 King County shall develop and adopt strategic energy management, efficiency,**
 1820 **and conservation programs in its own operations, including:**
 1821 **a. Consolidated energy accounting of ((e))County facilities to establish**
 1822 **baseline energy performance for the ((e))County, benchmarking of**
 1823 **facilities against comparable best practices where possible, setting**
 1824 **goals for facility efficiency improvements, and measuring and reporting**
 1825 **progress toward ((e))County energy goals;**
 1826 **b. Fossil fuel elimination action plans;**
 1827 **c. Purchase of 100 percent greenhouse gas neutral electricity for**
 1828 **operations;**
 1829 **d. Energy efficiency audits of all ((e))County facilities over 20,000 square**
 1830 **feet and the creation of action plans for reducing energy use at such**
 1831 **facilities;**
 1832 **((e-)) e. Energy management plans for energy-intensive or special-purpose**
 1833 **((e))County facilities such as wastewater treatment plants, correctional**
 1834 **facilities, and transit bases that focus on least-cost management and**
 1835 **that include specific approaches for each facility's use, as well as the**
 1836 **production and sale of energy where appropriate;**
 1837 **f. Capital portfolios managed to maximize greenhouse gas emissions**
 1838 **reductions, including no new natural gas or fossil fuel powered**
 1839 **equipment installed, with minor exceptions allowed;**
 1840 **((e-)) g. Mandatory energy efficiency and resource use guidelines for operation**
 1841 **and maintenance of all ((e))County-occupied facilities, while recognizing**
 1842 **the unique operating requirements of specialty facilities;**
 1843 **((e-)) h. Programs to encourage employees to implement energy conserving**
 1844 **measures at work; and**
 1845 **((f-)) i. Incentives, including retaining a portion of energy cost savings, to**
 1846 **((e))County agencies and departments for achieving energy efficiency.**
 1847
 1848 **F-313 King County should benchmark all applicable ((e))County buildings as a basis for**
 1849 **measuring energy efficiency improvements, using the Environmental Protection**
 1850 **Agency Portfolio Manager Tool, where applicable.**
 1851
 1852 **F-314 King County should purchase only certified energy efficient appliances and**
 1853 **office equipment (such as ENERGY-STAR labeled equipment) when available for**
 1854 **specific equipment and shall require consideration of energy efficiency and life-**

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1855 cycle costs in all procurement decisions as an element of determining the lowest
1856 responsive bids.

1857

1858 ~~((Meeting the County's energy goals will require a commitment to pursuing multiple funding strategies. Grants,~~
1859 ~~loans, and utility rebates provide essential seed money for up front investments in energy efficiency projects, and~~
1860 ~~the County should seek them aggressively. County departments should use the county's Fund to Reduce Energy~~
1861 ~~Demand loan program to fund cost effective energy and water efficiency projects that cannot otherwise be~~
1862 ~~funded.))~~

1863

1864 **F-315 King County shall use its Resource Life Cycle Cost Assessment calculator to**
1865 **evaluate energy projects to determine if the operations and maintenance cost**
1866 **savings over the life of an energy project's assets exceed the implementation**
1867 **costs, taking into account all identified costs associated with energy efficiency**
1868 **and renewable energy projects.**

1869

1870 **F-316 Efficient energy consumption, conservation, the use of renewable technologies,**
1871 **and energy responsible land use decisions should be a priority in King County.**
1872 **King County promotes the maximum use of energy conservation and renewable**
1873 **energy resources now, while leaving options for increasing conservation and**
1874 **renewable technologies in the future.**

1875

1876 District energy systems provide space and water heating and/or cooling to multiple buildings, through pipes
1877 originating from a central heating or cooling source – generally a central energy plant. ~~((King County~~
1878 ~~government is unique in that it also has the ability to serve as a district heat supplier through the potential for~~
1879 ~~buildings to utilize the energy value of the warmer than ambient water in the County's almost 400 miles of~~
1880 ~~wastewater conveyance.)) Centralizing the generation of heat and/or cooling through a district plant and/or~~
1881 ~~delivering energy content to multiple facilities through a distribution network can eliminate the need for~~
1882 ~~equipment in each individual building.~~

1883

1884 District heating and cooling plants can be constructed with energy efficiency in mind. Central plants that
1885 provide combined heat and power can offer increases in energy efficiency compared to on-site heat generation in
1886 individual buildings, by sharing heating and cooling resources, and can be an effective method of cutting carbon
1887 emissions.

1888

1889 ~~((The t))Technologies used to generate energy from wastewater are emerging, and offer the potential to achieve~~
1890 ~~environmental and economic benefits through the recovery of resources from wastewater. King County~~
1891 ~~government is unique in that it also has the ability to serve as a district heat supplier through the potential for~~
1892 ~~buildings to utilize the energy value of the warmer-than-ambient water in the County's almost 400 miles of~~
1893 ~~wastewater conveyance.~~

1894

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1895 F-317 King County should pursue district energy opportunities to maximize resource
1896 recovery efforts, in ways that can offer economic and environmental benefits to
1897 the county and community at large. This ~~((will))~~ shall be done by pursuing
1898 opportunities such as encouraging the use of wastewater for heat extraction and
1899 other forms of energy generation in the ~~((e))~~ County's wastewater conveyance
1900 system.

1902 F-318 King County should pursue combined heat and power district energy
1903 opportunities in its own facilities, as well as in partnership with other public and
1904 private entities, that result in reduced energy consumption, greenhouse gas
1905 reductions, and financial savings to the ~~((e))~~ County.

1906 ~~((F-319))~~ ~~————— To implement the Countywide Planning Policy of aggressive conservation and~~
1907 ~~promotion of regional air quality, King County should:~~
1908 ~~a. Effectively enforce the energy code as part of the general permit~~
1909 ~~process;~~
1910 ~~b. Provide density incentives through the zoning code for energy-efficient~~
1911 ~~developments;~~
1912 ~~c. Continue to improve the fuel efficiency and emissions of the~~
1913 ~~county-owned fleet of motor vehicles;~~
1914 ~~d. Work with utilities to become a model of energy efficiency in facilities~~
1915 ~~owned or operated by Metropolitan King County; and~~
1916 ~~e. Seek cost-effective ways to capture energy from county operations~~
1917 ~~which other wise would be lost, such as methane gas from landfills and~~
1918 ~~sewage treatment.~~

1919
1920
1921 ~~Methane generated from sewage treatment plants and landfills is a potential source of energy. In addition,~~
1922 ~~methane is a potent greenhouse gas emissions. As a result, capturing methane from these facilities and putting it~~
1923 ~~to a productive use provides a dual benefit.))~~

1924
1925 F-320 King County should support new energy resources and technologies that reduce
1926 energy use, decarbonize energy sources, and electrify energy use in the building
1927 and transportation sectors. In supporting these efforts, King County should:
1928 a. Allow for siting of distributed energy resources, while considering
1929 appropriate use of land and associate impacts, including protection of
1930 designated Natural Resource Lands and open spaces;
1931 b. Accommodate the use of distributed energy resources in new and
1932 redeveloped properties;
1933 c. Reduce barriers to new and upgraded substations, transmission
1934 facilities, and the distribution system, for infrastructure that is needed to
1935 achieve County greenhouse gas reductions targets;

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- 1936 **d. Encourage and support the integration of new technologies and fuel**
 1937 **sources;**
 1938 **e. Minimize negative impacts on and maximize benefits for frontline**
 1939 **communities resulting from related projects;**
 1940 **f. Support equitable engagement strategies during project planning to**
 1941 **actively solicit public participation and input from impacted frontline**
 1942 **communities;**
 1943 **g. Support equitable opportunities for frontline communities to participate**
 1944 **in distributed energy resources;**
 1945 **h. Support efforts by utilities and other entities to advance these outcomes;**
 1946 **and**
 1947 **i. Review and update development regulations periodically to ensure that**
 1948 **they appropriately support new energy resources and technologies and**
 1949 **mitigate for associated impacts.**
 1950

1951 The moderate climate of the Puget Sound region provides an opportunity for significant use of solar energy.
 1952 Relatively low heating and cooling needs in much of the county allow for the potential for passive and active
 1953 solar technologies to meet heating and cooling needs with proper building design. Similarly, the mild climate
 1954 and available solar energy allows growing some food year((-)-round, potentially decreasing the use of fossil fuels
 1955 for a portion of residents' food needs. This opportunity for local investments in passive and active solar design
 1956 and in local food production can only be realized if building and neighborhood site design provides for solar
 1957 orientation and through the development of regulations to protect solar access.

1958
 1959 Although permit staff attempt to accommodate solar design, current regulations do not typically take into
 1960 account solar orientation or solar access protection from development on neighboring properties. In addition,
 1961 regulations, such as building height and building setback allowances, road access requirements, and protections
 1962 for critical areas, stormwater, and native vegetation, may limit suitable locations for providing solar access.
 1963 Requirements to create and maintain view corridors may or may not provide solar gain. ~~((In order to))~~To protect
 1964 solar access, landowners or developers enter into voluntary solar easements. As an alternative, some
 1965 municipalities have incorporated measures to protect solar access in their comprehensive plans and development
 1966 regulations. King County ~~((should study these measures and))~~ continues to evaluate and implement best
 1967 practices in this area in support of the ~~((e))~~County's larger sustainability goals.

- 1968 **F-321 King County encourages the:**
 1969 **a. ~~((the u))~~Use of solar energy;**
 1970 **b. ~~((the s))~~Siting of roads, lots, landscaping and buildings for improved**
 1971 **solar orientation;**
 1972 **c. ~~((the u))~~Use of passive solar design and active solar technologies;**
 1973 **~~((and))~~**
 1974 **d. ~~((the p))~~Protection of solar access; and**
 1975

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1976 e. The pursuit and allocation of funds to support access to solar energy for
 1977 frontline communities.

1978
 1979 **F-322 King County should consider passive and active solar energy collection systems**
 1980 **in all new facility designs and major rehabilitations. Solar electric generation**
 1981 **systems interconnected with local utilities should be employed where**
 1982 **cost-benefit analysis shows net benefits, considering emergency power potential**
 1983 **and capitalizing on utility net-metering and power production credit programs.**

1984
 1985 Gas and electric utilities offer low-income energy assistance programs. All feasible actions to increase the
 1986 availability of conservation measures to ~~((low-income residents))~~ frontline communities should be pursued, such
 1987 as public-private cooperation and combining existing rehabilitation efforts with installation of energy efficiency
 1988 measures.

1989
 1990 **F-323 King County should expand the availability of energy efficiency, renewable**
 1991 **energy, and fossil fuel use reduction and transition measures to ~~((low-income~~**
 1992 **~~residents))~~ frontline communities most likely to be disproportionately impacted**
 1993 **by climate change.**

1994
 1995 **((3.)) Electric Utilities**

1996 The four-state ~~((Seventh Northwest Electric Power and Conservation Plan (also called the 6th Power Plan)~~
 1997 ~~produced in 2016))~~ 2021 Northwest Power Plan by the Northwest Power and Conservation Council provides a
 1998 blueprint for the development of electricity resources in the region. Bonneville Power Administration and other
 1999 federal agencies, the region's utilities, state and local government, private businesses and the people of the
 2000 Northwest all participate in implementing the council's goals. Electric utilities serving unincorporated King
 2001 County include Bonneville Power Administration ~~((, Seattle City Light, Snohomish Public Utility District))~~ and
 2002 Tanner Electric Cooperative. Puget Sound Energy provides both electricity and natural gas service.

2003
 2004 A number of significant events in the past years have influenced the electric power business in King County's
 2005 power markets. These include:

- 2006 1) Ongoing very large expenditures by hydropower utilities (notably Bonneville Power Administration) to
 2007 mitigate salmon habitat losses caused by dams;
- 2008 2) The recognition of human-caused climate change, driven mostly by carbon dioxide release—a
 2009 significant portion of which can be attributed to electric power generation; and
- 2010 3) The passage of ~~((State Initiative 937 codified at))~~ Energy Independence Act in Chapter 19.285 Revised
 2011 Code of Washington ((chapter 19.285)), requiring utilities to acquire an increasing portion of their
 2012 electric supplies from qualified renewable resources (a ~~((so-called))~~ renewable resource portfolio
 2013 standard).

2014

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2015 Hydropower is the largest single source of the existing electrical power, with the county’s major electric resources
 2016 located outside King County. These include the Grand Coulee, North Bonneville and Ross Dams. No new
 2017 large dam sites are available in the region, making hydropower a very small part of projected new regional
 2018 power-generating resources.

2019
 2020 ~~((Existing hydropower facilities in King County include Snoqualmie Falls, Cedar Falls, Twin Falls, Weeks Falls,
 2021 and Black Creek. Proposed projects include new facilities at Hancock Creek and Calligan Creek (both are
 2022 tributaries of the North Fork Snoqualmie), Martin Creek near Stevens Pass, and Black Canyon on the North
 2023 Fork Snoqualmie. Few if any additional projects beyond these listed are expected to be built in King County,
 2024 and some of those listed above, although licensed, may not be built.))~~

2025
 2026 The Federal Energy Regulatory Commission licenses such projects, but in doing so must consider existing plans
 2027 and policies of public and private jurisdictions. While power generation benefits the public, care must be taken
 2028 to ensure that small hydroelectric projects are constructed in an environmentally sound manner, directing new,
 2029 small hydropower facilities, for example, to streams that do not have anadromous fish. Construction and
 2030 operation must also be consistent with the intended functions and uses of forestlands, where most small
 2031 hydroelectric projects are located.

2032
 2033 The Northwest Power and Conservation Council’s ~~((seventh plan))~~ 2021 Northwest Power Plan indicates no
 2034 significant addition of hydropower resources is projected. The Northwest Power and Conservation Council plan
 2035 also identifies Protected Areas to protect some streams and wildlife habitats from hydroelectric development
 2036 where such development would have major negative impacts that could not be reversed. In these areas, the
 2037 Northwest Power and Conservation Council finds that mitigation techniques cannot assure that all adverse
 2038 impacts of hydroelectric development on these fish and wildlife populations will be mitigated; that even small
 2039 hydroelectric projects may have unacceptable individual and cumulative impacts on these resources; and
 2040 protecting these resources and habitats from hydroelectric development is consistent with an adequate, efficient,
 2041 economical, and reliable power supply.

2042
 2043 Electrical utilities supplying King County are required by Washington State law to plan for their electric power
 2044 resources in an integrated resource planning process very similar to the process that the Northwest Power and
 2045 Conservation Council used for its ~~((6th))~~ 2021 Northwest Power Plan. ~~((County suppliers Puget Sound Energy,
 2046 Seattle City Light and Snohomish County Public Utility District))~~ These are required by state law to regularly
 2047 assess their power needs, supply strategies and impacts using Integrated Resource Plans.

2048
 2049 ~~((The passage of the I-937 renewable resource portfolio standard has increased the demand (and attendant value
 2050 of) qualified renewable resources. I-937, codified as the Energy Independence Act under 19.285 Revised Code of
 2051 Washington, specifically excludes new freshwater hydroelectric projects from the definition of renewable for
 2052 purposes of qualifying energy credits, with the exception of incremental efficiency improvements to certain
 2053 existing facilities.))~~

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2054

2055 **F-324**

To address the cumulative effects of multiple energy facilities, King County should continue to participate in the state and federal processes for licensing, authorizing, or certifying, and any such renewals, of existing and proposed power generation projects within King County. King County's review of individual projects in the state and federal processes should consider consistency with designated land uses and environmental protection goals. Specifically, power generation projects should:

2062

a. Have climate change impacts considered and mitigated to the greatest extent practical;

2063

2064

b. Be consistent with, and preferably directly incorporated in, utility integrated Resource Plans;

2065

2066

c. Use renewable resources to the greatest extent practical;

2067

d. Include public engagement;

2068

e. Not significantly interfere with commercial forestry operations;

2069

f. Be located and operated in a manner such that impacts to salmonid fish and wildlife are minimized;

2070

2071

g. Avoid unstable and erosion-prone areas;

2072

h. Include performance bonding to fund erosion control;

2073

i. Provide full mitigation for construction and operation impacts;

2074

j. Avoid, to the extent practicable, diminishing scenic values;

2075

k. Incorporate adequate public safety measures; and

2076

l. In the case of hydropower, not be located within a Protected Area as designated by the Northwest Power and Conservation Council.

2077

2078

2079 **F-325**

King County ~~((and the))~~ should work with utilities ~~((should))~~ to identify and preserve corridors, consistent with the Growth Management Act goal of focusing growth within the Urban Growth Area, to accommodate future electric power transmission and distribution lines. Corridor designation should include:

2080

2081

2082

a. Identification of appropriate shared uses and recognition of the values provided by nonutility uses, such as recreation;

2084

2085

b. Recognition of county roads as utility corridors; and

2086

c. Evaluation of proposed facility plans on a system-wide basis, rather than project-by-project.

2087

2088

2089

~~((F-325a) Results from the King County Equity Impact Review Tool will be used as an important consideration to identify and assess impacts and opportunities of adding, expanding or upgrading transmission and distribution lines and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.))~~

2090

2091

2092

2093

2094

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2095 **F-326** When new, expanded or upgraded transmission is required, use of existing
 2096 corridors that have above-ground utilities should be evaluated first. King County
 2097 should facilitate appropriate corridor sharing among different utility types and
 2098 owners.

2100 **F-327** New electrical distribution lines should be installed underground where
 2101 reasonably feasible and not a health or safety concern. ~~((The county should
 2102 encourage underground placement of existing distribution lines through such
 2103 tools as local improvement districts.))~~

2104
 2105 ~~((Public concern exists over the potential health effects of electrical power lines. The concern focuses on the
 2106 effects of extremely low level electromagnetic fields. Seattle King County Department of Public Health currently
 2107 responds to inquiries from residents about extremely low level electromagnetic fields and keeps abreast of current
 2108 research. The following policy recognizes the inconclusive nature of the data concerning extremely low level
 2109 electromagnetic fields and the need to have an informed citizenry through public disclosure of available research
 2110 about the potential health risks. Scientific evidence to date does not support firm conclusions about the existence
 2111 of adverse health effects related to extremely low level electromagnetic fields.~~

2112
 2113 ~~**F-328** King County will monitor scientific research on potential human health effects of
 2114 extremely low frequency electric and magnetic fields. If federal or state agencies
 2115 promulgate rules to reduce exposure to extremely low level electric and magnetic
 2116 fields — through changes in the use of appliances, construction practices, the
 2117 location of electrical infrastructure or other activities — the county shall inform
 2118 its residents, in adherence with the Executive Order and other applicable policies
 2119 on written language and translation processes, and take appropriate actions.~~

2121 **4.)) Natural Gas**

2122 ~~((Generally, the most thermally efficient use of natural gas is in "direct applications." The choice of fuel shall be
 2123 based on market conditions and the prudently weighted greenhouse gas emissions impacts of using natural gas as
 2124 compared with alternatives, with the customer comparing various fuels.)) King County works to reduce fossil
 2125 fuel natural gas use in the built environment through a combination of energy use reduction, the use of renewable
 2126 natural gas, and conversion to high-efficiency heating systems (such as heat pumps) that use electricity. Many
 2127 homes and businesses in King County do not have the choice of natural gas, however, even within the Urban
 2128 Growth Area.~~

2129
 2130 King County has by far the largest resource of biologically produced methane in the region, from its wastewater
 2131 treatment facilities and its solid waste landfills. King County should continue to develop and promote the
 2132 development of biologically-derived sources of fuel gas ~~((i.e.,))~~ renewable natural gas, research technologies and
 2133 opportunities to utilize low methane concentration gas from closed landfills for beneficial uses, and support the
 2134 efficient marketing and use of such gas. Any renewable energy production associated with methane or

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2135 biologically derived materials should consider other potential uses of relevant resources, such as the use of edible
2136 food to reduce hunger.

2137

2138 **F-329 King County should work to remove barriers to the availability and efficient use**
2139 **of renewable natural gas.**

2140

2141 **F-330 King County ((will)) shall provide leadership in and promotion of the use of**
2142 **renewable natural gas to minimize climate change impacts, including that from**
2143 **its own sources, as a substitute for fossil-sourced natural gas where practical,**
2144 **while discouraging the use of human food feedstocks for the creation of**
2145 **renewable natural gas.**

2146

2147 **~~(5.)~~ Hazardous Liquid and Gas Transmission Pipelines**

2148 Part of the fossil fuel system is the movement of hazardous liquid and gas by transmission pipelines. Hazardous
2149 liquid and gas transmission pipelines, as defined by Revised Code of Washington 81.88.010 and Washington
2150 Administrative Code 480-93-005, respectively, provide a vital service of transporting hazardous materials from
2151 one location to another. Long-distance transmission pipelines move a variety of hazardous materials, including
2152 crude oil, petroleum products, natural gas and hazardous liquids, such as anhydrous ammonia. Pipeline rupture
2153 or failure can result in release of these materials, which are highly flammable, explosive or toxic. The policies in
2154 this chapter identify public values and goals to assure that the transmission of hazardous materials by pipeline
2155 address public health and safety.

2156

2157 The Federal Energy Regulatory Commission regulates the location, construction and operational conditions of
2158 interstate natural gas pipelines through its certification process. The state and federal government regulate the
2159 location, construction and operational conditions of hazardous liquid and intrastate gas pipelines through the
2160 Energy Facility Site Evaluation Council. In its review of pipeline applications, however, the Energy Facility Site
2161 Evaluation Council must determine whether the pipelines are consistent with ((e))County land use plans and
2162 zoning codes. Thus, King County's authority to regulate the location of pipelines is through the comprehensive
2163 plan and development regulations.

2164

2165 **F-331 King County recognizes that federal and state regulatory programs govern the**
2166 **design, construction, and operation of hazardous liquid and gas transmission**
2167 **pipelines. King County's land use designations, zoning classifications, and**
2168 **development regulations should be focused on increasing safety and reducing**
2169 **environmental impacts of transmission pipelines regulated by the federal and**
2170 **state government. King County shall actively engage in federal and state review**

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- 2171 processes to identify local impacts and risks and advocate for safety and
 2172 environmental protections.
 2173
- 2174 **F-332** Any new, modified, or expanded hazardous liquid and gas transmission pipelines
 2175 proposed for construction in King County shall meet the County’s development
 2176 regulations, including but not limited to, King County’s zoning code, building
 2177 code, grading code, and shoreline management code. Proposals for
 2178 modifications, such as regular maintenance or changes required to address
 2179 hazards or comply with federal or state safety requirements, shall be clearly
 2180 distinguished from proposals to modify or expand facility capacity or uses.
 2181
 2182
- 2183 King County anticipates that few new hazardous liquid or gas transmission pipelines will be constructed in the
 2184 near future. However, as existing pipelines age and the relationship between resources, refineries and markets
 2185 changes over time, new pipelines will need to be constructed. Hazardous liquid and gas transmission pipelines
 2186 are best constructed away from locations where large numbers of people assemble. King County recognizes
 2187 however, that under some circumstances, new gas transmission pipelines may need to locate in densely
 2188 populated areas as the only practical alternative to meet the demand for service.
 2189
- 2190 ~~((F-332a Results from the King County Equity Impact Review Tool will be used as an
 2191 important consideration to identify impacts and opportunities of siting new gas
 2192 or hazardous liquid transmission pipelines and the county’s Equity and Social
 2193 Justice principles should be used to improve residents’ access to the
 2194 determinants of equity.))~~
 2195
- 2196 **F-333** New hazardous liquid and gas transmission pipelines should be located away
 2197 from high-density residential zones, Urban Activity Centers, ~~((and B))~~business
 2198 ~~((C))~~centers, ~~((Q))~~office ~~((P))~~parks, sports fields, schools and day care centers or
 2199 other land uses where large numbers of people would assemble.
 2200
- 2201 ~~((F-334 When new, expanded or upgraded hazardous liquid or gas transmission
 2202 pipelines are required, use of existing corridors should be evaluated first. King
 2203 County should facilitate appropriate corridor sharing among different utility types
 2204 and owners.))~~
 2205
- 2206 **F-335** Hazardous liquid and gas transmission pipelines should not be located in areas
 2207 susceptible to soil disturbance or liquefaction or in aquifer recharge areas.
 2208 When it is impractical to avoid such areas, special engineering precautions
 2209 should be taken to protect public health, safety, and welfare.
 2210

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2211 ~~((It is essential to map the location of existing hazardous liquid and gas transmission pipelines within King~~
 2212 ~~County so that developers know where they are and who to call for information before construction begins.~~
 2213 ~~Accurate maps will assist King County in reviewing land use applications for land uses located near pipelines.))~~

2214

2215 **F-336 King County should map the location of existing and new hazardous liquid and**
 2216 **gas transmission pipelines. Maps shall not substitute the one-call locating**
 2217 **system and shall not be used for any construction or maintenance activity.**

2218

2219 ~~((Risks to life and property can be minimized by keeping land uses a safe distance from hazardous liquid and gas~~
 2220 ~~transmission pipelines. Pipelines transport a variety of materials, some of which flow under the force of gravity.~~
 2221 ~~While standard setbacks do not assure protection from materials that have the ability to migrate, setbacks may~~
 2222 ~~protect life and property from hazardous materials that are highly flammable, explosive or toxic. Limiting the~~
 2223 ~~allowable uses within pipeline rights-of-way can further reduce risks to life and property.))~~

2224

2225 **F-337 Structures designed for human occupancy shall not be located within hazardous**
 2226 **liquid or gas transmission pipeline rights-of-way and should be set back from the**
 2227 **pipeline to protect public health, safety and property. No structures shall be**
 2228 **located over the pipeline.**

2229

2230 **F-338 Land uses shall be restricted within hazardous liquid and gas transmission**
 2231 **pipeline rights-of-way. Passive recreational uses, such as hiking trails, may be**
 2232 **allowed if the risk to life and property is assessed and determined to be minimal.**

2233

2234 ~~((Pipeline failure can result from damage caused by excavation near existing pipelines. Many existing pipelines~~
 2235 ~~initially were constructed in less populated areas with little development. As demand for land grows, the risk of~~
 2236 ~~conflict between existing pipelines and land development increases.~~

2237

2238 ~~**F-339 King County should promote the safety and reliability of the hazardous liquid and**~~
 2239 ~~**natural gas transmission pipeline systems by requiring developers, contractors,**~~
 2240 ~~**and excavators to notify the state, pipeline operators and utilities through the**~~
 2241 ~~**one-number locator service, before beginning excavation or construction.))**~~

2242

2243 **F-340 In the interest of safety and reliability of the hazardous liquid and natural gas**
 2244 **interstate transmission pipeline systems, the ((e))County should take steps to**
 2245 **protect and preserve the signs that mark pipelines.**

2246

2247 **~~((6.))~~ Natural Gas Distribution Systems**

2248 Natural gas pipelines fall into two major categories: gas transmission lines that transport natural gas from
 2249 production fields to ~~((local))~~ distribution companies and distribution systems that deliver natural gas from
 2250 transmission pipelines to retail customers. ~~((The federal government may define certain parts of the natural gas~~

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2251 ~~distribution system that serve large volume gas users as part of the transmission system.))~~ Distribution systems
 2252 for transporting natural gas are fundamentally different from transmission gas pipelines, and should be regulated
 2253 based on their design, use, and location.

2254

2255 Gas distribution systems are owned and operated by ~~((local))~~ distribution utilities. Such systems consist of the
 2256 pipelines that deliver natural gas to end users together with intermediate supply lines. The distribution system is
 2257 constructed incrementally, with addition of new segments and upgrading of existing lines in numerous small
 2258 projects. The distribution system is a network that is primarily located in road rights-of-way, where service is
 2259 available. ~~((Local))~~ Distribution companies are subject to the comprehensive safety regulations administered by
 2260 the Washington Utilities and Transportation Commission under state law and regulations and by the ~~((federal))~~
 2261 United States Department of Transportation's Office of Pipeline Safety under federal law and regulations. The
 2262 rates and services of investor-owned utilities also are subject to comprehensive regulation by the Utilities and
 2263 Transportation Commission under state law and regulations.

2264

2265 **F-341** King County ~~((recognizes that the))~~ shall use franchise agreements process to
 2266 require gas distribution ((system is primarily located in road rights-of-way))
 2267 utilities comply with county, state, and federal safety and health regulations.

2268

2269 **F-342** In the interest of safety and reliability of the natural gas distribution pipeline
 2270 systems, the ~~((c))~~ County should take steps to protect and preserve the signs that
 2271 mark pipelines.

2272

2273 **F-343** Structures designed for human occupancy shall not be located within gas
 2274 distribution pipeline rights-of-way and should be set back from the pipeline to
 2275 protect public health, safety, and property. No structures shall be located over
 2276 the pipeline.

2277

2278 ~~((F-344))~~ ~~Permit requirements shall require excavators to ensure adequate protection of~~
 2279 ~~any facilities that are encountered during their work. This shall include but not~~
 2280 ~~be limited to adhering to the foreign facility owners requirements for separation~~
 2281 ~~and backfill, developing joint plans when drilling or boring parallel to foreign~~
 2282 ~~facilities, and potholing all facilities that will be crossed by drilling or boring.~~

2283

2284 **7-)) Crude Oil Transport by Rail, Truck and Vessel**

2285 Part of the fossil fuel system is the transport of crude oil by rail, truck and vessel. King County and local
 2286 governments across the United States are facing rapid and significant increases in train traffic carrying crude oil.
 2287 ~~((According to the Washington State Department of Ecology's 2014 Marine and Rail Oil Transportation Study,~~
 2288 ~~the volume of crude oil transported by rail across the US increased 42-fold from 2008 to 2013.~~

2289

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2290 In Washington State, shipments increased from zero in 2011 to approximately 19 unit trains a week in 2014,
 2291 each carrying as much as 3 million gallons of Bakken crude, mostly destined to refineries in Washington and
 2292 California. If the proposed facilities and refinery expansions to accommodate rail imports are permitted and fully
 2293 built over the next few years, the weekly unit train number could jump to 137 or more. Congress's repeal of the
 2294 export ban on U.S. produced oil in 2015 has the potential to further increase transportation of Bakken crude
 2295 through our state.

2296
 2297))Oil trains travel through densely populated areas of King County and pass through a century-old tunnel under
 2298 downtown Seattle. Many of the trains carry highly volatile Bakken Crude oil, creating risks for catastrophic
 2299 explosions and loss of life and property in the event of a derailment. The passage of mile-long unit trains delay
 2300 traffic and emergency vehicle access at numerous at-grade crossing.

2301
 2302 Oil train routes cross numerous rivers, streams, and aquifers and trace the Puget Sound shoreline, putting aquatic
 2303 resources and Endangered Species Act-listed salmon at risk. Despite facing impacts and risks from oil transport
 2304 by rail, and burdens for emergency planning and response, local governments like King County have almost no
 2305 authority to require disclosure of hazards, establish safety standards for trains passing through their jurisdiction,
 2306 or require railroads and shipper to pay for mitigation of impacts.

2307
 2308 King County Office of Emergency Management acts as a regional convener of public and private emergency
 2309 management entities to plan for, mitigate and respond to oil train spills and explosions. Additionally, King
 2310 County convenes and leads a coalition of ~~((more than 160 elected))~~ local, state, and Indian tribal leaders known
 2311 as the Safe Energy Leadership Alliance to advocate for assessment of the full costs and risks of oil and coal
 2312 transport and coal export on our regional, local and Indian tribal economies, environment, health, and cultural
 2313 resources.

2314

2315 **F-344a** King County ~~((Office of Emergency Management))~~ shall convene local emergency
 2316 managers, first responders, railroads and others to prepare for and mitigate the
 2317 increasing risk of oil spills, fire, and explosions posed by oil transport by rail,
 2318 truck, and vessel. This work should consider potential risks from related fossil
 2319 fuel facilities.

2320

2321 **F-344b** King County should advocate for environmental reviews of proposed oil
 2322 terminals and other related fossil fuel facilities in Washington State to assess
 2323 and mitigate for area-wide, cumulative risks and impacts to public safety,
 2324 infrastructure, traffic, health, water supplies, and aquatic resources from
 2325 increased oil transport by rail, truck, and vessel.

2326

2327 **F-344c** King County should collaborate with local and Indian tribal governments to
 2328 jointly advocate for stronger federal and state disclosure requirements for
 2329 hazardous materials being transported by rail, safety requirements and speed
 2330 limits for tank cars, minimum liability coverage for railroads and oil shippers, and

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2331 financial support for increased local emergency planning and response to oil
2332 spills, fires, and explosions.
2333

2334 **((8.)) Fossil Fuels and Fossil Fuel Facilities**

2335 Fossil fuels are petroleum and petroleum products, coal, and natural gas, such as methane, propane and butane,
2336 derived from prehistoric organic matter and used to generate energy. Fossil fuels do not include non-fuel
2337 petrochemicals, fuel additives, or renewable fuels. Fossil fuel facilities are commercial facilities used primarily to
2338 receive, store, refine, process, transfer, wholesale trade, or transport fossil fuels. They do not include individual
2339 storage facilities for the purposes of retail or direct to consumer sales, facilities or activities for local
2340 consumption, non-commercial facilities, and uses preempted by federal or state rule or law.

2341
2342 New or expanded fossil fuel facilities may create significant public health risks, including air pollution causing
2343 impaired respiratory functions from fine particulates, noise pollution affecting hearing loss and psychological
2344 health, exposure to heavy metals, and contamination of drinking water sources. These risks may result in
2345 cancer, premature death, and lung and heart diseases. Fossil fuel facilities also pose a threat to King County's
2346 ecology through extensive land disturbing activities that cause adverse impacts to natural ecosystems,
2347 contamination of surface water and groundwater, risks from impacts in areas with seismic and geological
2348 instability, and destruction of critical habitat for wildlife. New and expanded fossil fuel facilities may create
2349 congestion at vehicle/train crossings, increase noise levels through additional vehicle trips, and generate dust,
2350 debris, and odor. Additionally, there have been multiple incidents across the United States and Canada in which
2351 spills of crude oil from train derailments and tanker ships and natural gas pipeline explosions have caused
2352 numerous fatalities and illnesses, substantial loss of property, and significant environmental damage.(([†]))
2353

2354 Fossil fuel extraction, processing, infrastructure, transport, and end use as a fuel contribute significantly to
2355 climate change and environmental pollution. According to the International Panel on Climate Change, the
2356 combustion of fossil fuels is the largest human source of global greenhouse gas emissions.² Washington state
2357 and King County are also threatened by impacts resulting from climate change, including warming temperatures,
2358 sea level rise on coastal communities, diminishing snowpack and water availability, ocean acidification, and
2359 forest decline.³
2360

(([†]Ordinance 18866))

² ((IPCC, 2014: Climate Change 2014: Synthesis Report. Contribution of Working Groups I, II and III to the Fifth Assessment Report of the Intergovernmental Panel on Climate Change [Core Writing Team, R.K. Pachauri and L.A. Meyer (eds.)]. IPCC, Geneva, Switzerland.)) IPCC, 2022: Climate Change 2022: Mitigation of Climate Change. Contribution of Working Group III to the Sixth Assessment Report of the Intergovernmental Panel on Climate Change [P.R. Shukla, J. Skea, R. Slade, A. Al Khourdajie, R. van Diemen, D. McCollum, M. Pathak, S. Some, P. Vyas, R. Fradera, M. Belkacemi, A. Hasija, G. Lisboa, S. Luz, J. Malley, (eds.)]. Cambridge University Press, Cambridge, UK and New York, NY, USA. doi: 10.1017/9781009157926.004

³ Ordinance 18866

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2361 Local regulations can address these impacts by ensuring comprehensive environmental review and permitting
 2362 requirements, particularly for fossil fuel facilities such as terminals, storage facilities, and refining and handling
 2363 facilities. Federal and State statutes also regulate components of the fossil fuel system, such as the location,
 2364 construction, and operational conditions for pipelines and railroad lines.

2365

2366 **F-344d** King County land use policies, development regulations, and permitting and
 2367 environmental review processes related to fossil fuel facilities shall be designed
 2368 to:

- 2369 a. ~~((p))~~Protect public health, safety, and welfare;
 2370 b. ~~((m))~~Mitigate and prepare for disasters;
 2371 c. ~~((p))~~Protect and preserve natural systems;
 2372 d. ~~((m))~~Manage impacts on public services and infrastructure; and
 2373 e. ~~((r))~~Reduce impacts of climate change.

2374

2375 **F-344e** King County shall thoroughly review the full scope of potential impacts of
 2376 proposals for new, modified, or expanded fossil fuel facilities. Fossil fuel
 2377 facilities include commercial facilities used primarily to receive, store, refine,
 2378 process, transfer, wholesale trade, or transport fossil fuels, such as, but not
 2379 limited to bulk terminals, bulk storage facilities, bulk refining, and bulk handling
 2380 facilities.

2381

2382 **F-344f** When reviewing proposals for new, modified or expanded fossil fuel facilities,
 2383 King County shall require comprehensive environmental assessment, and early
 2384 and continuous public notice and comment opportunities. King County shall
 2385 only approve proposals for new, modified, or expanded facilities when:

- 2386 a. The proposed facility can confine or mitigate all operational impacts;
 2387 b. The facility can adequately mitigate conflicts with adjacent land uses;
 2388 c. The full scope of environmental impacts, including life cycle greenhouse
 2389 gas emissions and public health, have been evaluated and appropriately
 2390 conditioned or mitigated as necessary, consistent with the County's
 2391 substantive State Environmental Policy Act authority;
 2392 d. The applicant ~~((must comply))~~ has complied with applicable federal and
 2393 state regulations, including the Clean Water Act, Clean Air Act, and
 2394 Endangered Species Act;
 2395 e. The applicant has demonstrated early, meaningful, and robust
 2396 consultation with the public, surrounding property owners, and with
 2397 Indian tribes to assess impacts to tribal treaty-protected cultural and
 2398 fisheries resources; and
 2399 f. Risks to public health and public safety can be mitigated.

2400

2401 ~~((F-344g))~~ Results from the King County Equity Impact Review Tool shall be used as an
 2402 important consideration to identify and mitigate impacts of new, modified, or

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2403 ~~expanded fossil fuel facilities. The Equity Impact Review should take into~~
 2404 ~~consideration the potential effects of a new, modified or expanded fossil fuel~~
 2405 ~~facility on the health of a population, and how those effects may be different~~
 2406 ~~within a population.))~~
 2407
 2408 **F-344h** King County shall ~~((establish))~~ **implement** a periodic review process for fossil fuel
 2409 facilities. The periodic review shall be a part of King County’s ongoing
 2410 enforcement and inspections of fossil fuel facilities, and to assure compliance
 2411 with applicable conditions, mitigations, and the most up-to-date safety and public
 2412 health standards. The periodic review process should, subject to applicable law:
 2413 a. Provide opportunities for public review and comment;
 2414 b. Evaluate whether the facility is in compliance with current federal, state,
 2415 and County regulations and implementation of industry-standard best
 2416 management practices; and
 2417 c. Allow King County to modify, add, or remove permit conditions to
 2418 address new circumstances and/or unanticipated fossil fuel
 2419 facility-generated impacts.

2420
 2421 **F-344i** Local distribution companies that convey fossil fuels in King County shall
 2422 prepare and submit a greenhouse gas impact analysis when applying for a new
 2423 utility franchise agreement or an extension or renewal of an existing utility
 2424 franchise agreement.
 2425

2426 **~~((B.))~~ Telecommunications**

2427 **~~((1.))~~ Telecommunications))**

2428 Various companies provide telecommunications services throughout unincorporated King County, including
 2429 voice, data, and video on various mediums such as wire, fiber optic, or radio wave. Effective
 2430 telecommunications services promote and enhance individual information exchange, contribute to a robust
 2431 regional economy, and afford numerous public services, including delivery of emergency services, education,
 2432 and opportunities for community involvement.

2433
 2434 Telecommunication networks are privately owned, publicly regulated entities that are driven by market forces
 2435 more than statutory requirements. The County has limited control of telecommunication service providers.
 2436 However, its regulation of rights-of-way and associated franchise agreements with those companies help ensure
 2437 technical quality, protect customer rights, and support public services.

2438
 2439 Telecommunications systems will need to grow to continue to support government, business, resident,
 2440 education, health, service sector, and mobile communication needs, as well as to respond to new technologies.
 2441 Telecommunication technologies ~~((are changing))~~ change rapidly and will continue to change during the horizon
 2442 of this plan. The future telecommunication system ~~((may make little distinction between cable, telephone and~~

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2443 cellular) will build off of the existing telecommunication infrastructure, while utilizing an expanded range of
 2444 radio frequencies transmitted through antennas to improve capacity and access. ((Telecommunication services
 2445 include voice, data, video and other communication services on various mediums including, but not limited to,
 2446 wire, fiber optic or radio wave. Effective telecommunications services are critical to residents in several ways.
 2447 They promote and enhance individual information exchange, contribute to a robust regional economy, and
 2448 afford numerous public services, including delivery of emergency services, education and opportunities for
 2449 community involvement.))

2450

2451 King County's 2020 Broadband Access Study states that, for "many in the region, King County is a great place to
 2452 live, learn, work and play. Yet the region has deep, persistent, and widening inequities – most visible by race
 2453 and place – that threaten the collective prosperity, where everyone's basic needs are met, and everyone has
 2454 access to economic opportunity. This holds true for Digital Equity, in which everyone has the technological
 2455 access and knowledge needed for full participation in our society, democracy and economy. Digital Equity is
 2456 increasingly necessary for civic and cultural participation, employment, lifelong learning, and access to essential
 2457 services. Regional collaboration on digital equity solutions with public, private, and civic partners offers an
 2458 opportunity for change." Consistent with King County's equity and racial and social justice goals, the County is
 2459 working to advance Digital Equity, such as increasing internet access as discussed later in this section.

2460

2461 **F-345** **Telecommunication services ((are to)) shall be encouraged ((as a means)) to**
 2462 **mitigate the transportation impact of development and growth, including**
 2463 **((G))greenhouse ((G))gas ((E))missions.**

2464

2465 **F-346** **King County should encourage((s the)) telecommunication service providers to**
 2466 **engage in long-term planning for telecommunications construction,**
 2467 **reconstruction, and facility upgrades, including provisions to ensure that the**
 2468 **system's capacity, design, and equipment will allow users to take advantage of**
 2469 **innovative uses, services, and technology.**

2470

2471 **F-347** **Telecommunication companies and the ((e))County should coordinate activities**
 2472 **when facilities are being installed or road construction projects are scheduled.**

2473

2474 **F-348** **((Long term planning for telecommunications systems by the)) King County**
 2475 **regulations should encourage telecommunication service providers ((should**
 2476 **allow)) to plan and provide for uninterrupted service during natural disasters.**

2477

2478 **F-349** **Co-location of telecommunication facilities is encouraged to reduce the**
 2479 **unnecessary proliferation of individual, single-user towers. Co-location shall be**
 2480 **required unless an applicant can demonstrate to the satisfaction of the**

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2481 ~~((e))~~County that collocation on an existing tower is not feasible and not
2482 consistent with service quality and access.

2483

2484 **F-350** Although visual impacts are always an important consideration in the decision to
2485 approve or deny a proposal, King County shall give greater weight to the visual
2486 impacts of telecommunication facilities proposed to be located on
2487 residentially-zoned lands or in the Rural Area or Natural Resource Lands. In
2488 addition, the visual impacts of proposals for an individual tower with a single
2489 user shall be given greater weight than proposals to collocate facilities.

2490

2491 **F-351** King County considers the placement of telecommunication facilities within
2492 street rights-of-way as the preferred alternative to the construction of facilities on
2493 private property. Regulatory standards shall require placement in street
2494 rights-of-way, especially within residential neighborhoods and Rural Areas,
2495 unless such a location is not feasible or not consistent with service quality and
2496 access.

2497

2498 **~~((2.))~~ Cable Services**

2499 ~~((King County Ordinance 10159 dictates current policy for cable services. It states in part: “it is the County’s
2500 policy to promote the widespread availability of cable service and diverse information to County residents and to
2501 encourage the development of cable systems and cable technology as a means of communication between and
2502 among members of the public and public institutions.” The county’s cable-related needs are expressed in the
2503 following policies:)) King County Code Chapter 6.27A establishes regulations for companies using County
2504 rights-of-way to provide cable television services to customers in unincorporated areas via franchise agreements.
2505 As of 2023, King County has franchise agreements with two cable companies, Comcast and WAVE Broadband.~~

2506

2507

2508 **F-352** Long-term planning for cable systems should include service to all areas of the
2509 county ~~((which))~~ that meets the minimum density established in the cable
2510 company’s franchise agreement and ~~((the county’s Cable Television Ordinance))~~
2511 King County Code Chapter 6.27A.

2512

2513 **F-353** Cable companies should provide services that meet the cable-related needs and
2514 interests of all segments of the community, taking into account the cost of
2515 meeting such needs and interests.

2516

2517 **F-354** Cable companies should take proactive steps to ensure that there is widespread
2518 availability of and equitable access to cable service. Cable companies should
2519 ensure information is culturally~~((-))~~ appropriate and made available to ~~((residents
2520 of the county, especially low income and limited-English proficient~~

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2521 communities)) county residents, especially those with low incomes and/or that
 2522 speak a language(s) other than English.

2523

2524 **F-355** ((The goal of I)) Long-term cable planning should ((be)) support:

2525 a. _____ ((a)) A high-capacity, state-of-the-art system((-);

2526 b. _____ **Installation and activation of ((T))two-way capacity ((should be installed**
 2527 and activated.))

2528 c. _____ **Interconnection of ((C))cable systems ((should be interconnected)) to**
 2529 other communications systems((- They should be designed to be)); and

2530 d. _____ **("open"; that is, the systems should be) Open systems, usable by**
 2531 many, for a variety of purposes.

2532

2533 **F-356** Public uses of the cable system should be expanded as the system is upgraded.

2534

2535 **((3.)) Internet Access**

2536 Increased high-speed (or broadband) internet access and ((R))rapidly changing technologies ((are providing))

2537 provide opportunities for alternative work environments and lifestyles ((as more people transmit and receive

2538 information through the internet)). ((Although there is a growing interest in the use of computer technologies,

2539 few new developments are including high-speed internet access lines or home cabling. King County encourages

2540 private partnering between developers, builders and communication providers to expand the opportunities for

2541 access to the internet.)) In King County and nationwide, people without broadband internet service are at a

2542 growing disadvantage when it comes to education, health care, access to government services, the job market,

2543 and civic and cultural engagement. Equal access to technology can help improve the quality of everyone's life.

2544

2545 In 2020, the King County Broadband Access Study was completed, which evaluated the availability and

2546 accessibility of broadband internet services for King County residents. The study:

2547 1. Assessed the broadband infrastructure and services available and accessible to the community:

2548 2. Identified unserved locations (a location that does not have a broadband connection available) and

2549 underserved populations (residents who have broadband service available to them, but they cannot

2550 afford to buy it, or they have some other barrier to using broadband, such as lack of digital literacy or

2551 lack of access to broadband-enabled devices); and

2552 3. Included data collection, analysis, findings, and recommended solutions across multiple demographics.

2553

2554 King County is exploring and implementing actions to enable expansion of internet and broadband access to

2555 more county residents. For example, King County's Institutional Network (I-Net) provides broadband to eligible

2556 government agencies such as schools, libraries, courts, public safety groups, and public health facilities. King

2557 County's Institutional Network (I-Net) has over 2,000 miles of fiber installed, connecting to approximately 300

2558 public facilities. I-Net is expanding access to broadband to ensure all nonprofits, community, and educational

2559 organizations have the information technology capacity needed to deliver government services to effectively

2560 serve all communities so they can have full participation in society, democracy, and the economy. Focusing on

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2561 advancing Best Start for Kids and healthier communities, I-Net also continues working with nonprofits,
2562 government, and educational institutions to bring “last mile” connectivity, which continues to be a barrier.

2563

2564 In addition, the County understands the importance of state and other local organizations and their initiatives to
2565 expand broadband access within King County. The County is creating partnerships with these entities to help
2566 make high-speed broadband a reality for everyone in King County.

2567

2568 **F-357** **Developers should collaborate with major employers to create developments that**
2569 **facilitate and encourage telecommuting by installing high-speed internet lines**
2570 **during construction of the project.**

2571

2572 **F-358** **Builders and architects should work with the telecommunication industry to**
2573 **design and retrofit state-of-the art cable-ready homes and offices ((and)), as well**
2574 **as community centers, social service agencies, community health clinics, and**
2575 **other buildings that serve low-income residents.**

2576

2577 **F-358a** **King County should explore opportunities to increase access to broadband**
2578 **internet services to underserved and unserved areas, such as expanding the I-**
2579 **Net network, pursuing grant funding to support infrastructure investments,**
2580 **partnering with service providers to expand coverage, supporting fiber optic**
2581 **cable installation in the Eastrail corridor, and marketing to underserved**
2582 **communities.**

2583

2584 ((Wireless internet connections, also referred to as “hotspots,” first conceived in 1993, now number over 300,000
2585 nationally. A hotspot is a location (park, coffee shop, airport, office building, etc.) that offers Wi-Fi access.
2586 Hotspots allow the public to use laptop computers, Wi-Fi phones or other suitable portable devices to access the
2587 Internet. Ninety percent of the hotspots in the nation are free. Of the estimated 150 million laptops and 14
2588 million personal digital assistants sold annually, most include Wi-Fi capability.))

2589

2590 **F-358b** **King County should increase wireless capabilities at County-owned facilities and**
2591 **sites, such as County parks, for public access, where appropriate.**

2592

2593 **F-359** **King County encourages public and private organizations to create wireless**
2594 **internet connections where the public can access the Internet, including in**
2595 **community centers, social service agencies, community health clinics, libraries,**
2596 **schools, and other buildings that serve ((low-income)) residents with low**
2597 **incomes.**

2598

Chapter 9 Facilities, Services, and Utilities
3/1/24

Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
F-101 King County, the cities, special purpose districts ((of)) , and local service providers shall plan as partners. King County's planning ((will)) shall focus on unclaimed urban unincorporated areas and cities' Potential Annexation Areas.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen Other edits for grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy is duplicative to F-102 and could be deleted. If it is retained, it could be clarified to reflect that is in the "Regional Services" section by adding that phrase into the language.
F-101a King County agencies ((will)) shall engage communities in a culturally ((-)) and audience-appropriate manner, including language access. King County agencies ((will)) shall also engage communities that are most affected by proposed projects.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen Consolidates F-101b Other edits for grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
((F-101b King County shall adhere to the Executive Order on Written Language Translation Process and other applicable policies for those with limited English proficiency.))	Clarification of existing policy intent	Consolidated in F-101a	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-102 King County shall work with cities, special purpose districts, other local service providers, and residents to ((identify and distinguish)) provide local, countywide, and regional services. ((Over time,)) As cities ((will)) assume primary responsibility for coordinating the provision of local services delivery in urban areas ((- In general)) , the ((e)) County ((will)) shall continue to provide local services delivery within the Rural Area and Natural Resource Lands, consistent with rural standards and needs. Special purpose districts may still provide services, where appropriate. The ((e)) County ((will)) shall also assume primary responsibility for coordinating the provision of countywide services, including countywide services that must be delivered within city boundaries. The ((e)) County ((will)) shall also work with cities, special purpose districts, and other counties to identify regional service and facility needs and develop strategies to provide them.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen Consolidates F-107 Other edits for clarity, current context, and grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Council may wish to clarify this policy, F-103, and F-209a to reflect the County's regional, countywide, and local responsibilities. Executive staff suggest using regional instead of countywide.
F-103 King County ((will)) shall provide or manage countywide services which include but are not limited to: a. Affordable housing; b. Economic development; c. Flood warning and flood hazard management; d. Harborview Hospital; e. Hazardous waste management; f. Human services; g. Protection and preservation of natural resource lands; h. Public health; i. Regional law and criminal ((justice)) legal services; j. Regional park, trails and open space systems; k. Regional wastewater collection ((and)) , treatment, and ((reclamation)) resource recovery; l. Solid waste management, including recycling; m. Stormwater management; n. Transit; and	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen Other edits for grammar and to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> In subsection (sub) m., the County provides stormwater management on a local level rather than on a regional/ countywide level. State and federal water requirements place the responsibility for stormwater management on individual cities/counties. Although the County can coordinate on water quality issues, the County does not have the authority to manage stormwater for other jurisdictions. Council may consider removing stormwater management from this policy. In sub g., Natural Resource Land protection and preservation is also a

Chapter 9 Facilities, Services, and Utilities
3/1/24

Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
o. Water resource management.						<p>local issue for the County and could be deleted from this policy.</p> <ul style="list-style-type: none"> • Council may wish to clean up this policy, F-102, and F-209a to reflect the County's regional, countywide, and local responsibilities. Executive staff suggest using regional instead of countywide. Additionally, some of the subs are not "services," so "and programs" could be added to the policy.
((F-107 King County will, in cooperation with special purpose districts or local service providers, continue to plan for and provide public services to the Rural Area and Natural Resource Lands, consistent with rural standards and needs.))	Clarification of existing policy intent	Consolidated in F-102	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.
F-108 ((To support the intent of the Growth Management Act,)) King County should work with cities and other service providers to establish priority areas for public funding of capital facilities, services, and infrastructure.	Clarification of existing policy intent	Removed unnecessary language; all of the Comprehensive Plan supports the intent of the Growth Management Act	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.
F-108a King County should address ((historic)) historical inequities and ((disadvantaged)) historically underserved communities both in rural and unincorporated urban areas in determining the priority areas for public funding of capital facilities, services, and infrastructure.	Clarification of existing policy intent	Grammar and to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • Councilmembers may wish to strengthen this policy by changing the policy to "shall."
((F-201 All facilities and services should be provided in compliance with provisions and requirements of the Endangered Species Act, the Clean Water Act and the Growth Management Act.))	Clarification of existing policy intent	This is already a requirement and is not needed as a policy; it also does not capture the wide variety of laws that must be followed.	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.
F-202 King County should seek to ((create quality communities)) support a high quality of life for county residents by ((defining)) identifying the needs and proposing strategies for a full range of public facilities and services, including physical infrastructure and health, human and public safety services. King County should strive to provide an adequate and equitable supply ((and appropriate level)) of public facilities necessary to support all communities <u>at appropriate urban and rural service levels.</u>	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • Councilmembers may wish to strengthen this policy by removing "seek to."

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Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>F-202a Results from ((the King County E))equity ((I))impact ((R))reviews ((Tool will)) shall be used as an important consideration in evaluating funding, capital project, and service delivery decisions, and the County's equity and racial and social justice principles should be used to improve residents' access to the determinants of equity.</p> <p>((F-243a Results from the King County Equity Impact Review Tool will be used as an important consideration to identify and assess the impacts of proposed service changes, and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.</p>	Substantive change	<p>To reflect current terminology: "equity impact review" is proposed to be defined in the Comprehensive Plan and provide flexibility for how the current Equity Impact Review Tool might change over time.</p> <p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p> <p>Consolidation of F-221a, F-243a, and F-271b</p> <p>Other edits for grammar and to reflect current terminology.</p>	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Policy F-202a and F-243a both refer to two similar, but unrelated topics: equity impact review (EIR) and the County's ESJ principles. Equity impact reviews are a process tool for evaluating proposals, whereas the ESJ principles are those that the county use to support a resident's access to services and healthy built environments. The Council may want to consider streamlining this policy to focus on ESJ principles, or to create two policies, one that focuses on how the EIR tool could be used to assess impacts to service changes, and a second one that addresses the County's approach to Equity through the ESJ principles and the determinants of equity.
<p>F-203 ((When service providers are planning and designing facilities,)) King County should ((encourage them to use sustainable development practices to achieve net-zero greenhouse gas emissions in new buildings by 2030)) work with service providers to implement incentives that encourage green building, such as financial and development incentives, and allow more people to access healthier buildings with reduced utility bills.</p>	Substantive change	To direct county work supporting community scale adoption of green building standards	Authorizes and supports King County staff to assist at community scale adoption of green building standards	Strategic Climate Action Plan GHG 4.3 and actions GHG 4.3.1	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The proposed changes imply that the County has some role in allowing people to access healthier buildings and reduced utility. Council could consider changing "allow" to "help" to reflect the County's role more accurately.
<p>((F-204 King County should work with the cities, special purpose districts and other service providers to define regional and local services and to determine the appropriate providers of those services.</p>	Clarification of existing policy intent	Duplicative of F-101 and F-102	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>F-206 Public and private community service providers should be encouraged((, as appropriate,)) to share or reuse facilities when appropriate to reduce costs, conserve land and provide convenience, access and amenity for the public and to reduce the generation of greenhouse gasses. Joint siting and shared use of facilities should be encouraged for schools, community centers, health facilities, cultural facilities, libraries, swimming pools, and other social and recreational facilities. Sharing of facilities may include providing meeting space that can be accessed by the community, as appropriate.</p>	Clarification of existing policy intent	"As appropriate" is covered by the Comprehensive Plan definition of "should"	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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F-206a King County should make its public facilities and properties available for the following, when such use is compatible with the primary public use of the facility: a. ((f)) Renewable energy production ((when such use is compatible with the primary use of the facility)) , with particular emphasis on benefits to King County ratepayers and communities, such as Community Solar programs; and b. Use as a P-patch or community garden.	Substantive change	Sub-a expands considerations for siting renewable energy infrastructure on County-owned facilities/properties to support that the benefits of the energy generation goes back to the tax/rate payers that funded that facility/property, consistent with current planning work at landfill sites Sub-b consolidates E-207, with restructure for clarity and to remove redundant language present in both policies	Co-beneficial outcomes for both the County and community	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Capital Project and Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The Executive proposes to combine policy F-207 because of overlapping language, but the topics – renewable energy production and p-patch gardens – are different use types with different impacts and siting considerations. Council could consider retaining the two separate policies. Executive staff indicate that this policy is not intended to apply to solid waste facilities, but rather to other enterprise-funded facilities. This could be clarified.
((F-207 King County should make its public facilities or properties available for use as a P-patch or community garden when such use is compatible with the primary public use of the facility.	Clarification of existing policy intent	Consolidated in F-206a	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The Executive proposes to combine policy F-207 with F-206a because of overlapping language, but the topics – renewable energy production and p-patch gardens – are different use types with different impacts and siting considerations. Council could consider retaining the two separate policies.
F-208 Public spending to support growth should be directed to the Urban Growth Area and to maintain existing ((unincorporated)) infrastructure in the unincorporated area, and should be prioritized through the Capital Facility Plan to comply with the concurrency requirements of the Growth Management Act.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-209 In the Rural Area and Natural Resource Lands, services provided by agencies ((should)) shall support a rural level of development and support service that meets the needs of the community and not facilitate urbanization.	Substantive change	Strengthened to a "shall" to align with current practice and other related rural service requirements in the Growth Management Act and the Comprehensive Plan	No change; reflects current mandates and practices	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Capital Projects Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.
F-209a King County ((will)) shall provide or manage local services for unincorporated areas, which include but are not limited to: a. ((Building)) Development permits; b. District Court; c. Economic Development; d. Land use regulation; e. Law enforcement; f. Local parks; g. Roads; h. Rural Area and Natural Resource Lands management assistance; and i. Surface water management.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen Sub-a is updated to reflect existing intent (the County must provide for processing of all development permits, not just building permits)	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> At sub h., the language from F-103 regarding Natural Resource Land "protection and preservation" could be added here.
((F-209b King County's local economic development services are provided in Rural Areas and Natural Resource Lands through the Rural Economic Strategies Plan and in unincorporated urban	Clarification of existing policy intent	Redundant to Chapter 10 Economic Development	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a 	<ul style="list-style-type: none"> No issues identified.

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areas through joint partnerships with cities, including annexation and governance transition services.					<ul style="list-style-type: none"> Anticipated resource need: n/a Anticipated timeline: n/a 	
F-210a King County shall engage in ongoing facilities planning to ensure that it has sufficient work space to meet its operational needs on a going-forward basis. Facilities planning shall include an assessment of current facilities and future needs and shall promote equity, economic and operational efficiencies, and environmental sustainability. This facilities planning policy shall be implemented through the Real Property Asset Management Plan((, which shall be updated at least every four years, but may also be updated, in whole or in part, when proposals with significant impacts on county facilities are made.) F-210b Consistent with K.C.C. 20.12.100, the Real Property Asset Management Plan shall consist of real property asset management policies, practices and strategies, including planning policies, locations of county agencies and implementation plans, planned moves and references to King County space standards.)) The Real Property Asset Management Plan shall guide facility planning processes, decisions, and implementation.	Clarification of existing policy intent	F-210a and F-210b are combined and streamlined, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> As proposed, this consolidated policy is now repetitive. The last sentence could be deleted.
F-210c King County shall take into account the equity and racial and social justice opportunities for capital investments within a community when siting a facility or changing locations to improve service delivery.	Clarification of existing policy intent	To reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-212 King County's capital facility plans (should) shall identify financing strategies to support ((its)) the land use assumptions in the Comprehensive Plan, including adopted ((20-year)) growth targets ((and land use plan)) and allocated housing needs.	Substantive change	Strengthened to a "shall" to reflect Growth Management Act mandates. Updated to align with the Countywide Planning Policies	Ensures there are sufficient services to support both growth targets and zoned capacity for housing needs	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Capital Projects Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> F-212 and F-213 address the same policy intent and could be combined.
((F-205)) F-212a King County shall work with its neighboring counties, the state, Puget Sound Regional Council, special purpose districts, ports, and the cities to identify areas of shared need and adequate land supply for public facilities. The ((c)) County's capital acquisition budget shall reflect the jointly agreed-upon priorities and time schedule.	Clarification of existing policy intent	Relocated and edited for grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-213 King County's capital improvement program shall demonstrate that projected needs for facilities and services can be met within the Urban Growth Area and can be served in compliance with the concurrency requirements of the Growth Management Act ((or, if)) . If that is not possible, King County shall determine where and when deficits may occur and how needed facilities and services might be phased in and ((-)) or financed to serve such deficit areas. Alternative phasing and financing strategies must be identified and determined to be infeasible prior to triggering a land use and zoning reassessment under Policy ((F-223)) F-221.	Clarification of existing policy intent	Edited for clarity, grammar, and policy number changes	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> F-212 and F-213 address the same policy intent and could be combined.
F-214 School districts that choose to have the ((e)) County collect impact fees for them, and water and sewer utilities that provide their services to unincorporated King County, shall prepare capital facility plans consistent with requirements of the Growth Management Act, the Countywide Planning Policies and King County Code.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a 	<ul style="list-style-type: none"> No issues identified.

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					<ul style="list-style-type: none"> Anticipated timeline: n/a 	
F-215 Provision of an adequate supply of kindergarten through twelfth grade public schools and public school facilities is essential to avoid overcrowding and to enhance the educational opportunities for children. King County shall adopt regulations that are supportive of the permitting of kindergarten through ((twelfth)) 12th grade public schools and facilities in a manner consistent with the goals of the Growth Management Act and as provided in policies R-326 and R-327.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-215a King County should plan to achieve net-zero greenhouse gas emissions associated with new residential and commercial buildings built in King County by ((2030)) 2031.	Clarification of existing policy intent	To align with Strategic Climate Action Plan performance measure GHG 18	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy does not relate to County facilities but to development more broadly. It could be moved to Chapter 5 with other development-related GHG policies.
F-215b King County shall strive to provide services and build and operate public buildings and infrastructure that are ((carbon neutral)) fossil fuel free and to eliminate fossil fuels in new construction.	Substantive change	To support the County efforts to have fossil fuel free facilities, not just being carbon neutral, in alignment with the Strategic Climate Action Plan	Improved progression towards fossil fuel free facilities goal	Strategic Climate Action Plan Priority Actions 3.17.1 and 3.16.2	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: Yes Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> The change from "carbon neutral" to "fossil fuel free" is a policy choice.
F-216 King County capital facilities and ((e)) County-funded projects should be designed and constructed using sustainable development practices, with consideration for long-term environmental and economic sustainability.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-217 All eligible King County new capital projects shall ((plan for and should)) achieve Leadership in Energy and Environmental Design (LEED) Platinum certification level using the LEED rating system or the Sustainable Infrastructure Scorecard, or achieve the highest certification level using an approved alternative rating system ((, and apply minimum performance standards when the incremental cost impacts do not exceed the maximums allowed by King County code)) .	Substantive change	To align with current requirements	No change; reflects existing mandates and practice	Strategic Climate Action Plan Green Building focus area	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory and Capital Projects Description of proposed regulations: Existing code in K.C.C. 18.17.050 Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> The Green Building Ordinance (Ordinance 19402) only requires "certification through an applicable alternative green building rating system," not <i>highest</i> certification level. As this policy would change to a "shall" policy, the green building code would need to be updated to align with this change. Alternatively, the policy could be amended to match the existing code. Executive staff note that the code was updated more recently, so the policy could be changed to match the code.
F-217a All eligible King County major remodels and renovations shall ((plan for and should)) achieve LEED Gold certification level using the LEED rating system or the Sustainable Infrastructure Scorecard, or achieve a similar certification level using an approved alternative rating system ((, and apply minimum performance standards when the incremental cost impacts do not exceed the maximums allowed by King County code)) .	Substantive change	To align with current requirements	No change; reflects existing mandates and practice	Strategic Climate Action Plan Green Building focus area	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory and Capital Projects Description of proposed regulations: Existing code in K.C.C. 18.17.050 Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> As with the policy above, only "certification" is required, not "similar certification level." Same policy options as above apply. Executive staff note that the code was updated more recently, so the policy could be changed to match the code.
F-217b All King County owned new construction capital projects should achieve net zero greenhouse emissions by 2030.	Policy staff flag					<ul style="list-style-type: none"> This policy is duplicative of F-215a and Council could consider removing it.

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<p>F-217c All King County capital programs (will) shall evaluate their project portfolio for opportunities to achieve net-zero greenhouse gas emissions through programs such as the Living Building challenge, Living Communities Challenge, Net Zero Energy, Envision, or EcoDistrict.</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p> <p>Other edits for grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Executive staff state the F-217c policy refers to opportunities to specifically achieve "net-zero greenhouse gas emissions". Not all the programs listed in Ord 19402 achieve net-zero greenhouse gas emissions. This language could be clarified.
<p>F-217d King County should build and operate public buildings and infrastructure that result in regenerative and net positive benefits related to energy, water, greenhouse gas emissions, and other resources and, for private development, guide development practices to achieve these same benefits.</p>	<p>Policy staff flag</p>					<ul style="list-style-type: none"> The language related to private development could be removed, as this chapter is not about private development.
<p>F-217e King County (will) shall increase water efficiency and conservation, and reduce purchased water consumption through appropriate and economically feasible reuse of wastewater effluent, recycled water, stormwater, and harvested rainwater.</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p> <p>Other edits for grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy does not relate directly to County facilities. It could be updated to state "in its facilities" in order to clarify. Council passed <u>Motion 16434</u> in 2023 asking the Executive to respond concerns about contaminants wastewater effluent identified in a county report. "Consistent with public safety needs" at the end of the policy to address this issue.
<p>F-221 (King County shall consider the initiation of a subarea study, or other corrective action, with any) If a service provider (that) declares, through their capital facilities plan, an inability to accommodate projected service needs inside their service area, King County and the service provider shall remedy the deficiency through a joint planning process addressing capital improvement programs, long-term funding strategies, or other appropriate corrective actions. If those actions cannot resolve the deficiency, King County shall not allow for expansion of the service provider's service area and shall consider regulations to mitigate the effect of the deficiency.</p>	<p>Clarification of existing policy intent</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary. In this case, this is not a land use study. This is about efforts to resolve emergent service delivery issues. So, a general study that would be defined on a case-by-case basis in accordance with the issue and</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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		the associated service provider is more appropriate. The existing policy language was also vague regarding what the study was for; so that is also clarified here. Consolation of F-223 Other clarifying edits to reflect existing intent				
((F-221a Results from the King County Equity Impact Review Tool will be used as an important consideration in evaluation funding and service delivery decisions when needed to address service deficiencies.))	Clarification of existing policy intent	Redundant to F-202a	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-222 King County and ((its)) the cities in King County should coordinate planning for health and human service facilities and services. County investments in health and human service facilities should be targeted primarily to the designated Urban Centers and secondarily to other locations in the Urban Growth Area and Rural Towns.	Clarification of existing policy intent	"Its" inaccurately implies ownership of/jurisdiction over the cities by the County	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified. Executive staff state that F-222 is consistent with other MPP, CPP, and KCCP policies requiring services to be focused in the UGA and Rural Towns, which all facility planning (not just Crisis Care Center facilities) must be consistent with even if not explicitly stated in individual planning documents.
((F-223 If a service deficiency is identified in a service provider's existing service area, King County and the applicable service provider shall remedy the deficiency through a joint planning process addressing capital improvement programs and long-term funding strategies. If financing and level of service remedies cannot solve the deficiency, King County shall not allow for expansion of the service provider's service area and shall consider regulations to mitigate the effect of the deficiency.))	Clarification of existing policy intent	Consolidated in F-221	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
Policy F-224						<ul style="list-style-type: none"> This policy is discussed in the Four-to-One Program policy matrix.
F-225a King County should ((consider)) identify, strengthen, and support equitable discount or low-rate service fees ((for)) to reduce cost burden on households with low ((-)) incomes ((households)) .	Substantive change	Strengthened to support equity goals, consistent with current practice (such as ORCA fares, solid waste fees, sewer extensions, solar/heat pumps)	Reduced barriers for residents with low incomes	Strategic Climate Action Plan Priority Action SRFC 7.1.1	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Regulatory Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The policy is strengthened by removing "consider." This is a policy choice. It's not clear how the County would identify a discount fee if the County sets the fee. This could be clarified by removing "identify."
F-227 King County and neighboring counties ((, if advantageous to both,)) should share essential public facilities to increase efficiency of operation ((, Efficiency of operation should take into account)), including consideration of the overall value of the essential public facility to the region and the county and ((the extent to which, if properly mitigated,)) whether expansion of an existing essential public facility ((located in the county)) might be more economical and environmentally sound.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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<p>F-228 King County should strive to site essential public facilities equitably so that no racial, cultural, or socio-economic group is ((unduly)) disproportionately impacted by or benefits from essential public facility siting or expansion decisions. No single community should absorb an inequitable share of these facilities and their impacts. An assessment of existing facilities should be conducted when siting new facilities. Siting ((will)) shall consider equity(((-)); environmental justice; and environmental, economic, technical, and service area factors. Communities with a disproportionate share of existing facilities should be actively engaged in the planning and siting process for new facilities. The net impact of siting new essential public facilities should be weighed against the net impact of expansion of existing essential public facilities, with appropriate buffering and mitigation. Essential public facilities that directly serve the public beyond their general vicinity shall be discouraged from locating in the Rural Area and Natural Resource Lands.</p>	<p>Substantive change</p>	<p>Updated to align with Countywide Planning Policies</p> <p>Other edits for clarity and grammar; "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p>	<p>Reduction in negative impacts and improved outcomes for priority populations resulting from essential public facilities</p>	<p>Countywide Planning Policy PF-24</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Capital Projects Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy covers three different ideas. It could be separated out into individual policy intent: avoiding disproportionate impacts; siting new facilities versus expanding existing facilities; and discouraging locating outside the urban area.
<p>F-230 Siting analysis for proposed new or expansions to existing essential public facilities shall consist of the following:</p> <ol style="list-style-type: none"> An inventory of similar existing essential public facilities in King County and neighboring counties, including their locations and capacities; A forecast of the future needs for the essential public facility; An analysis of the potential social, equity, health, and economic impacts and benefits and burdens to ((jurisdictions and local)) communities receiving or surrounding the facilities; An analysis of the proposal's consistency with policies F-226 through F-229; An analysis of alternatives to the facility, including decentralization, conservation, demand management, and other strategies; An analysis of economic and environmental impacts, including mitigation, of any existing essential public facility, as well as of any new site(s) under consideration as an alternative to expansion of an existing facility; An analysis of potential climate change impacts on the essential public facility, including consideration of sea level rise, and options for reducing climate change impacts on the facility, including locating the facility outside of the mapped 500-year floodplain along the marine shoreline (unless water-dependent, such as wastewater treatment facilities and associated conveyance infrastructure); Extensive public involvement which strives to effectively engage a wide range of racial, ethnic, cultural, and socio-economic group, including communities that are the most impacted; (((-)) Consideration of any applicable prior review conducted by a public agency, local government, or ((stakeholder group)) interested parties; and (((-)) To the extent allowable under the Growth Management Act, the locational criteria in policies R-326 and R-327. 	<p>Substantive change</p>	<p>Updated to align with Countywide Planning Policies</p> <p>Other edits for clarity and current terminology</p>	<p>More equitable and healthy outcomes for impacted communities and improved essential public facility climate change resiliency</p>	<p>Countywide Planning Policies PF-24, PF-25, and EN-31</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Capital Projects Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: 2025 	<ul style="list-style-type: none"> The beginning of the policy could have language added directing the siting analysis.

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<p><u>F-230a For existing essential public facilities, King County should considerer potential impacts from climate change and identify and implement actions to improve resiliency and mitigate for impacts, including consideration of potential long-term relocation of facilities that are in the mapped 500-year floodplain along the marine shoreline (unless water-dependent, such as wastewater treatment facilities and associated conveyance infrastructure).</u></p>	New policy	Updated to align with Countywide Planning Policies	Improved essential public facility climate change resiliency	Countywide Planning Policy EN-31	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Capital Projects Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>F-232 Water utilities that obtain water from, or distribute water in unincorporated King County, and water utilities formed as special purpose districts under Title 57 Revised Code of Washington are required to submit water system plans to the ((e))County for review and approval and shall describe in their plans how they intend to meet their duty to provide service within their retail service areas, and generally how they plan to meet water service needs in their future service.</p>	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>F-234 In the Urban Growth Area, individual private wells are not permitted unless application of Policy F-233 to a proposal for a single((-family residence)) detached home on an individual lot would deny all reasonable use of the property. In that case, the well would be allowed only as an interim facility until service by a public water system can be provided. The individual well must meet the criteria of the King County Board of Health Code Title 13.</p>	Technical change	Current terminology and correction	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>F-235 ((In the Urban Growth Area, i))If an existing Group A water provider cannot provide direct or indirect service to new development under Policy F-233, a new public water system may be established if it is owned or operated by the following, in order of preference:</p> <p>a. By a satellite management agency approved by the State Department of Health under contract with the Group A system in whose service area the system is located, provided that the existing Group A water system remains responsible for meeting the duty to serve the new system under Revised Code of Washington 43.20.260; ((e))</p> <p>b. ((By a satellite management agency)) If approved by both the State Department of Health and King County:</p> <p>i. In the urban area, by a satellite management agency; or</p> <p>ii. In the Rural Area or Natural Resource Lands, by a satellite management agency or an existing Group B system; then</p> <p>c. In the Rural Area or Natural Resource Lands, by the owners of the lots, which are provided water by a new Group A or B system if not within the service area of an existing Group A system or not within the area covered by a satellite management agency. Approval for any such system shall be conditioned for future ownership or management by a satellite management agency, when such service becomes available, and for periodic review of system operations, as required by Revised Code of Washington 70.119A.060.</p> <p>All new public water systems ((formed in the Urban Growth Area)) shall connect to the Group A water system in whose service area the new system is located when direct service becomes available. Such a connection shall be made by the homeowner or association in a timely and reasonable manner.</p>	Clarification of existing policy intent	Consolidates F-236 and F-237	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The Executive is proposing to consolidate policies F-236, F-237 with this policy. In doing so, they now group urban and rural policies together. There are no substantive policy changes made. Council may wish to retain the existing urban/rural grouping. The last paragraph beginning with "All new public water systems" could be its own policy.

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<p>F-236 (In the Rural Area, King County land use and water service decisions support the long-term integrity of Rural Area ecosystems. Within the Rural Area, individual private wells, rainwater catchment, Group B water systems, and Group A water systems are all allowed. If an existing Group A water provider cannot provide direct or indirect service to new development per the exceptions in Policy F-233, a new public water system or private well may be established if it is owned or operated by the following, in order of preference:</p> <p>a. By a satellite management agency approved by the state Department of Health under contract with the Group A system in whose service area the system is located, provided that the existing Group A water system remains responsible for meeting the duty to serve the new system under Revised Code of Washington 43.20.260; and</p> <p>b. By a satellite management agency or an existing Group B system approved by both the State Department of Health and King County.</p> <p>If service cannot be obtained by means of the above stated options, then water service may be obtained by creation of a new system, use of private wells or rainwater catchment. All new public water systems formed in the Rural Area shall connect to the Group A water system in whose service area the new system is located when direct service becomes available.) In the Rural Area or Natural Resource Lands, if water service cannot be obtained by the options provided in F-235, then use of private wells or rainwater catchment may be allowed.</p>	<p>Clarification of existing policy intent</p>	<p>Consolidated in F-235, with retention of existing well and rainwater catchment allowance if F-235 cannot be met</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The Executive is proposing to consolidate policies F-236, F-237 with this policy. In doing so, they now group urban and rural policies together. There are no substantive policy changes made. Council may wish to retain the existing urban/rural grouping and streamline the language for clarity. Policies F-236 and F-237, both rural-focused, could be combined.
<p>(F-237 New public water systems established in the Rural Area shall be owned and operated by the following, in order of preference:</p> <p>a. By the Group A public water system in whose service area the system is located, by direct service or satellite management by the Group A system;</p> <p>b. By a satellite management agency approved by the State Department of Health and providing service within the county and under contract with the Group A system if it is located in a Group A system service area; or</p> <p>c. By the owners of the lots, which are provided water by a new Group A or B system if not within the service area of an existing Group A system or not within the area covered by a satellite management agency. Approval for any such system shall be conditioned for future ownership or management by a satellite management agency, when such service becomes available, and for periodic review of system operations, as required by Revised Code of Washington 70.119A.060(2).)</p>	<p>Clarification of existing policy intent</p>	<p>Consolidated in F-235</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The Executive is proposing to consolidate policies F-236, F-237 with this policy. In doing so, they now group urban and rural policies together. There are no substantive policy changes made. Council may wish to retain the existing urban/rural grouping and streamline the language for clarity. Policies F-236 and F-237, both rural-focused, could be combined.
<p>F-238 New subdivisions with more than six single((-family)) detached residential lots on Vashon-Maury Island and in basins with closed streams in the Rural Area (as defined in Chapters 173-507, 173-508, 173-509, 173-510, and 173-515 Washington Administrative Code ((173-507, 508, 509, 510, and 515))) may not be served by a potable water system using an exempt well, or a combination of multiple exempt wells. Exempt wells are allowed only in the Rural Area and only under the following circumstances:</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and grammar; renumbered sub-a is a permissive allowance, not a guaranteed permit approval</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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<p>a. ((New subdivisions or short subdivisions with six or fewer lots; b.)) Except as otherwise provided in subsection ((e.)) b. of this policy only one exempt well per subdivision or short subdivision ((will)) may be permitted unless more than one exempt well is needed to meet the water flow requirements for the subdivision or short subdivision; ((e.)) b. Individual private wells may be used in a subdivision or short subdivision when all lots in the subdivision or short subdivision are twenty acres in area or larger; and ((d.)) c. New developments in the Rural Area served by one or more exempt wells shall not exceed one-half acre of irrigation <u>of land area.</u></p>						
<p>F-239 King County shall work with water service providers, the State Department of Ecology and the State Department of Health to ((track and measure)) ensure groundwater use and to meet the County's obligation to protect groundwater quality and quantity in Rural Areas, while supporting uses of groundwater that meet public health, resource protection, land use planning, and fish recovery objectives and obligations.</p>	<p>Clarification of existing policy intent</p>	<p>To align with current practice; there is not a practical/literal tracking and measuring of this, but the County does ensure protection through various action (in review of water system plans; permit review for compliance with water service protocols, stormwater management, flood hazard requirements, protection of important habitat; Public Health services for on-site septic systems and older group B water systems; participation in the Watershed Restoration and Enhancement Committee process; salmon recovery planning; etc).</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>((F-240 King County shall require any new or expanding Group B water system to have a totalizing source meter and make information from the meter available upon request of King County.))</p>	<p>Clarification of existing policy intent</p>	<p>Not a County role; the State regulates this (WAC 246-291-200)</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>F-241 King County shall encourage the adoption of state or local laws and codes to limit the construction of new exempt wells, <u>as well as encourage abandoning existing exempt wells,</u> within ((existing)) water utility service areas and promote the safe and timely decommissioning of wells no longer in service.</p>	<p>Clarification of existing policy intent</p>	<p>Emphasizes that existing except wells should also be abandoned when a home connects to a water system, to support the "safe and timely" decommissioning element later in the policy, consistent with existing intent; policy has been used previously in a Timely and Reasonable Service appeal to require the decommission of an existing well that would be abandoned.</p> <p>"Existing" is unnecessary to state.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> King County has jurisdiction over local laws and codes. This policy, as written, would be implemented through our lobbying efforts at the state level. To implement this policy at the local level, the language could be changed to state that the County will require these things and adopt implementing code language to achieve it.

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<p>F-231)) F-241a King County supports coordination of regional water supply planning, sales of excess water supplies among municipalities in the region, water quality programs, and water conservation, reuse, and recycled water programs. This regional planning should support King County's goals of focusing growth in the Urban Growth Area and ensuring water availability for resource lands.</p>	<p>Clarification of existing policy intent</p>	<p>Relocation of F-231</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The first sentence is missing direction. "Should" could be added for consistency with other policies in the chapter.
<p>F-242 King County <u>should</u> support((s)) initiation of a water planning process for the development of a regional or subregional water plan. ((The planning process should at a minimum cover all of King County, but may include a broader geographic area.)) The County ((will)) shall work in concert with water utilities, state agencies, Indian tribes, and other((s that participate)) key partners. ((Key components of this planning process should include: a. Involvement, oversight and support of elected officials in the region; b. Meaningful public participation including the involvement of the state and federally recognized tribes; and c. Recognition of, and making appropriate linkages with, other state, regional, or local planning processes.))</p>	<p>Substantive change</p>	<p>Reorient to policy direction rather than a factual statement</p> <p>Updated to reflect current context and County role: policy makes more sense as it relates to water utility planning; Coordinated Water System Plans (CWSPs) typically have a section addressing regional planning opportunities, and CWSPs fall under the purview of the chair of the Utilities Technical Review Committee. Given this, policy is reoriented to support the update of the CWSPs, which are approximately 30 years old</p>	<p>Improved water system planning</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Regulatory Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>F-243 King County recognizes that a regional water planning process will be a collaborative process. King County's objectives for the process and a resulting plan are that it:</p> <ol style="list-style-type: none"> Be consistent with, and support, growth management objectives and decisions made by local and regional jurisdictions under the Growth Management Act; Address the need for sufficient flows to achieve salmon recovery objectives of the approved regional recovery plan for species listed under the Endangered Species Act, and recognize <u>Indian</u> tribal water rights; Be consistent with and support the approved water quality and quantity strategies adopted by the region, local governments, and other responsible entities (such as water utilities) in compliance with federal requirements under the Clean Water Act, Safe Drinking Water Act, and other authorities relevant to water quantity and quality; Include provisions for the efficient use of water, including recycled water; Consider the impacts of climate change on water demand and supply; Address the water needs of other specific sectors of the local economy, including agriculture and other industries with significant water uses; Include, to the extent possible, assigned accountability for implementing conservation and developing new supplies and related infrastructure; and Identify, and develop a strategy for, any legislative changes necessary or desirable to implement the plan. 	<p>Technical change</p>	<p>Current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy retains "will" in the first sentence. Council may wish to change this to "should" for consistency.

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((F-243a ——— Results from the King County Equity Impact Review Tool will be used as an important consideration to identify and assess the impacts of proposed service changes, and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.	Clarification of existing policy intent	Consolidated in F-202a	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The Executive proposes to consolidate language from this policy related to equity and racial and social justice and the determinants of equity from F-202a about consideration of funding for capital projects and service delivery options. Council may wish to retain separate policies with the proposed change to "shall" from "will."
F-244 — King County shall participate in the development of a regional water supply plan or plans addressing potable water supply service by multiple water purveyors to ensure that uses of recycled water intended to augment or replace potable water supplies will be considered in the development of any such plans, and for such other purposes as are authorized in the underlying authority for such a plan. King County's participation in the development of such plans shall be carried out in accordance with Revised Code of Washington 90.46.120, and pursuant to processes provided in the underlying planning authority.	Clarification of existing policy intent	Redundant to F-242, F-243, RCW 90.46.120, and K.C.C. 13.24.010 and 13.24.060	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-245 — Prior to initiation of any process to develop a regional water plan as described in Policy F-243, King County shall work with utilities to conduct a joint assessment of the state of water planning and coordination in the region. Such an assessment should identify where current planning and coordination efforts by and among water utilities address County interests and where there are gaps. The assessment should be used to guide any efforts related to development of a regional water plan.	Substantive change	It's not necessary to conduct a joint assessment prior to the initiation of a regional plan; it could be completed as part of the plan development process	Streamlined planning process	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> It is a policy choice to remove this policy. The Executive's stated intent is that the joint assessment could be completed as part of a plan development process. The Council may wish to add language supporting coordination to F-243.
F-246 — King County supports interties that allow the transfer of water resources among water utilities to meet the projected demands for growth where such interties meet the requirements of Revised Code of Washington 90.03.383 and are also consistent with any applicable locally adopted comprehensive plans, regional water supply plans, adopted groundwater management plans, watershed plans, approved Coordinated Water System Plans, Endangered Species Act response requirements and Clean Water Act requirements.	Clarification of existing policy intent	Policies for interties are unnecessary. Water purveyors construct interties with neighboring systems for emergency and wholesale purchase, depending on the circumstance. WAC 246-290-100 requires water system plans (WSPs) to address the system's water system supply, including a reliability analysis. The WSP is also required to address how the system would respond to a water shortage; this is where a WSP would reference agreements/interties with neighboring purveyors.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-247 — King County supports the development of appropriate regional water intertie capital projects, subject to approval from appropriate local, state, and federal agencies and consistent with Policy F-246.	Clarification of existing policy intent	Policies for interties are unnecessary. Water purveyors construct interties with neighboring systems for emergency and wholesale purchase, depending on the circumstance. WAC 246-290-100 requires water system plans	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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		(WSPs) to address the system's water system supply, including a reliability analysis. The WSP is also required to address how the system would respond to a water shortage; this is where a WSP would reference agreements/interties with neighboring purveyors.				
F-249 ((Utilities with more than one thousand service connections required to submit water system plans for approval to King County shall include an evaluation of recycled water use opportunities by completing King County's Water Reclamation Evaluation Checklist.)) <u>Water system plans for large purveyors shall include an evaluation of recycled water use opportunities.</u>	Clarification of existing policy intent	Edits for clarity, consistent with existing intent and current practice	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-250 King County shall ((encourage)) <u>allow</u> local developers with new projects in unincorporated King County to ((explore the possibility of using)) <u>use</u> recycled water for nonpotable purposes when ((a plan for)) <u>recycled water</u> ((has been approved for the area)) <u>is available for use.</u>	Clarification of existing policy intent	Updated to align with current regulations; K.C.C. 21A.16.330 allows, but does not require, the use of alternative water sources (e.g. recycled water). Other edits for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy is weakened by changing "encourage" to "allow." This is a policy choice.
((F-251 In its review of water system plans, the Utilities Technical Review Committee shall consider the criteria provided in King County Code 13.24.010, 13.24.060, and 13.24.070, and determine the plan's consistency with the following: a. Applicable provisions of the King County Comprehensive Plan, land use plans, and development regulations adopted under the Growth Management Act; b. Approved or adopted regional water resource plans, such as basin plans, groundwater plans, watershed-based conservation and recovery plans developed under Endangered Species Act, salmon recovery plans developed under chapter 77.85 Revised Code of Washington, water resource plans developed under chapter 90.54 Revised Code of Washington, watershed plans developed under chapter 90.82 Revised Code of Washington, and a regional water supply plan or water resource management plan; c. The county's Regional Wastewater Services Plan; and d. Other applicable provisions of countywide plans managed by King County, as specified in Utilities Technical Review Committee guidance or checklists. The Utilities Technical Review Committee shall work with state agencies, water utilities, and other parties to develop any necessary rules, policies or checklists to provide clear information and guidance as to the county's expectations for its reviews. For each plan submitted to the county for review, the Utilities Technical Review Committee should have the goal of providing an initial response and comments to the water utility within the same timeframes as the state Department of Health under Revised Code of Washington 43.20.250.))	Clarification of existing policy intent	These are code requirements and do not need to be policy; see K.C.C. Chapter 13.24	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The water system plan review considerations are included in KCC Title 13. The guidance regarding working with state agencies, utilities, and other parties, as well as the timeline for review, is not included in Title 13. Council may wish to retain this broader language in the Comprehensive Plan guiding the Utilities Technical Review Committee (UTRC) review of plans.

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<p>F-252 In reviewing proposals for modified and expanded service area boundaries for municipal water suppliers, <u>as defined under Chapter 90.03 Revised Code of Washington</u>, the Utilities Technical Review Committee shall consider((, in addition to Policy F-254)):</p> <p>a. Compliance by the water system with its water system comprehensive plan, including water conservation elements;</p> <p>b. Whether it can meet its duty to provide service within its service area, as required under ((e))Chapter 43.20 Revised Code of Washington; and</p> <p>c. Consistency with the service provisions of any applicable Coordinated Water System Plan, as adopted in King County Code Chapter 13.28.</p> <p>The ((e))County shall not approve a water system plan with a proposed retail service area where the water system is unable to provide timely and reasonable service for one or more of the reasons identified in Revised Code of Washington 43.20.260. King County accepts and encourages timely and reasonable service by a water utility within its service area through the provision of satellite or remote ownership or management of facilities that are not physically connected with the water utility's other facilities. This does not preclude a modified or expanded service area boundary for the water system ((in order)) to correct problems and provide reliable potable water service to existing water users within the proposed modified service area. The Utilities Technical Review Committee is responsible for making determinations of timely and reasonable service, as provided for under <u>Chapter 70A.100 Revised Code of Washington</u> ((70.146,)) and ((K.C.C.)) <u>King County Code Chapters 13.24 and 13.28</u>.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity, consistent with existing intent, and grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The second part of the policy, after the subs, could be made into a new policy.
<p>F-253 ((Consistent with Countywide Planning Policies, p))Public drinking water system surface water reservoirs and their watersheds should:</p> <p>a. ((b))Be managed primarily for the protection of drinking water((, but should));</p> <p>b. ((a))Allow for multiple uses, including recreation, when such uses do not jeopardize drinking water quality standards((-P)) and public watersheds ((must be)) are managed to protect downstream fish and agriculture resources.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity, current context, and grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>F-254 Groundwater-based public water supplies should be protected by preventing land uses that may adversely affect groundwater quality or quantity to the extent that the supply might be jeopardized. The ((e))County shall protect the quality and quantity of groundwater used as water supplies through implementation of Policies E-493 through E-497 where applicable.</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The policy could be strengthened by changing the "should" to "shall" in the first sentence.
<p>F-255 In the Urban Growth Area, all new development shall be served by public sewers unless:</p> <p>a. Application of this policy to a proposal for a single- family residence on an individual lot would deny all reasonable use of the property; or</p> <p>b. Sewer service is not available for a proposed short subdivision of urban property in a timely or reasonable manner as determined by the Utilities Technical Review Committee. These</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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<p>on-site systems shall be managed by one of the following entities, in order of preference:</p> <ol style="list-style-type: none"> 1. The sewer utility whose service area encompasses the proposed short subdivision; ((or)) 2. The provider most likely to serve the area; or((;)) 3. An Onsite Sewage System Maintainer certified by the Public Health – Seattle & King County. <p>The onsite system shall meet all state and county approval requirements. The approved short subdivision shall indicate how additional lots to satisfy the minimum density requirements of the zoning will be located on the subject property in case sewers become available in the future. There shall be no further subdivision of lots created under this policy unless served by public sewers.</p>						
<p>F-257 City-owned parks that are redesignated from Rural to Urban on or after September 20, 2004, to allow future annexation by a city and that are subsequently served by public sewers shall be tightlined. ((This policy applies to parks that were redesignated from Rural to Urban on or after September 20, 2004.))</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and streamlining</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.
<p>F-258 The existing public sewer system in the Rural Towns of Vashon and Snoqualmie Pass shall not be expanded to serve land beyond the boundaries of the town, except as provided in Policy ((F-264)) F-262a and as consistent with Title 57 Revised Code of Washington. <u>Subject to F-262, ((O))</u>onsite systems, community on-site systems or decentralized treatment systems may be used as appropriate for planned growth in the Rural Towns of Fall City ((and Snoqualmie Pass)).</p>	<p>Clarification of existing policy intent</p>	<p>Reflects that Snoqualmie Pass currently has sewer service, and renumbering of other polices</p> <p>Clarifies that: F-262 further modifies this policy, consistent with existing intent</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.
<p>F-259 Sewer facilities such as pump stations, force mains, and trunk lines that do not provide connections to the Rural Area may be located in the Rural Area only when they are identified in a King County-approved comprehensive sewage system plan and upon a finding by King County that it is technically necessary ((in providing)) to provide service to the Urban Growth Area.</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.
<p>((F-282a)) F-261a King County should work with landowners, other jurisdictions, the state Department of Health, sewer districts, and the Puget Sound Partnership to develop effective strategies and additional resources for working with landowners to provide technical assistance and requested support regarding managing onsite septic systems, and proactively addressing failing septic systems in ((environmentally)) sensitive areas.</p>	<p>Clarification of existing policy intent</p>	<p>To match terminology in the Board of Health Code</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.

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<p>F-262 <u>Developments using a ((Collective)) community on-site sewage system((s)) or large on-site sewage system may be ((used)) permitted only in the following circumstances in the Rural Area and Natural Resource Lands:</u></p> <p>a. Existing on-site systems are failing within an area and ((the Seattle/King County Department of)) Public Health – Seattle & King County concurs that long-term individual on-site sewage system repairs are not feasible or water quality is threatened by the presence of or potential for health hazards resulting from inadequate on-site wastewater disposal methods;</p> <p>b. An authorized public agency will manage the ((community)) system; ((and))</p> <p>c. The ((community)) system is designed only to serve existing structures and lots and cannot be used as a basis to ((increase)) exceed base density for the zone or applicable special district overlay(s) or p-suffix(es) ((or to expand permitted nonresidential uses)). Substandard vacant lots must be combined to the extent feasible to meet rural density policies((–Management of the community system must be by an authorized public agency.)) and regulations;</p> <p>d. A system serving residentially developed lots cannot be used to: expand existing permitted nonresidential uses in size or scale; establish new permitted nonresidential uses; or serve commercially zoned properties; and</p> <p>e. For a system serving commercially developed lots: the system is used only to serve commercially zoned properties; property-specific development conditions are imposed that establish a range of allowed uses that can be adequately served by the system at the time of its construction; and the allowed uses are not more expansive than those allowed in the underlying zone.</p>	<p>Substantive change</p>	<p>Edits to: reflect current types of collective on-site sewage systems; align with current County regulatory roles for said systems; and improve clarity and implementability</p>	<p>Ensures appropriate levels of development consistent with rural character</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: Commensurate changes in K.C.C. Chapter 21A.44 Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This existing policy language limits the construction of new large/community on-site septic systems to areas where individual septic systems are failing and would require they serve existing structures and lots. New construction would not have the option of building a shared system and would have to rely on individual systems. This is a policy choice. The wording of the existing policies implies it's about residential development. Sub e. specifically calls out commercially developed lots. For clarity, Council may wish to include "development intensity" in sub. c. along with density to address commercial development. Corresponding regulations are in the zoning code and in SVNE Map Amendment 2. If Council make changes here, the same changes could be made there for consistency.
<p>((F-264)) F-262a Except as otherwise provided for in this policy, public sewer service shall be prohibited in the Rural Area or on Natural Resource Lands.</p> <p>a. Public sewer service may be expanded to the Rural Area or to Natural Resource Lands, only:</p> <ol style="list-style-type: none"> Where needed to address specific health and safety problems threatening the use of existing structures and the use of septic or other onsite wastewater systems has been determined by King County to be not feasible; or To serve a new school authorized to be located in the Rural Area by R-327. <p>b. Public sewers may be extended, pursuant to this policy, only if they are tightlined and only after a finding is made by King County that no reasonable alternative technologies are feasible.</p> <p>((e-)) Public sewers that are allowed in the Rural Area or on Natural Resource Lands pursuant to this policy shall not be used to convert Rural Area land or Natural Resource Lands to urban uses and densities or to expand permitted nonresidential uses.</p>	<p>Clarification of existing policy intent</p>	<p>Relocated and restructured for clarity</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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F-265 Regional solid waste planning should integrate the principles of environmental stewardship, <u>circular economy, equity and racial and social justice</u> , and sustainable development into all aspects of solid waste management.	Substantive change	To reflect that a circular economy is at the core of this work; rather than the take-make-waste linear economy, a circular economy minimizing waste, keeps materials in use as long as possible and regenerates natural systems To align with equity goals of Comprehensive Solid Waste Management Plan	Reductions in waste and improved outcomes for priority populations	Re+ Strategic Plan Comprehensive Solid Waste Management Plan Policy ES-3	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified. Changes proposed are consistent with Comprehensive Solid Waste Management Plan.
F-266 Solid waste should be collected, handled, processed, and disposed of in ways that reduce waste, conserve resources, and protect public health and the environment.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-267 King County should achieve ((Z)) zero ((W)) waste of ((R)) resources by 2030 and a 85 percent construction and demolition diversion rate by 2025 by targeting areas of the waste stream that have the greatest potential for ((diversion)) prevention and reuse, product stewardship, recycling and composting, beneficial use, and recovery while regenerating natural systems.	Substantive change	To align with the Strategic Climate Action Plan and better reflect the waste hierarchy in alignment with the Comprehensive Solid Waste Management Plan	No effect; reflects current planning and practice	Strategic Climate Action Plan Performance Measure GHG 20 Comprehensive Solid Waste Management Plan Sustainable Materials Management Goal	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified. Proposed changes are consistent with SCAP and Comprehensive Solid Waste Management Plan. Executive staff indicate that the Construction & Demolition target is on track to be met, with a diversion rate of 80% in 2022.
((F-268 Solid waste management should be planned, and transfer and disposal capacity provided, on a regional basis.))	Clarification of existing policy intent	Consolidated in F-269	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-269 King County shall plan for and operate a regional transfer system that is dispersed throughout the county to ensure access to safe, reliable, efficient, and affordable solid waste services, and improves recycling opportunities for residents and businesses. King County should continue to provide facilities for self-haulers.	Clarification of existing policy intent	Consolidates F-268	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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F-269a King County should ((consider demand management)) <u>implement strategies that maximize the safety and efficiency of the transfer system and encourage use of, and equitable participation in, solid waste curbside collection services.</u>	Substantive change	Demand management is no longer current planning reflected in solid waste Interlocal Agreements; aligning with recommendations in the Blue Ridge Services' " Process Improvement for the Solid Waste Industry" Report (which discusses increasing safety, diversion of recyclables, and efficiencies), it makes sense to reorient the policy to better reflect current planning and practice. Also updated to reflect work the County is developing to implement a low-income discount program.	Ensures safety and equity are maximized in delivery	Re+ strategic plan K.C.C. Title 10	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> It is unclear from the text what "equitable participation" means, as it could point to increasing access to curbside services for low-income households or to encourage greater curbside service participation countywide in areas with relatively lower participation. Executive staff indicate that the intent is to implement a low-income discount program and be more intentional about seeking/including input from frontline communities. This could be clarified.
F-269b ((In order to support achieving a 70% recycling goals)) <u>To minimize the disposal of useful materials, King County should work with partners and jurisdictions to encourage implementation of frequency and separation policies for curbside collection of garbage, recyclables, and organics throughout the county, including in unincorporated areas.</u>	Clarification of existing policy intent	Moving away from the 70% recycling rate goal, as that is confusing with the zero waste context that 70% of what gets thrown away is recyclable. These are two different things, and it better to use more plain language, consistent with existing practice.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-269c <u>King County shall collaborate with cities to achieve a circular economy and preserve landfill space by implementing policies and hauler contract amendments that harmonize recycling and compost standards countywide, such as through the Re+ Program.</u>	New policy	To reflect that maximizing use of current landfills is the most cost effective and environmentally friendly to dispose of waste and the next long-term option will be more expensive. To support collaboration with cities, as common recycling and composting standards across jurisdictions reduces confusion of residents and business on what is actually recyclable, which will reduce contamination in these streams and increase value of the recyclable commodity.	Advances circular economy goals and maximizing landfill space.	Re+ Strategic Plan	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.
F-270 <u>King County should maximize the capacity and lifespan of the Cedar Hills Regional Landfill and plan for future disposal when Cedar Hills Landfill closes to ensure no gap in service, subject to environmental constraints, relative costs to operate, ((stakeholder)) partner and public interests, and overall solid waste system optimization. A replacement landfill shall not be located in King County.</u>	Substantive change	Edits to reflect existing intent and current practice and terminology	Supports waste management systems that won't require a new landfill in King County	Comprehensive Solid Waste Management Plan Policies D-2 and D-4	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The last sentence added would prohibit a future landfill from being located in King County. This is a policy choice. Council may wish to revise the language to better reflect the County's role.

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F-271 King County shall: a. _____((e))Encourage sustainable development and development of markets for reusable and recyclable materials((,)); and b. _____((p))Provide consumer education in the public and private sectors regarding green building practices, product stewardship, extended producer responsibility, circular economy, recycling, purchasing, and consumption ((in order)) to reduce the amount of waste disposed.	Clarification of existing policy intent	Reflecting current terminology and restructured for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-271a King County should consider ((whether)) opportunities to increase energy recovery from select solid waste materials including organics, mixed plastics, and the non-recyclable portion of the waste stream ((are beneficial in terms of cost,)) by factoring in the financial, ((natural environment)) environmental, greenhouse gas ((emissions)), and community impacts((, as well as whether any such energy recovery facilities might be more appropriately located outside King County)).	Clarification of existing policy intent	Edited for clarity and to reflect current context	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
((F-271b) Results from the King County Equity Impact Review Tool will be used as an important consideration to identify and assess the impacts of proposed service changes, and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.	Clarification of existing policy intent	Consolidated in F-202a	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-272 To reduce flooding, erosion, and sedimentation, prevent and mitigate habitat loss, enhance groundwater recharge, and prevent groundwater and surface water quality degradation, consistent with the Growth Management Act, King County shall manage stormwater through plans, programs, and regulations developed by ((King)) the County in cooperation with affected jurisdictions and agencies whenever possible.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-273 A watershed approach shall be taken for stormwater management, with responsibility shared between King County and affected jurisdictions. This approach should emphasize prevention of surface water and groundwater degradation through education programs, retrofits of existing stormwater controls or the placement of new controls, and implementation of best management practices to reduce pollution entering the region's groundwater and surface waters, including Puget Sound. <u>This approach should also support and build upon regional collaborative stormwater management planning and management approaches as outlined in Policy E-446.</u>	Substantive change	To further support current and planned regional stormwater and health planning goals and efforts, including the Stormwater Summit series	Fosters regional cooperation to manage stormwater in cost effective ways and improves stormwater management outcomes	Clean Water Healthy Habitat Strategic Plan Regional Stormwater Investment Planning Initiative	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Elements of E-446 regarding regional collaborative stormwater management planning may make more sense in this policy than in that policy. Council may wish to move supporting language from E-446 in Chapter 5 to this new policy in Chapter 9.
F-274 In the Rural Area and Natural Resource Lands, King County shall minimize the use of ((constructed facilities)) grey infrastructure for stormwater management and, through ((L)) low ((I)) impact ((D)) development, maximize the use of natural systems, provided that the ecological functions of the natural systems are not harmed. The County should provide incentives to keep these natural systems intact. Low ((I)) impact ((D)) development is also preferred in the Urban Growth Area, but it is recognized that structural systems may be needed to realize urban growth and density goals in these areas.	Clarification of existing policy intent	Uses current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Policies F-274, F-278, F-279, and F-281 could be consolidated and streamlined into one policy.

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F-275 King County ((will)) shall plan and manage stormwater by basin or sub-basin consistent with Policies E-463 and E-464. To accomplish this goal, stormwater runoff should not be diverted from one basin or sub-basin into another, unless no other reasonable alternative is available for managing run-off within the same basin <u>or an analysis using best available science determines cross-basin diversion or mitigation actions for unavoidable impacts will have greater benefit to regional stormwater management.</u> Where such diversions are permitted, King County ((will)) shall require environmental analysis and mitigation adequate to protect surface water and groundwater resources from significant adverse impacts.	Substantive change	Creates options to regionally manage stormwater impacts and mitigation measures across basin boundaries if science supports and better outcomes would result. Clarifying edit: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	Fosters regional cooperation to manage stormwater in cost effective ways and improves stormwater management outcomes	Clean Water Healthy Habitat Strategic Plan Regional Stormwater Investment Planning Initiative	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> "Best available science" is a term typically associated only with critical areas regulations. Council may wish to remove the language from this policy.
F-277 Stormwater programs including public education, stormwater system mapping, construction of regional and shared stormwater facilities, retrofitting developed areas, and operation and maintenance programs should be funded through an adequate and equitable funding mechanism. Stormwater facilities required for new development, redevelopment and retrofitting should be designed and built <u>to improve regional water quality to the maximum extent possible, as well as</u> for aesthetic value ((, as well as for)) and low-cost, long-term maintenance.	Substantive change	Creates options to regionally manage stormwater impacts Other edits for clarity	Fosters regional cooperation to manage stormwater in cost effective ways and improves stormwater management outcomes	Clean Water Healthy Habitat Strategic Plan Regional Stormwater Investment Planning Initiative	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The County's surface water funding is generated from unincorporated properties and not from a regional level. Council may wish to remove "regional" from the policy. Executive staff indicate that "regional" could include a shared facility that serves multiple properties within unincorporated King County. This could be clarified. Water quantity is also considered in stormwater. Council may wish to add "water quantity" before "aesthetic value" in the last sentence.
F-278 King County shall continue to ((encourage, support and)) require the use of low impact development as a part of its strategy to mitigate stormwater impacts from new development to the maximum extent feasible <u>and should consider additional supportive strategies, such as in lieu fee mechanisms which are determined through analyses according to best available science to result in overall benefits to regional stormwater management and water quality.</u>	Substantive change	For consistency with current regulations and practices	Improved stormwater management outcomes	Surface Water Design Manual	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Regulatory Description of proposed regulations: Current Surface Water Design Manual Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> Policies F-274, F-278, F-279, and F-281 could be consolidated and streamlined into one policy. "Best available science" is a term typically associated only with critical areas regulations. Council may wish to remove the language from this policy.
F-279 King County should incorporate state-of-the art stormwater management techniques ((including)) and ((L)) low ((I)) impact ((D)) development into the design, construction and operation of all ((e)) County facilities and ((e)) County-funded projects to the maximum extent feasible.	Clarification of existing policy intent	Edits for clarity and current context	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Policies F-274, F-278, F-279, and F-281 could be consolidated and streamlined into one policy.
F-279a <u>When scoping and designing flood risk reduction, fish passage, park, trails, and habitat restoration projects, the County should actively review and pursue opportunities to support stormwater retrofit projects.</u>	New policy	Most of King County's urban infrastructure was built out before effective stormwater control and treatment mechanisms were required by regulations, and those same areas are responsible for generating polluted stormwater runoff that makes its way untreated to local waterways. The primary means of treating that runoff in those areas is to retrofit stormwater treatment	Improved stormwater management outcomes	Clean Water Healthy Habitat Strategic Plan	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Capital Projects Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy could be strengthened by changing "should" to "shall."

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		options (structural stormwater controls) where they have not previously existed. Stormwater retrofits improve the water quality and flow control in areas where those structures were previously lacking.				
F-281 King County should work with residential and commercial developers to incorporate state-of-the art stormwater management techniques, such as <u>low impact development</u> , that protect native vegetation and soils, restore disturbed soils by increasing the use of compost, facilitate reuse of resources such as recycled or harvested water, reduce the carbon footprint of the project, and minimize impervious surfaces.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Policies F-274, F-278, F-279, and F-281 could be consolidated and streamlined into one policy.
F-282 When King County provides technical assistance and incentives for the use of state-of-the art stormwater management techniques, it shall be at no cost to any private sector development.	Policy staff flag					<ul style="list-style-type: none"> Executive staff indicate that the policy language is out of date and could be deleted.
<u>F-282a King County should continue to implement and support innovative stormwater management programs, such as the RainScapes Green Stormwater Infrastructure Incentive program for private landowners.</u>	New policy	Scientific modeling tells us that regional stormwater treatment facilities, including stormwater parks, provide the most effective treatment for stormwater and improve local water quality, but that doesn't totally address the regional need. Green Stormwater Infrastructure, while smaller scale, provides distributed stormwater treatment across the landscape to enhance the benefits at scale and in concert with regional stormwater facilities.	Improved stormwater management outcomes	Clean Water Healthy Habitat Strategic Plan	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy could be streamlined and consolidated with the other policies (F-274, F-278, F-279, and F-281) related to stormwater.
<u>F-282b King County should work with regional partners to identify locations for stormwater parks, focusing first on communities with the most polluted water that lack easy access to green space.</u>	New policy	Supports development of stormwater parks, which can help address equity when built in communities without access to open space and recreational opportunities, they build resilience to climate change by increasing green space and stormwater management, and provide the opportunity to add recreational amenities. Trails, benches, art and wildlife viewing areas are common amenities added to renovated stormwater facilities. Regional facilities, such as stormwater parks, have been found to be the most cost-effective way to treat stormwater. By helping to improve water quality and fish habitat,	Improved stormwater management outcomes; collaboration to identify locations for stormwater parks, prioritizing underserved communities	Regional Stormwater Investment Planning Initiative	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Capital Projects Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Stormwater parks are a newer approach to stormwater management. Council may wish to add language to the lead-in text that describes these facilities and their role in regional stormwater management to support the addition of this policy.

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		stormwater parks support Indian tribal treaty rights.				
F-283 King County ((shall)) <u>should</u> identify and evaluate potential changes to land use development regulations and building codes to support and promote state-of-the art stormwater management techniques.	Substantive change	Reads like a Work Program action; updated to reflect more appropriate level of commitment; this happens on an ongoing, as needed basis rather than as a single point in time mandate	Code is updated when appropriate and in alignment with available resources	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Policy is weakened by changing "shall" to "should." This is a policy choice.
((F-284 King County should work cooperatively with other jurisdictions to develop and implement plans and programs that address the appropriate recycling, reuse, reclamation and disposal of the materials generated from maintenance of stormwater infrastructure.))	Substantive change	Not a current or planned body of work	No effect; reflects current practice	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-287 King County shall include equity and racial and social justice principles in ((planning)) <u>updating</u> and implementing the King County Flood Hazard Management Plan to ((assure floodplain property owners and residents are given equitable access to flood risk reduction services. Outreach should consider vulnerable populations that may face barriers to accessing services and programs based on age, income, disability, English language proficiency, race and ethnicity, or other factors.)) <u>assess flood risks, evaluate impacts of risk reduction actions, and work in partnership with the most impacted communities to develop and prioritize future actions.</u>	Substantive change	Edits to streamline and align with current practice and terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-289 King County should continue to assess and revise current flood warning phases based on the most current data on hydrology and climate change ((predictions)) <u>projections</u> and modify the King County Flood Warning Program, as needed, to reflect these revised flood phases.	Clarification of existing policy intent	Modified for technical accuracy	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-290 King County should assess the most appropriate level of service for flood risk reduction along river segments based on existing and predicted development density, land use, and hydrologic conditions, <u>inclusive of climate change.</u>	Clarification of existing policy intent	Added climate change to be more explicit about related impacts (already embedded within concept of hydrologic conditions, but this makes it clear), consistent with current practice	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-291 King County ((will)) <u>shall</u> review available information on the potential impacts of climate change on ((winter floods)) <u>flooding</u> conditions and other natural hazards that may affect flooding, and consider those potential impacts when updating the flood risk reduction policies and capital improvement projects for the King County Flood Hazard Management Plan.	Clarification of existing policy intent	Clarifying edit: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen To align with Flood Hazard Management Plan: refers to assessing impacts of climate change on flooding conditions generally, without assigning seasonality; contains the reference to "other natural hazards..." due to connection of	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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		things like burn scars to flooding and potential for increased landslide risk that could have flooding implications.				
((F-293 King County shall continue to work with the U.S. Army Corps of Engineers, the Puget Sound Partnership, and other regional partners to develop a science-based vegetation management framework that provides for safe and effective levees, functional riparian habitat, and cost-effective use of limited resources.	Clarification of existing policy intent	To reflect current context' the Corps' 2014 interim policy on eligibility determination addresses the vegetation issue, and there has not been any recent discussion to develop a regional vegetation management framework.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-294 King County ((will)) shall ((assess participation)) participate in the U.S. Army Corps of Engineers Public Law 84-99 Program ((to ensure)) on a case-by-case basis, provided compliance with the National Marine Fisheries Services Biological Opinion on the Federal Emergency Management Agency National Flood Insurance Program standards for levee vegetation, as well as cost-effective maintenance and repair of levees, is achieved.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen Other edits to reflect current practice	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-295 King County ((will)) shall maintain compliance with the National Flood Insurance Program by: a. Assessing the projects and programmatic actions recommended in the King County Flood Hazard Management Plan for compliance with the Biological Opinion prepared for the Program; and b. Making necessary amendments to the Plan and its implementing development regulations.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-296 King County ((will)) shall work cooperatively with the King County Flood Control District, cities and other ((stakeholders)) partners to implement the <u>integrated approaches to floodplain management outlined in the Flood Hazard Management Plan, or successor plans</u> , to protect public safety, prevent property damage, and help protect the greater King County economy, consistent with the Growth Management Act. <u>Actions should advance King County's equity and racial and social justice goals, promote resiliency to the potential impacts of climate change, and provide multiple benefits for the residents of King County.</u>	Substantive change	To align with Countywide Planning Policies and King County flood program and equity goals Clarifying edit: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	Additional improved outcomes when protecting, restoring and enhancing floodplains, especially for priority populations	Countywide Planning Policy EN-9 Flood Hazard Management Plan Guiding Principle 1.3.2, Policies G-3, G-9, PROJ-6 Strategic Climate Action Plan Climate Preparedness section Clean Water Healthy Habitat Strategic Plan Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Capital Projects Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.

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F-297 Consistent with guidance from Federal Emergency Management Agency and the U.S. Army Corps of Engineers, King County's flood risk reduction strategies should focus first on risk avoidance, followed by actions intended to reduce vulnerability in at risk areas. New levees and other flood facilities should be the last rather than the first line-of-defense.	Clarification of existing policy intent	Edit for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy could be streamlined by removing the guidance language.
F-298 King County shall continue to ((promote)) encourage the purchase of flood insurance to ((businesses)) owners and tenants of properties located within ((the floodplain)) flood hazard areas, including those ((businesses)) properties located behind accredited levees, to protect the ((economic)) value of the ((business)) properties and reduce the economic vulnerability ((to the region's economic activity from a larger but less frequent)) from flood events.	Clarification of existing policy intent	To align with current practice; the goals of this policy also applicable more broadly than just businesses. These changes better reflect the full range of the County's efforts on this issue.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-299 King County should continue to discourage new ((, at-risk)) development in mapped flood hazard areas.	Clarification of existing policy intent	All development in floodplains is at risk for flooding, consistent with input from Washington State Department of Fish and Wildlife	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-301 Energy providers' resource and facility plans should be consistent with the King County Comprehensive Plan and should provide for a reliable source of energy in the event of natural disaster or other potential threats of disruption to service.	Policy staff flag					<ul style="list-style-type: none"> This policy gives direction to outside entities rather than King County. It could be reoriented to policy direction for the County.
F-303 King County ((should)) shall encourage land uses and development that will reduce greenhouse gas emissions through the improvement of energy efficiency, and should support the expansion of renewable energy resources through development regulations ((, prudent variances)) and active incentive programs when the benefits of doing so outweigh the costs.	Substantive change	Strengthened to reflect current practice; Clarifying edits to reflect: why energy efficiency is needed; and "variances" is necessary to state as they are addressed in development regulations earlier in the policy	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy somewhat duplicates, and somewhat conflicts with, E-210 and E-214, which state that the county "should" ensure that its land use policies, development regulations, etc. support energy efficiency and fossil fuel reduction and transition etc. Whatever language is chosen, the policy could be removed here and retained with the rest of the GHG reduction policies in Chapter 5.

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<p><u>F-303a Results from an equity impact review shall be used as an important consideration to identify impacts and opportunities of adding, expanding, or upgrading transmission and distribution lines; siting new gas or hazardous liquid transmission pipelines; or new modified, or expanded fossil fuel facilities. The County's equity and racial and social justice principles should be used to improve residents' access to the determinants of equity.</u></p>	<p>New policy</p>	<p>Consolidates existing directives in F-325a, F-332a, and F-344g</p> <p>Reflects current terminology: "equity impact review" is proposed to be defined in the Comprehensive Plan and provide flexibility for how the current Equity Impact Review Tool might change over time</p> <p>Note that F-235a and F-332a were outstanding 2016 Work Plan Action 5 "Implementation Needs" items, which has related code changes proposed in K.C.C. Title 21A to implement policy amendments adopted in 2016</p>	<p>Improved equitable outcomes for priority populations</p>	<p>Equity and Social Justice Strategic Plan</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: Commensurate changes to K.C.C. Title 21A Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy would consolidate three existing policies that required equity impact review for three types of uses. The language used was slightly different each in each policy, and the differences in language have been copied here. For transmission and distribution lines, equity impact review would be used when "adding, expanding, or upgrading." For gas and hazardous liquid transmission pipelines, the review would be required when "siting new" facilities. For fossil fuel facilities, it would be required for "new, modified, or expanded" facilities. Council may wish to align what type of development project triggers equity impact review across these use categories. There are associated code changes to require equity impact review for each of these uses, as well as for non-hydroelectric generation facilities not associated with waste management processes. As these non-hydroelectric generation facilities are called out in the Code but not here, the Council may wish to add them here to align the two.
<p>F-304 All King County departments and divisions shall use the Strategic Climate Action Plan, or successor plans, as the basis for strategic energy planning and direction.</p>	<p>Clarification of existing policy intent</p>	<p>To make policy more timeless, in case the name of the referenced plan changes</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Proposed new policy E-200 states that "The 2020 Strategic Climate Action Plan, or successor plans, should guide the planning, development, and implementation of greenhouse gas reduction goals and actions..." As renewable energy and energy efficiency are identified in other policies as greenhouse gas reduction actions, F-304 policy could potentially be deleted as duplicative. Alternatively, because many of the following policies directly mirror the SCAP, they could be removed as duplicative to this policy. The SCAP is only adopted by motion and therefore does not carry the force of law. Although this is existing policy, referencing the SCAP in a shall policy elevates implementing it to a requirement.

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F-305 King County shall plan for further reduction in its energy use from government operations by setting near and long term energy use and fossil fuel use reductions, consistent with its long term goals of working to continuously reduce operating costs and environmental impacts, maximizing energy efficiency and minimizing waste.	Substantive change	To make reduction in fossil fuel use explicit goal of facility energy use	Progress towards elimination of fossil fuel use in the built environment.	Strategic Climate Action Plan Strategy 3.16	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Capital Projects Description of proposed regulations: n/a Anticipated resource need: The planning does not necessitate new resources, but implementation of the planning would Anticipated timeline: Per Strategic Climate Action Plan, reduce fossil fuel use by 20% by 2030 	<ul style="list-style-type: none"> No issues identified.
F-306 King County shall maximize the ((production)) capture, use and marketing of renewable energy at its wastewater treatment plants and Cedar Hills Landfill, to the extent feasible and consistent with other County goals, and pursue other renewable energy generation projects where cost-effective.	Substantive change	To reflect current context and practice	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-307 King County should foster the development and increased use of clean, renewable and alternative fuel and energy technologies, such as anaerobic digestion and co-digestion of organic material to create energy sources that result in the reduction of greenhouse gas emissions, with a particular emphasis on creating renewable natural gas.	Clarification of existing policy intent	To clarify the types of technologies KC is focusing on, consistent with current practice	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>((F-308 King County shall:</p> <p>a. Continue to increase the energy efficiency of county buses and vehicles, through adoption and promotion of innovative technology vehicles and greenhouse gas reducing fuels with a focus on electric vehicles, all-electric battery buses and associated infrastructure, where appropriate; and</p> <p>b. Consistent with policy E-203, collaborate with other local governments regionally, nationally and internationally to develop a common approach to accounting for the greenhouse gas emissions resulting from the operation of its public transportation system, for offering carbon offsets or other environmental attributes for purchase and for claiming rights to any greenhouse gas emissions reduction attributes associated with its operation.))</p>	Clarification of existing policy intent	<p>This is an outdated policy; these standards now exist and are recognized.</p> <p>Generation of carbon offsets from public transit is no longer recommended, consistent with Ordinance 18106, which updated Ordinance 17971 based on a report it required, which concluded that offsets were not financially feasible for Metro, and Department of Natural Resources and Parks should consider but not be required to buy offsets from Metro. Since then, the Department of Natural Resources and Parks has met their carbon neutral goals through other means.</p>	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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F-308a Consistent with Ordinance ((47974)) 18106, King County Metro Transit ((should implement a strategy to sell transit carbon offsets and other environmental attributes to)) shall make carbon offsets or environmental attributes available for purchase by individuals, public entities, and private entities, if doing so is likely to be financially beneficial to the department. ((To reduce their greenhouse gas emissions, the King County wastewater treatment division and solid waste division should consider purchasing transit carbon offsets from King County Metro Transit.)) Revenue from the sale of carbon offsets or environmental attributed shall be used by the department solely for the purposes of reducing greenhouse gas emissions through mobility services or investments that reduce greenhouse emissions from transit operations.	Substantive change	<p>Updates to reflect Ordinance 18106, which updated Ordinance 17971 based on a report it required, which concluded that offsets were not financially feasible for Metro, and Department of Natural Resources and Parks should consider but not be required to buy offsets from Metro. Since then, the Department of Natural Resources and Parks has met their carbon neutral goals through other means. This ordinance is still relevant as Metro and other fleet owning dept will sell environmental attributes from electrification of fleet.</p> <p>Broadens language to apply to all environmental attribute sales; this is relevant in current state policy programs such as Clean Fuel Standard. Broadens guidance on how revenues to be spent from transit service to mobility services.</p>	Ensures that any funds generated must be reinvested in greenhouse gas reducing activities	Strategic Climate Action Plan Transportation and Land Use goals	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: 2024-2034 	<ul style="list-style-type: none"> The language starting with "solely for the purposes" does not match the language in K.C.C 28.30.030.F. Either the Code or this policy should be updated for consistency. Executive staff note that the policy change is more up-to-date than the Code. The Council could also consider moving the carbon offset regulations from Title 28 to Title 18 to be with the rest of the County's environmental programs regulations.
F-309 King County shall maximize practical applications of renewable natural gas (such as from wastewater or landfill gas), renewable electricity, and renewable heat production ((from renewable resources)).	Substantive change	To reflect other renewable energy sources, and other edits for clarity	Allows use of broader renewable energy sources	Strategic Climate Action Plan Building Energy Operations priority actions	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Capital Projects Description of proposed regulations: n/a Anticipated resource need: Possibly; additional resources could be needed if additional renewable energy installation is out of scope of existing capital project Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.
F-310 King County shall support the conversion of renewable resources and service by-products to energy for beneficial use ((consistent with E-208)). King County shall claim and/or generate economic benefit for any and all renewable energy and greenhouse gas reduction attributes resulting from renewable energy generation.	Clarification of existing policy intent	Reflects removal of E-208 (which was duplicative of this policy)	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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F-311 King County should encourage its energy utilities to provide energy efficiency services ((and)) , renewable energy options, and fossil fuel use reduction strategies to all their customers. Additionally, the County should encourage the state and energy utilities to mitigate the environmental and greenhouse gas emissions impacts of energy and, as conservation and ((alternative energy)) no- and low-carbon sources demonstrate capacity to address energy needs, phase out existing coal and other fossil fuel based power plants, and replace such facilities with resource efficiency and renewable generation sources.	Substantive change	To support moving towards elimination of fossil fuel use in the built environment, such as a utility providing rebates for natural gas-using equipment (e.g. a more efficient natural gas furnace)	Expands areas where King County is advocating with utilities, which can improve environmental outcomes	Strategic Climate Action Plan Priority Action GHG 3.4.2	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-312 King County shall develop and adopt strategic energy management, efficiency, and conservation programs in its own operations, including: a. Consolidated energy accounting of ((e)) County facilities to establish baseline energy performance for the ((e)) County, benchmarking of facilities against comparable best practices where possible, setting goals for facility efficiency improvements, and measuring and reporting progress toward ((e)) County energy goals; b. Fossil fuel elimination action plans; c. Purchase of 100 percent greenhouse gas neutral electricity for operations; d. Energy efficiency audits of all ((e)) County facilities over 20,000 square feet and the creation of action plans for reducing energy use at such facilities; ((e-)) e. Energy management plans for energy-intensive or special-purpose ((e)) County facilities such as wastewater treatment plants, correctional facilities, and transit bases that focus on least-cost management and that include specific approaches for each facility's use, as well as the production and sale of energy where appropriate; f. Capital portfolios managed to maximize greenhouse gas emissions reductions, including no new natural gas or fossil fuel powered equipment installed, with minor exceptions allowed; ((d-)) g. Mandatory energy efficiency and resource use guidelines for operation and maintenance of all ((e)) County-occupied facilities, while recognizing the unique operating requirements of specialty facilities; ((e-)) h. Programs to encourage employees to implement energy conserving measures at work; and ((f-)) i. Incentives, including retaining a portion of energy cost savings, to ((e)) County agencies and departments for achieving energy efficiency.	Substantive change	Edits to support moving towards elimination of fossil fuel use in the built environment and to support priorities in the Strategic Climate Action Plan	Reduced fossil fuel emissions from facilities	Strategic Climate Action Plan Priority Actions GHG 3.16.1, GHG 3.16.2, and GHG 3.17.1	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Capital Projects Description of proposed regulations: n/a Anticipated resource need: Anticipated timeline: Per Strategic Climate Action Plan, reduce fossil fuel use by 20% by 2030 	<ul style="list-style-type: none"> Councilmembers may wish to consider whether this level of detail is necessary in a comprehensive plan. the items in the list are addressed in the SCAP, which policy F-304 already requires departments to use as the basis for their energy planning. The list could potentially be removed.
F-313 King County should benchmark all applicable ((e)) County buildings as a basis for measuring energy efficiency improvements, using the Environmental Protection Agency Portfolio Manager Tool, where applicable.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-315 King County shall use its Resource Life Cycle Cost Assessment calculator to evaluate energy projects to determine if the operations and maintenance cost savings over the life of an energy project's assets exceed the implementation costs, taking into	Policy staff flag					Executive staff indicate that "energy project" in this policy is intended to apply to all projects that involve energy-using equipment, not just projects where energy is the primary

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account all identified costs associated with energy efficiency and renewable energy projects.						focus. Council may wish to add clarifying language.
F-316 Efficient energy consumption, conservation, the use of renewable technologies, and energy responsible land use decisions should be a priority in King County. King County promotes the maximum use of energy conservation and renewable energy resources now, while leaving options for increasing conservation and renewable technologies in the future.	Policy staff flag					<ul style="list-style-type: none"> This policy is superseded by F-309 with regards to renewable energy, and duplicative of E-210 through E-215 in Chapter 5 with regards to energy efficiency, so this policy could be deleted.
F-317 King County should pursue district energy opportunities to maximize resource recovery efforts, in ways that can offer economic and environmental benefits to the county and community at large. This ((will)) shall be done by pursuing opportunities such as encouraging the use of wastewater for heat extraction and other forms of energy generation in the ((e)) County's wastewater conveyance system.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen Other edits for grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Council may wish to consolidate F-317 and F-318.
F-318 King County should pursue combined heat and power district energy opportunities in its own facilities, as well as in partnership with other public and private entities, that result in reduced energy consumption, greenhouse gas reductions, and financial savings to the ((e)) County.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Council may wish to consolidate F-317 and F-318.
((F-319 To implement the Countywide Planning Policy of aggressive conservation and promotion of regional air quality, King County should: a. Effectively enforce the energy code as part of the general permit process; b. Provide density incentives through the zoning code for energy efficient developments; c. Continue to improve the fuel efficiency and emissions of the county owned fleet of motor vehicles; d. Work with utilities to become a model of energy efficiency in facilities owned or operated by Metropolitan King County; and e. Seek cost-effective ways to capture energy from county operations which other wise would be lost, such as methane gas from landfills and sewage treatment.	Clarification of existing policy intent	These issues are currently generally spread across different Countywide Planning Policies and addressed via various Comprehensive Plan policies, such as F-312	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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F-320 King County should support new energy resources and technologies that reduce energy use, decarbonize energy sources, and electrify energy use in the building and transportation sectors. In supporting these efforts, King County should: a. Allow for siting of distributed energy resources, while considering appropriate use of land and associate impacts, including protection of designated Natural Resource Lands and open spaces; b. Accommodate the use of distributed energy resources in new and redeveloped properties; c. Reduce barriers to new and upgraded substations, transmission facilities, and the distribution system, for infrastructure that is needed to achieve County greenhouse gas reductions targets; d. Encourage and support the integration of new technologies and fuel sources; e. Minimize negative impacts on and maximize benefits for frontline communities resulting from related projects; f. Support equitable engagement strategies during project planning to actively solicit public participation and input from impacted frontline communities; g. Support equitable opportunities for frontline communities to participate in distributed energy resources; h. Support efforts by utilities and other entities to advance these outcomes; and i. Review and update development regulations periodically to ensure that they appropriately support new energy resources and technologies and mitigate for associated impacts.	New policy	New policy to support implementation of new energy resources and technologies that advance the goal of eliminating fossil fuel use in the built environment	Ensures comprehensive review of regulations and actions supporting new energy resources and technologies, consistent with other planning goals	Strategic Climate Action Plan Building Energy Countywide and Sustainable & Resilient Frontline Communities – Energy Access	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory and Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy is very similar to E-210, Council may wish to consolidate the policies.
F-321 King County encourages the: a. ((the u)) Use of solar energy; b. ((the s)) Siting of roads, lots, landscaping and buildings for improved solar orientation; c. ((the u)) Use of passive solar design and active solar technologies; ((and)) d. ((the p)) Protection of solar access; and e. The pursuit and allocation of funds to support access to solar energy for frontline communities.	Substantive change	To integrate equity goals and long-term needs. There's funding of solar energy access in the 2023-2024 County budget, but not continued programs and funding sources for solar installations, especially for households with low incomes.	Creates support for future funding (grants, state or local budget, etc) for equitable renewable energy access	Strategic Climate Action Plan Sustainable & Resilient Frontline Communities Focus Area 7	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Sub e. is duplicative of E-220e and F-323, which call for a focus on frontline communities to happen for all types of renewable energy. Council may wish to remove sub e. for clarity. If sub e. is retained, Council may wish to clarify that this is about pursuing outside funding, rather than the County's budget. This policy lacks direction. "Should" or "shall" could be added to provide direction.
F-323 King County should expand the availability of energy efficiency, renewable energy, and fossil fuel use reduction and transition measures to ((low-income residents)) frontline communities most likely to be disproportionately impacted by climate change.	Substantive change	To support moving towards elimination of fossil fuel use in the built environment, and broadens priority populations	Improves equitable access to greenhouse gas reducing programs and actions	Strategic Climate Action Plan – Building Energy Countywide and Sustainable & Resilient Frontline Communities – Energy Access	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy overlaps with E-220 in Chapter 5. They could be consolidated.
F-325 King County ((and the)) should work with utilities ((should)) to identify and preserve corridors, consistent with the Growth Management Act goal of focusing growth within the Urban Growth	Clarification of existing policy intent	Edits for clarity and alignment with appropriate County role	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a 	<ul style="list-style-type: none"> No issues identified.

Chapter 9 Facilities, Services, and Utilities
3/1/24

Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
Area, to accommodate future electric power transmission and distribution lines. Corridor designation should include: a. Identification of appropriate shared uses and recognition of the values provided by nonutility uses, such as recreation; b. Recognition of county roads as utility corridors; and c. Evaluation of proposed facility plans on a system-wide basis, rather than project-by-project.					<ul style="list-style-type: none"> • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	
((F-325a Results from the King County Equity Impact Review Tool will be used as an important consideration to identify and assess impacts and opportunities of adding, expanding or upgrading transmission and distribution lines and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.))	Clarification of existing policy intent	Consolidated in F-303a	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.
F-327 New electrical distribution lines should be installed underground where reasonably feasible and not a health or safety concern. ((The county should encourage underground placement of existing distribution lines through such tools as local improvement districts.))	Substantive change	To reflect current practice	No effect; this is not occurring currently	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> No • <u>Anticipated timeline:</u> Ongoing 	<ul style="list-style-type: none"> • No issues identified.
F-328 King County will monitor scientific research on potential human health effects of extremely low frequency electric and magnetic fields. If federal or state agencies promulgate rules to reduce exposure to extremely low level electric and magnetic fields through changes in the use of appliances, construction practices, the location of electrical infrastructure or other activities the county shall inform its residents, in adherence with the Executive Order and other applicable policies on written language and translation processes, and take appropriate actions.	Substantive change	Monitoring this is not current nor planned County work; informing residents of federal or state regulatory changes is not the County's role; and requiring the County to "take appropriate actions" in response to federal or state regulatory changes is unnecessary to state, as the County would be required to align with new legal mandates regardless.	No effect; this is not occurring currently	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic and Regulatory • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> No • <u>Anticipated timeline:</u> Ongoing 	<ul style="list-style-type: none"> • No issues identified.
F-330 King County ((will)) shall provide leadership in and promotion of the use of renewable natural gas to minimize climate change impacts, including that from its own sources, as a substitute for fossil-sourced natural gas where practical, <u>while discouraging the use of human food feedstocks for the creation of renewable natural gas.</u>	Substantive change	To help ensure that any feedstock use is from waste products and not crops that could otherwise be used for human consumption Clarifying edit: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	Protects usable food for people from diversion for renewable energy use	Strategic Climate Action Plan GHG Priority Action 5.1.1 ("recycled" feedstock)	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> No • <u>Anticipated timeline:</u> Ongoing 	<ul style="list-style-type: none"> • F-307 says that the county "should" foster the development and use of renewable fuel technologies, with an emphasis on natural gas. This policy says that King County "shall" provide leadership in promotion of the use of renewable natural gas. Council may wish to consider aligning these policies.
((F-332a Results from the King County Equity Impact Review Tool will be used as an important consideration to identify impacts and opportunities of siting new gas or hazardous liquid transmission pipelines and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.))	Clarification of existing policy intent	Consolidated in F-303a	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.
F-333 New hazardous liquid and gas transmission pipelines should be located away from high-density residential zones, Urban Activity Centers, ((and B)) business ((C)) centers, ((D)) office	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.

Chapter 9 Facilities, Services, and Utilities
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Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
((P))parks, sports fields, schools and day care centers or other land uses where large numbers of people would assemble.					<ul style="list-style-type: none"> Anticipated resource need: n/a Anticipated timeline: n/a 	
((F-334 When new, expanded or upgraded hazardous liquid or gas transmission pipelines are required, use of existing corridors should be evaluated first. King County should facilitate appropriate corridor sharing among different utility types and owners.))	Substantive change	Not consistent with current regulations nor a planned body of work	No effect; reflects current practice	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Regulatory Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-336 King County should map the location of existing and new hazardous liquid and gas transmission pipelines. Maps shall not substitute the one-call locating system and shall not be used for any construction or maintenance activity.	Policy staff flag					<ul style="list-style-type: none"> No County-created maps currently exist or are planned. Executive staff state that the U.S. Department of Transportation maintains maps for this purpose. This policy could potentially be removed.
F-337 Structures designed for human occupancy shall not be located within hazardous liquid or gas transmission pipeline rights-of-way and should be set back from the pipeline to protect public health, safety and property. No structures shall be located over the pipeline.	Policy staff flag					<ul style="list-style-type: none"> While this policy strictly prohibits any structures designed for human occupancy within hazardous liquid and gas transmission right-of-way, K.C.C. 21A.12.140 allows human-occupied structures that are not "normally" occupied within pipeline setbacks within regional utility corridors, and also allows any human-occupied structures to potentially locate there if meeting certain conditions. That code section is further contradicted by 21A.14.225, which states first that utility structures not "normally" occupied are allowed, and then states that structures designed for human occupancy are never allowed. Council may wish to change the policy to "should," or to amend the Code to eliminate the allowances therein. This policy could also be removed if the policy intent is covered in the Code. Council may also wish to combine policies F-337 and F-338 for clarity.
F-338 Land uses shall be restricted within hazardous liquid and gas transmission pipeline rights-of-way. Passive recreational uses, such as hiking trails, may be allowed if the risk to life and property is assessed and determined to be minimal.	Policy staff flag					<ul style="list-style-type: none"> Council may wish to combine policies F-337 and F-338 for clarity.
F-339 King County should promote the safety and reliability of the hazardous liquid and natural gas transmission pipeline systems by requiring developers, contractors, and excavators to notify the state, pipeline operators and utilities through the one-number locator service, before beginning excavation or construction.))	Clarification of existing policy intent	This is a requirement in state law and does not need to be a policy; see RCW 19.122.030	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
F-340 In the interest of safety and reliability of the hazardous liquid and natural gas interstate transmission pipeline systems, the ((e))County should take steps to protect and preserve the signs that mark pipelines.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Executive staff are not aware of any County actions relating to this policy, and the WAC has provisions addressing gas pipeline markers. This policy could potentially be removed.
F-341 King County (recognizes that the) shall use franchise agreements process to require gas distribution (system is primarily located in road rights-of-way) utilities comply with county, state, and federal safety and health regulations.	Substantive change	Reoriented from a statement to policy direction, consistent with current practice	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Though described as clarification of existing policy intent, the proposed change is essentially a new policy as the subject matter (franchise agreements and safety and health regulations) is different from that of the underlying policy (recognition that gas distribution is primarily located in road rights of way). Utilities are already required to comply with county, state, and federal health and safety regulations, regardless of what is in a franchise agreement. Executive staff state that inclusion here strengthens the County's position when authorizing utility development. It is a policy choice to include F-341.
F-342 In the interest of safety and reliability of the natural gas distribution pipeline systems, the ((e))County should take steps to protect and preserve the signs that mark pipelines.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> As with F-340, Executive staff are not aware of any County actions relating to this policy, and the WAC has provisions addressing gas pipeline markers. This policy could potentially be removed.
F-343 Structures designed for human occupancy shall not be located within gas distribution pipeline rights-of-way and should be set back from the pipeline to protect public health, safety, and property. No structures shall be located over the pipeline.	Policy staff flag					<ul style="list-style-type: none"> While regulations like this exist for hazardous gas pipelines (see F-337 and K.C.C. 21A.12.140), there are no corresponding regulations for gas distribution systems. As this is a "shall" policy, either regulations should be adopted, the policy should be changed to "should," or the policy should be removed.
((F-344 Permit requirements shall require excavators to ensure adequate protection of any facilities that are encountered during their work. This shall include but not be limited to adhering to the foreign facility owners requirements for separation and backfill, developing joint plans when drilling or boring parallel to foreign facilities, and potholing all facilities that will be crossed by drilling or boring.	Clarification of existing policy intent	This is a code requirement and does not need to be a policy; see K.C.C. 16.82.185	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-344a King County (Office of Emergency Management) shall convene local emergency managers, first responders, railroads and others to prepare for and mitigate the increasing risk of oil spills, fire, and explosions posed by oil transport by rail, truck, and vessel. This work should consider potential risks from related fossil fuel facilities.	Clarification of existing policy intent	Specific agency is not necessary to be called out here, consistent with level of detail throughout Comprehensive Plan	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
F-344c King County should collaborate with local and <u>Indian</u> tribal governments to jointly advocate for stronger federal and state disclosure requirements for hazardous materials being transported by rail, safety requirements and speed limits for tank cars, minimum liability coverage for railroads and oil shippers, and financial support for increased local emergency planning and response to oil spills, fires, and explosions.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-344d King County land use policies, development regulations, and permitting and environmental review processes related to fossil fuel facilities shall be designed to: a. ((p)) Protect public health, safety, and welfare; b. ((m)) Mitigate and prepare for disasters; c. ((p)) Protect and preserve natural systems; d. ((m)) Manage impacts on public services and infrastructure; and e. ((f)) Reduce impacts of climate change.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-344f When reviewing proposals for new, modified or expanded fossil fuel facilities, King County shall require comprehensive environmental assessment, and early and continuous public notice and comment opportunities. King County shall only approve proposals for new, modified, or expanded facilities when: a. The proposed facility can confine or mitigate all operational impacts; b. The facility can adequately mitigate conflicts with adjacent land uses; c. The full scope of environmental impacts, including life cycle greenhouse gas emissions and public health, have been evaluated and appropriately conditioned or mitigated as necessary, consistent with the County's substantive State Environmental Policy Act authority; d. The applicant ((must comply)) has complied with applicable federal and state regulations, including the Clean Water Act, Clean Air Act, and Endangered Species Act; e. The applicant has demonstrated early, meaningful, and robust consultation with the public, surrounding property owners, and with Indian tribes to assess impacts to <u>tribal</u> treaty-protected cultural and fisheries resources; and f. Risks to public health and public safety can be mitigated.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This is detailed guidance for approval of a permit. Council may wish to add this language to the Code if the intent is to ensure that proposals comply with each of these terms.
((F-344g Results from the King County Equity Impact Review Tool shall be used as an important consideration to identify and mitigate impacts of new, modified, or expanded fossil fuel facilities. The Equity Impact Review should take into consideration the potential effects of a new, modified or expanded fossil fuel facility on the health of a population, and how those effects may be different within a population.))	Clarification of existing policy intent	Consolidated in F-303a	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-344h King County shall ((establish)) <u>implement</u> a periodic review process for fossil fuel facilities. The periodic review shall be a part of King County's ongoing enforcement and inspections of fossil fuel facilities, and to assure compliance with applicable conditions, mitigations, and the most up-to-date safety and public health standards. The periodic review process should, subject to applicable law: a. Provide opportunities for public review and comment;	Clarification of existing policy intent	To reflect current status (this has been established, and the County is now continuing to implement)	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The underlying policy direction, to establish a periodic review process, has been completed, and this the requirements here are now included in K.C.C. Title 21A. Councilmembers may wish to delete this policy as the initial intent is accomplished and the revised language duplicates code.

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Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
b. Evaluate whether the facility is in compliance with current federal, state, and County regulations and implementation of industry-standard best management practices; and c. Allow King County to modify, add, or remove permit conditions to address new circumstances and/or unanticipated fossil fuel facility-generated impacts.						
F-344i Local distribution companies that convey fossil fuels in King County shall prepare and submit a greenhouse gas impact analysis when applying for a new utility franchise agreement or an extension or renewal of an existing utility franchise agreement.	Policy staff flag					<ul style="list-style-type: none"> Council may wish to rephrase this policy to state what King County shall do (require GHG analyses) rather than what Local Distribution Companies shall do (submit them).
F-345 Telecommunication services ((are to)) shall be encouraged ((as a means)) to mitigate the transportation impact of development and growth, including ((G)) greenhouse ((G)) gas ((E)) emissions.	Clarification of existing policy intent	Edits for clarity and grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy could be revised to focus on what the County should do, rather than what a telecommunication service should do.
F-346 King County should encourage ((s the)) telecommunication service providers to engage in long-term planning for telecommunications construction, reconstruction, and facility upgrades, including provisions to ensure that the system's capacity, design, and equipment will allow users to take advantage of innovative uses, services, and technology.	Clarification of existing policy intent	Reoriented from a statement to policy direction	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-347 Telecommunication companies and the ((e)) County should coordinate activities when facilities are being installed or road construction projects are scheduled.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-348 ((Long-term planning for telecommunications systems by the)) King County regulations should encourage telecommunication service providers ((should allow)) to plan and provide for uninterrupted service during natural disasters.	Clarification of existing policy intent	Reoriented to reflect King County role, consistent with underlying goals	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-349 Co-location of telecommunication facilities is encouraged to reduce the unnecessary proliferation of individual, single-user towers. Co-location shall be required unless an applicant can demonstrate to the satisfaction of the ((e)) County that collocation on an existing tower is not feasible and not consistent with service quality and access.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-352 Long-term planning for cable systems should include service to all areas of the county ((which)) that meets the minimum density established in the cable company's franchise agreement and ((the county's Cable Television Ordinance)) King County Code Chapter 6.27A.	Clarification of existing policy intent	Updated to current code reference	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy duplicates code requirements, and F-354, and could be deleted.
F-354 Cable companies should take proactive steps to ensure that there is widespread availability of and equitable access to cable service. Cable companies should ensure information is culturally ((-)) appropriate and made available to ((residents of the county,	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a 	<ul style="list-style-type: none"> Council may wish to rephrase this policy to state what King County should do rather than what cable companies should do.

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Policy	Type of Change	Executive Rationale	Executive Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
especially low-income and limited-English proficient communities)) county residents, especially those with low incomes and/or that speak a language(s) other than English.					<ul style="list-style-type: none"> Anticipated resource need: n/a Anticipated timeline: n/a 	
F-355 ((The goal of it)) Long-term cable planning should ((be)) support: a. ((a)) A high-capacity, state-of-the-art system ((-)); b. Installation and activation of ((T))two-way capacity ((should be installed and activated.)) c. Interconnection of ((G))cable systems ((should be interconnected)) to other communications systems((- They should be designed to be)); and d. (("open"; that is, the systems should be)) Open systems, usable by many, for a variety of purposes.	Clarification of existing policy intent	Restructured for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-357 Developers should collaborate with major employers to create developments that facilitate and encourage telecommuting by installing high-speed internet lines during construction of the project.	Policy staff flag					<ul style="list-style-type: none"> Executive staff indicate that the intent was to remove F-357 and F-358 in favor of the new proposed F-358a, which more closely reflects the County's role. This policy could be deleted.
F-358 Builders and architects should work with the telecommunication industry to design and retrofit state-of-the-art cable-ready homes and offices ((and)), as well as community centers, social service agencies, community health clinics, and other buildings that serve low-income residents.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Executive staff indicate that the intent was to remove F-357 and F-358 in favor of the new proposed F-358a, which more closely reflects the County's role. This policy could be deleted.
<u>F-358a King County should explore opportunities to increase access to broadband internet services to underserved and unserved areas, such as expanding the I-Net network, pursuing grant funding to support infrastructure investments, partnering with service providers to expand coverage, supporting fiber optic cable installation in the Eastrail corridor, and marketing to underserved communities.</u>	New policy	In response to findings of the 2020 King County Broadband Access Study, consistent with current and planned work	Improved access to broadband internet services	2020 King County Broadband Access Study	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<u>F-358b King County should increase wireless capabilities at County-owned facilities and sites, such as County parks, for public access, where appropriate.</u>	New policy	To reflect current and planned work	Improved public internet access	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Capital Projects Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
F-359 King County encourages public and private organizations to create wireless internet connections where the public can access the Internet, including in community centers, social service agencies, community health clinics, libraries, schools, and other buildings that serve ((low-income)) residents with low incomes.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Council may wish to rephrase this policy to state what King County should do rather than what wireless companies should do.

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Appendix A: Capital Facilities and Utilities

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I. Capital Facilities

A. Introduction

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The capital facilities element of the King County Comprehensive Plan is comprised of two parts: Chapter 9: Services, Facilities and Utilities and this Appendix A. Chapter 9: Services, Facilities and Utilities establishes policy regarding planning for and financing of publicly owned capital facilities to serve the needs of existing and new residents. Together, Chapter 9 and this appendix address how King County should meet its capital facilities responsibilities.

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This section of Appendix A is a review of the current state of planning and financing for public facilities and services in King County. The facilities are organized into two sections: those owned by King County and those owned by other public entities. The development of this appendix was guided by an integrated set of local policies and plans. Listed documents are adopted by reference for the purposes of this appendix.

B. State Requirements

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Chapter 9: Services, Facilities and Utilities and this Appendix, including referenced documents, implement the requirements of the state requirements listed below.

1. Growth Management Act Goals and Requirements

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The Growth Management Act (RCW 36.70A.020) requires that public facilities and services necessary to support development be adequate to serve the development at the time the development is available for occupancy and use, and without decreasing current service levels below established minimum standards.

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The Growth Management Act (RCW 36.70A.070 and WAC 365-196-415) requires that comprehensive plans include a capital facilities plan element consisting of:

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- An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- A forecast of the future needs for such capital facilities;
- The proposed locations and capacities of expanded or new capital facilities;
- At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element are coordinated and consistent.

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This element must include public "green infrastructure," which are natural assets (including parks and other areas with protected tree canopy) and built facilities in the Urban Growth Area that manage wet weather and that maintain and restore natural hydrology by storing, infiltrating, evapotranspiring, and harvesting and using stormwater.

98 WAC 365-196-415 and the Washington State Department of Commerce’s Capital Facilities
99 Planning Guidebook provide additional guidance on how to implement this element.
100

101 **2. King County Countywide Planning Policies**

102
103 The Growth Management Act (RCW 36.70A.210) requires counties and cities to coordinate
104 developing and adopting a set of mutually agreed upon planning policies to guide the
105 development of local comprehensive plans. In response to this requirement, elected officials
106 representing the county and the cities and towns of King County joined together to form the
107 King County Growth Management Planning Council and to cooperatively develop and adopt the
108 King County Countywide Planning Policies. Given the important role of special purpose districts
109 in service provision, the Growth Management Planning Council also created seats for
110 representatives of such districts.
111

112 The Countywide Planning Policies provide a framework for developing local jurisdictions’
113 comprehensive plans in King County. This framework provides a mechanism for achieving
114 consistency among comprehensive plans. Jurisdictions’ comprehensive plan must reflect the
115 countywide vision for capital facilities planning, including siting of facilities and the timing and
116 phasing of land development in concert with the availability of facilities and services.
117

118 The Countywide Planning Policies adopted by the King County Council and ratified by the cities
119 call for jurisdictions to provide a full range of urban services (PF-1). The countywide
120 development patterns must provide for a sufficient supply of housing, employment, education,
121 recreation, open space and community and social services.
122

123 **C. Capital Facilities Inventories and Planning**

124 **1. Facilities Provided by King County**

125
126 Chapter 9: Services, Facilities and Utilities requires County facility planning and implementation
127 to occur as part of the King County Real Property Asset Management Plan (RAMP).¹ The
128 RAMP contains an inventory of existing King County general government buildings, their
129 locations and conditions, and provides for long-range facility planning. The RAMP is updated
130 once every four years and includes County administrative, court, law enforcement, jail, public
131 health, and human services facilities.
132
133

134 Additionally, the Capital Improvement Program of the King County Biennial Budget² includes
135 six-year capital facility planning and financing for: emergency medical services; general
136 government services; Harborview Medical Center; King County International Airport; parks,
137 recreation, and open space; public transportation; roads; solid waste; surface water
138 management; and wastewater treatment.
139

140 Combined, these planning processes provide for continuing, cumulative review and updates of
141 all County facility planning and financing consistent with the Comprehensive Plan. Additional
142 facility-specific inventories and planning are as follows.

¹ 2019 King County Real Property Asset Management Plan, Ordinance 19062, Attachment A [\[LINK\]](#)

² 2023-2024 King County Biennial Budget, Capital Improvement Plan, Ordinance 19546, Attachment A [\[LINK\]](#)

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a. Parks, Recreation, and Open Space

The King County Open Space Plan³ is adopted as a functional plan of the Comprehensive Plan. The Open Space Plan includes an inventory and locations of existing King County park, recreation, and open space sites and facilities, as well as information about future growth and financing. This information also addresses applicable green infrastructure provided by urban parks and natural areas. More information can also be found in King County Comprehensive Plan Appendix C2: Regional Trail Needs Report.

b. Surface Water Management

An inventory of existing King County stormwater facilities can be found in the King County Geographic Information Systems database. Additional information about inventories, locations, conditions, future needs, and financing of stormwater facilities can be found in the Stormwater Management Program Plan⁴ and National Pollutant Discharge Elimination System Municipal Stormwater Permit Annual Report.⁵ This information also addresses applicable green infrastructure associated with stormwater management.

c. Solid Waste

The Comprehensive Solid Waste Management Plan⁶ includes an inventory and locations of King County solid waste facilities, as well as information about capacities, levels of service, future needs, and financing.

d. Sanitary Sewer Collection and Treatment

Existing inventories and locations, current capacities, levels of service, future needs, and financing for King County's regional wastewater treatment facilities are available in the King County Regional Wastewater Services Plan,⁷ Combined Sewer Overflow Control Program Update,⁸ Conveyance System Improvement Program Update,⁹ Asset Registry,¹⁰ and Ratepayer Report.¹¹

e. Flood Hazard Management

King County provides flood hazard management services on behalf of the King County Flood Control District. The King County Flood Hazard Management Plan,¹² adopted by both agencies, includes an inventory and locations of existing facilities, current capacities, levels of service, future needs, and financing. More information can also be found in the Flood Control District annual budget and associated Capital Improvement Program.¹³

³ King County Open Space Plan: Parks, Trails, and Natural Areas 2022 Update, Ordinance 19501, Attachment A [\[LINK\]](#)

⁴ Stormwater Management Program 2023 Final [\[LINK\]](#)

⁵ 2021 National Pollutant Discharge Elimination System Municipal Stormwater Permit Annual Report [\[LINK\]](#)

⁶ 2019 Comprehensive Solid Waste Management Plan, Ordinance 18893, Attachment A [\[LINK\]](#)

⁷ Regional Wastewater Services Plan, King County Code Chapter 28.86 [\[LINK\]](#)

⁸ 2018 CSO Control Program Update [\[LINK\]](#)

⁹ 2017 Conveyance System Improvement Program Update [\[LINK\]](#)

¹⁰ 2023 Asset Registry [\[LINK\]](#)

¹¹ 2016 Ratepayer Report [\[LINK\]](#)

¹² 2006 Flood Hazard Management Plan, Ordinance 15673, Attachment A [\[LINK\]](#); as updated by 2013 Flood Hazard Management Plan Update and Progress Report, Ordinance 17697, Attachment A [\[LINK\]](#)

¹³ 2023 King County Flood Control Zone District Budget, Resolution FCD2022-13 [\[LINK\]](#)

f. Emergency Medical Services

179
180 The King County Emergency Medical Services Division of Public Health — Seattle & King
181 County is responsible for coordinating regional emergency medical services in King County and
182 for developing, implementing, and administering a mobile intensive paramedic care services
183 program in cooperation with King County fire districts, municipal fire departments, and hospital
184 providers. Information about current services and capacities, levels of service, future needs,
185 and financing are included in the Medic One/Emergency Medical Services Strategic Plan.¹⁴
186

g. Transportation

187
188 An inventory and locations of existing King County roadway facilities can be found in the King
189 County Geographic Information Systems database. Additional information about inventories,
190 locations, condition, capacity, levels of service, future needs, and financing of roadway facilities
191 can be found in Comprehensive Plan Appendices C: Transportation, C1: Transportation Needs
192 Report, and C2 Regional Trail Needs Report; the Annual Bridge Report;¹⁵ the Strategic Plan for
193 Road Services;¹⁶ and the Transportation Concurrency Update Report.¹⁷
194

195 An inventory including locations, capacities, levels of service, future needs, and financing for
196 public transit facilities and services can be found in Comprehensive Plan Appendix C:
197 Transportation and King County Metro's Strategic Plan, Service Guidelines, Long Range Plan,¹⁸
198 and Transit System Evaluation.¹⁹
199

h. Criminal Legal System

200
201 Capital facility planning and financing for county court, law enforcement, and jail facilities are
202 addressed through the RAMP and the King County Biennial Budget.
203

2. Facilities provided by other public entities

204
205
206 For facilities provided by other public entities, RCW 36.70A.070(3) requires the County to:

- 207 1. identify all public entities that own capital facilities; and
- 208 2. endeavor in good faith to work with other public entities, such as special purpose
209 districts, to gather and include within the capital facilities element the information
210 required for such facilities. A good faith effort must, at a minimum, include consulting the
211 public entity's capital facility or system plans and emailing and calling the staff of the
212 public entity.
213

214 Publicly accessible information about these facilities and associated future planning is limited,
215 as they are owned and operated by non-County entities and the Growth Management Act does
216 not require those entities to plan in accordance with the Act. Summarized below is information
217 about these facilities based on County research of available online information and inquiries
218 with applicable entities as of October 2023. Listed plans are adopted by reference and available

¹⁴ Medic One/Emergency Medical Services 2020-2025 Strategic Plan; Ordinance 18932, Attachment A
[\[LINK\]](#)

¹⁵ 2021 Annual Bridge Report [\[LINK\]](#)

¹⁶ Strategic Plan for Road Services 2014 Update, Motion 14190, Attachment A [\[LINK\]](#)

¹⁷ 2022 Transportation Concurrency Update Report [\[LINK\]](#)

¹⁸ King County Metro Strategic Plan for Public Transportation 2021-2031, King County Metro Service
Guidelines Ordinance, King County Metro Long-Range Plan: Metro Connects, Ordinance 19367,
Attachments A, B, and C [\[LINK\]](#)

¹⁹ 2022 System Evaluation, Motion 16312 [\[LINK\]](#)

219 upon request.

220

221 **a. Drinking Water Supply**

222 Public water systems are managed by: homeowners; private, non-profit organizations and
223 corporations such as homeowners' associations; private, for-profit companies; and municipal
224 governments and water/sewer districts. Given that the Growth Management Act requires the
225 capital facilities element to address those facilities owned by public entities, this subsection
226 focuses on water services provided by municipal governments and water/sewer districts.

227

228 King County is not a water utility and does not supply potable water to residents. Instead, King
229 County has certain regulatory roles for Group A and Group B water systems²⁰ that operate in
230 unincorporated King County, such as reviewing Water System Plans subject to Washington
231 State Department of Health's approval, approving Group A system expansion plans in
232 unincorporated King County, and regulating franchise agreements for use of King County
233 rights-of-way. The public water utilities serving unincorporated King County are as follows.

234

235 ***i. Public Water Utilities Serving Unincorporated King County***

236

Public Water Utility	Capital Facility Documents
Ames Lake Water Association Inc.	Ames Lake Water Association 2018 Water System Plan
Auburn, City of	City of Auburn Comprehensive Water Plan
Bellevue, City of	City of Bellevue Water System Plan (Volumes 1-4)
Black Diamond, City of	City of Black Diamond Water System Comprehensive Plan
Carnation, City of	2015 Comprehensive Water System Plan, City of Carnation - Final
Cedar River Water & Sewer District	2016 Comprehensive Plan Update Water and Sewer Systems
Coal Creek Utility District	Coal Creek Utility District 2013 Water & Sewer System Plan
Covington Water District	Covington Water District Water System Plan May, 2016 FINAL
Dockton Water Association	Small Water System Management Program, Dockton Water Association
Duvall, City of	City of Duvall Comprehensive Water System Plan November 2021
Edgehill Water Association	Edgehill Water Association Small Water System Management Plan
Enumclaw, City of	City of Enumclaw Comprehensive Water System Plan Final October 2013
Fall City Water District #127	2016 Water System Plan for Fall City Water District
Foothills Water Association	Foothills Water Association Comprehensive Water System Plan November 1998
Highline Water District	Highline Water District Water System Plan August, 2016 Final
Issaquah, City of	City of Issaquah 2018 Water System Plan
Kent, City of	Kent Water System Plan 2019

²⁰ Group A systems generally serve more than 15 connections; Group B systems generally serve 2-14 connections.

Public Water Utility	Capital Facility Documents
King County Water District 19	Water District 19 Water System Plan
King County Water District 20	King County Water District No. 20 Comprehensive Water System Plan Update - Approved April 2012
King County Water District 90	King County Water District No. 90 2015 Comprehensive Water System Plan
King County Water District 111	Lake Meridian Water District 2023 Water Comprehensive Plan
King County Water District 119	Water System Plan King County Water District No. 119
King County Water District 123	Water System Plan for King County Water District 123
King County Water District 125	2016 Water System Plan , Water District #125
Kirkland, City of	City of Kirkland Comprehensive Water System Plan August 2014, Revised March 2015
Lakehaven Water and Sewer District	Lakehaven Utility District Water System Plan Update Final April 2015
Lake Forest Park Water District	Lake Forest Park Water District Comprehensive Water System Plan 2015
Mirrormont	Washington Water Service Company Mirrormont Water System ID#55250 1 King County Part B - Individual Water System Plan
North Bend, City of	City of North Bend Water System Plan
NE Sammamish Sewer & Water District	Northeast Sammamish Sewer and Water District Water System Plan
Redmond, City of	City of Redmond 2011 Water System Plan
Renton, City of	City of Renton Water System Plan Final May 2021
River Bend Homesites Association Inc.	River Bend SWSMP
Sallal Water Association Inc.	Sallal Water System Plan Sept 2020
Sammamish Plateau Water & Sewer District	Sammamish Plateau Water & Sewer District 2018 Water Comprehensive Plan December 2018 Revised October 2019
Seattle, City of	Seattle Public Utilities 2019 Water System Plan Revised Final August 2019
Skyway Water & Sewer	Skyway Water & Sewer District 2013 Comprehensive Plan Water & Sewer Systems
Snoqualmie, City of	City of Snoqualmie Water System Plan
Snoqualmie Pass Utility District	Snoqualmie Pass Utility District Water System Plan
Soos Creek Water & Sewer District	Soos Creek Water and Sewer District Water Comprehensive Plan 2012
Union Hill Water Association Inc.	Union Hill Water Association Comprehensive Water System Plan Final 2013
Westside Water Association	Small Water System Management Program Westside Water Association
Woodinville Water District	Woodinville Water District Comprehensive Water System Plan Final March 2019

237

238 **ii. Public Water System Coordination Act**

239 Chapter 70.116 RCW, the Public Water System Coordination Act, was used by King County in

240 the past to establish four planning areas -- East King County, Skyway, South King County, and
241 Vashon. King County, the Washington State Department of Health, and water utilities have
242 developed a Coordinated Water System Plan for each of these four areas. The plans establish
243 service areas, provide water demand forecasts, and discuss minimum water system design
244 requirements. Water system plans prepared by individual water utilities, such as those listed in
245 the table above, must be consistent with all applicable Coordinated Water System Plans.
246

247 **b. Sanitary Sewer**

248 King County requires sewer utilities to prepare sewer comprehensive plans if they are located in
249 King County and discharge to King County's system or serve unincorporated areas. A new
250 sewer comprehensive plan is required every six years. The public sewer utilities serving
251 unincorporated King County are as follows.
252
253

254 ***i. Public Sewer Utilities Serving Unincorporated King County***

Public Sewer Utility	Capital Facilities Documents
Auburn, City of	2016 Comprehensive Sewer Plan (General Sewer Plan)
Bellevue, City of	City of Bellevue 2013 Wastewater System Plan, Volume 1 and Volume 2
Black Diamond, City of	City of Black Diamond General Sewer Plan
Bothell, City of	City of Bothell Wastewater Comprehensive Plan Update
Carnation, City of	*
Cedar River Water and Sewer District	2016 Comprehensive Plan Update Water & Sewer Systems
Coal Creek Utility District	Coal Creek Utility District 2013 Water and Sewer System Plan
Duvall, City of	City of Duvall Wastewater Facility Plan
Issaquah, City of	City of Issaquah Sewer System Plan Update Year 2002
Kent, City of	2000 Comprehensive Sewer Plan
Kirkland, City of	City of Kirkland General Sewer Plan
Lakehaven Utility District	Lakehaven Water & Sewer District 2015 Comprehensive Wastewater System Plan
Mercer Island, City of	City of Mercer Island General Sewer Plan
Midway Sewer District	Midway Sewer District General Sewer Plan
NE Sammamish Sewer & Water District	Northeast Sammamish Sewer & Water District General Sewer Plan
North Bend, City of	City of North Bend Wastewater System Facilities Plan Revision
Northshore Utility District	Northshore Utility District Wastewater System Plan
Redmond, City of	City of Redmond General Wastewater Plan Update
Renton, City of	City of Renton Long-Range Wastewater Management Plan

Public Sewer Utility	Capital Facilities Documents
Sammamish Plateau Water & Sewer District	Sammamish Plateau Water Wastewater Comprehensive Plan Update and General Sewer Plan
Skykomish, City of	Town of Skykomish General Sewer and Facilities Plan
Skyway Water and Sewer District	Skyway Water & Sewer District 2013 Comprehensive Plan Water & Sewer Systems
Snoqualmie, City of	City of Snoqualmie General Sewer Plan
Snoqualmie Pass Utility District	Snoqualmie Pass Utility District Wastewater Facilities Plan Update
Soos Creek Water and Sewer District	Soos Creek Water and Sewer District Sewer Comprehensive Plan 2013
Southwest Suburban Sewer District	*
Stevens Pass Sewer District	*
Tukwila, City of	City of Tukwila Comprehensive Sanitary Sewer Plan Final February 2014
Valley View Sewer District	2011 Comprehensive Sewer System Plan
Vashon Sewer District	Vashon Sewer District Comprehensive Sewer Plan
Woodinville Water District	Woodinville Water District 2022 General Sewer Plan Update

* Emailed and called but no documents provided as of October 2023

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b. Schools

King County Code includes a method for school districts with territory in unincorporated King County to request the collection of an impact fee from new residential developments when the district is experiencing a lack of capacity due to growth. Districts must adopt a six-year capital facilities plan that provides for new capacity and submit the plan to King County for adoption as part of the capital facilities element of the King County Comprehensive Plan. King County's School Technical Review Committee (STRC) reviews each school district's capital facilities plan, enrollment projections, and standard of service. The STRC also reviews the district's overall capacity over a six-year time frame to ensure consistency with the King County Comprehensive Plan, adopted community plans, and the district's calculation and rationale for proposed impact fees.

School district capital facility plans are adopted annually by King County. Of the 20 districts in the County, 13 have plans currently adopted by the County. Because capital facilities plans are not mandatory for special districts under the Growth Management Act, King County has no way of compelling a school district to prepare a plan unless they intend to collect a school impact fee. The Seattle, Mercer Island and Tukwila school districts do not have any unincorporated territory and so are not eligible to collect school impact fees from King County. The Bellevue, Shoreline, Skykomish, and Vashon school districts have territory in unincorporated King County but have adequate capacity in existing facilities and therefore are not eligible for impact fees and are not required to submit a plan to King County.

In general, school districts obtain funds for new construction and improvements to existing facilities from voter-approved bonds. School districts may also qualify for state matching funds for new construction and for the renovation of capital facilities based on a formula that considers a number of factors, including the assessed valuation of the property within the

284 particular school district. In addition, school districts have the authority to request one-year
285 capital project levies and six-year renovation and modernization levies, with voter approval.
286 Operating funds come from the state for "basic education." Programs that are not funded by
287 the state are funded through maintenance and operation levies.
288

289 More information can be found in the capital facility plans for the following school districts, as
290 well as the requirements in King County Code Chapter 21A.28.
291

292 ***i. Public Schools Serving Unincorporated King County***

School District	Capital Facilities Documents*
Auburn School District No. 408	Auburn School District No. 408 Capital Facilities Plan 2022 through 2028
Enumclaw School District No. 216	Enumclaw School District No. 216 Capital Facilities Plan 2022-2027
Federal Way School District No. 210	Federal Way Public Schools Capital Facilities Plan 2023
Fife School District No. 417	Fife School District No. 417 Capital Facilities Plan 2022-2028
Highline School District No. 401	Highline School District No. 401 Capital Facilities Plan 2022-2027
Issaquah School District No. 411	Issaquah School District No. 411 2022 Capital Facilities Plan
Kent School District No. 415	Kent School District No. 415 Six-Year Capital Facilities Plan 2021-2022 through 2027-2028
Lake Washington School District No. 414	Lake Washington School District No. 414 Six-Year Capital Facilities Plan 2022-2027
Northshore School District No. 417	Northshore School District No. 417 Capital Facilities Plan 2022-28
Renton School District No. 403	Renton School District No. 403 2022 Capital Facilities Plan
Riverview School District No. 407	Riverview School District No. 407 2022 Capital Facilities Plan
Snoqualmie Valley School District No. 410	Snoqualmie Valley School District No. 410 Capital Facilities Plan 2022
Tahoma School District No. 409	Tahoma School District No. 409 Capital Facilities Plan 2022-2027

293 * As of October 2023; school capital facility plans are adopted annually by the King County Council as
294 subelements of the capital facilities element of the Comprehensive Plan
295

296 **c. Fire Protection**

297 Fire protection districts are responsible for delivering emergency services, including fire
298 protection and emergency medical services countywide. They use response times as the level
299 of service standard for judging when new facilities are needed. The majority of fire districts fund
300 capital projects within their current year operating budget, or request bond issues for large
301 capital projects.
302

303 ***i. Fire Districts Serving Unincorporated King County***

Fire District	Capital Facilities Documents
King County Fire District #27	*
Duvall #45	*

Fire District	Capital Facilities Documents
Eastside Fire & Rescue	CFMF 2023-2024 Scheduled Maintenance Expenditures
Enumclaw Fire District	*
King County Fire District #20	King County Fire District 20 2023 Operating Budget
King County Fire District #27	*
King County Fire District #47	*
King County Fire District #50	*
King County Fire District #51	*
Mountain View Fire & Rescue	*
Puget Sound Regional Fire Authority	King County Fire District 43 Capital Plan Executive Summary
Redmond Fire District	*
Renton Regional Fire Authority	Renton Regional Fire Authority Strategic Plan 2021-2025
South King Fire & Rescue	*
Valley Regional Fire Authority	Valley Regional Fire Authority 2021-2027 Capital Facilities Plan
Vashon Island Fire & Rescue	Vashon Fire - Fire District Evaluation; Community Based-Fire and Emergency Medical Services Strategic Plan 2023-2029

* Emailed and called but no documents provided as of October 2023

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Locations of the service areas of these districts can be found in King County's iMap GIS database.

d. Libraries

Libraries in King County are maintained by the King County Library System (KCLS), which is not part of King County government. KCLS serves residents in both incorporated and unincorporated areas. The system of capital facilities owned and operated by KCLS consists of community libraries, as shown in Attachment A; the following are those in unincorporated King County. KCLS's plans for and financing of capital facilities is detailed in their budget and associated Capital Investment Program.²¹ As of September 2023, KCLS said that they had no plans for new locations or expansions.²²

i. KCLS Facilities in Unincorporated King County

Fairwood
Fall City
Greenbridge
Redmond Ridge
Skyway
Vashon
White Center
Woodinville

319

²¹ KCLS Budget Fiscal Year 2023 [\[LINK\]](#)

²² KCLS email; 9/14/2023

e. Other Parks

Parks services in King County are provided by the King County Parks Division of the Department of Natural Resources and Parks, the State of Washington and the federal government. Public park districts also serve unincorporated King County. The parks land offered by these entities help provide green infrastructure as defined by the Growth Management Act.

i. Public Park Districts Serving Unincorporated King County

Park District	Capital Facility Documents
Fall City Metropolitan Park District	*
Northshore Park and Recreation Service Area	*
Si View Metropolitan Park District	Si View Metro Parks Comprehensive Parks Plan; Si View Metropolitan Park District 2023 Budget; Potential Parkland Acquisition Target Areas
Tukwila Pool Metropolitan Park District	*
Vashon Park District	Vashon Park District Strategic Plan 2018-2024

* Emailed and called but no documents provided as of October 2023

II. Utilities**A. Introduction**

The utilities element of the King County Comprehensive Plan is comprised of two parts: Chapter 9: Services, Facilities and Utilities and this Appendix A. Chapter 9: Services, Facilities and Utilities establishes policy regarding planning for and siting of utilities to serve the needs of existing and new residents. This section of Appendix A consists of a review of public electrical, natural gas, and telecommunications utility systems.

B. State Requirements

The Growth Management Act (RCW 36.70A.070 and WAC 365-196-420) requires that comprehensive plans include a utilities element consisting of the general location, proposed location, and capacity of all existing and proposed utilities including, but not limited to, electrical, telecommunications, and natural gas systems.

C. Utilities Facilities Inventories

Electric, gas, and telecommunications utilities facilities are not provided by King County. Instead, they are a mix of private and non-County public ownership, subject to varying levels of regulatory oversight from local, state, and federal agencies. King County's local oversight is limited to permit review of proposed utility development projects as guided in the Comprehensive Plan and as outlined in the King County Code. Local regulation of these facilities is often preempted by state or federal law.

For facilities provided by other public entities, RCW 36.70A.070(3) requires the County to:

1. identify all public entities that own capital facilities; and
2. endeavor in good faith to work with other public entities, such as special purpose districts, to gather and include within the capital facilities element the information

359 required for such facilities. A good faith effort must, at a minimum, include consulting the
360 public entity's capital facility or system plans and emailing and calling the staff of the
361 public entity.
362

363 Publicly accessible information about these facilities and associated future planning is limited,
364 as they are owned and operated by non-County entities and the Growth Management Act does
365 not require those entities to plan in accordance with the Act. Summarized below is information
366 about these facilities is based on County research of online information and inquiries with
367 applicable entities. Additionally, WAC 365-196-420 encourages that information about
368 proposed utilities include those awaiting approval as of the date of the applicable
369 Comprehensive Plan update. As such, information about pending King County permits for
370 utilities facilities in the unincorporated area is also provided below.
371

372 **1. Electric**

373 Electric utilities in King County share what is described as an "integrated regional electric
374 system." Regardless of ownership, all elements of the system are designed and operated to
375 work in a complementary manner. The system includes transmission lines, substations, and
376 generation facilities. Current facilities and services are provided by Bonneville Power
377 Administration, Puget Sound Energy, and Tanner Electric Cooperative.
378

379 Locations of Bonneville Power Administration Transmission Assets are available in ArcGIS
380 Online.²³ According to Bonneville Power Administration, publicly available detailed information
381 about the current and future locations of this infrastructure is unavailable due to security
382 concerns.
383

384 As of 2022, Puget Sound Energy (PSE) had 2,840 miles of overhead wire, 6,187 miles of
385 underground cable, and 155 substations countywide; PSE' service area is available online.^{24,25}
386 PSE's Integrated Resource Plan provides a 20-year view of Puget Sound Energy's energy
387 resource needs, and the Clean Energy Implementation Plan outlines how they are planning to
388 achieve Clean Energy Transformation Act (CETA) benchmarks. The 2022 PSE Plan identifies
389 new transmission facilities and facility replacements or upgrades planned by PSE over the
390 ensuing ten years.²⁶ According to PSE, publicly available detailed information about the current
391 and future locations of this infrastructure is unavailable due to security concerns.
392

393 Tanner Electric Cooperative serves Ames Lake and greater North Bend and Snoqualmie
394 communities.²⁷ System information and circuit line data provided by Tanner Electric is included
395 in Attachment A to this appendix. According to Tanner Electric Cooperative, more detailed
396 information about the current and future locations of this infrastructure is unavailable due to
397 security concerns.
398
399

400 Additional geospatial information about locations of electric utilities facilities can be found in the
401 Transmission Lines, Substations, and Power Plants layers of the Homeland Infrastructure
402 Foundation-Level Data GeoPlatform in ArcGIS Online.²⁸

²³ Transmission Assets – arcgis.com; accessed 4/4/23 [\[LINK\]](#)

²⁴ 2022 Puget Sound Energy Community Profile – King County; Puget Sound Energy online; accessed 4/4/23. [\[LINK\]](#)

²⁵ Service Area Map – Puget Sound Energy; accessed 4/4/23 [\[LINK\]](#)

²⁶ 2022 PSE Plan [\[LINK\]](#)

²⁷ BPA Utility Customer Service Areas - arcgis.com; accessed 4/4/23 [\[LINK\]](#); Service Territory Maps – Tanner Electric Cooperative; accessed 4/4/23 [\[LINK\]](#)

²⁸ HIFLD Open Data – arcgis.com; accessed 4/4/23 [\[LINK\]](#)

403
404 As of April 1, 2023, there are no pending King County permits for proposed electric utilities
405 facilities.
406

407 **2. Natural Gas**

408 Puget Sound Energy is the major supplier of natural gas to King County. The City of Enumclaw
409 operates a local distribution system that serves local customers in unincorporated King
410 County.²⁹

411
412 As of 2022, PSE has 6,876 miles of gas main countywide.³⁰ Their Integrated Resource Plan
413 provides a 20-year view of PSE's energy resource needs, and the Clean Energy
414 Implementation Plan outlines how they are planning to achieve Clean Energy Transformation
415 Act (CETA) benchmarks. According to PSE, more detailed information about the current and
416 future locations of this infrastructure is unavailable due to security concerns.

417
418 Additional geospatial information about locations of natural gas facilities can be found in the Oil
419 and Natural Gas Wells and Natural Gas Pipelines layers in the Homeland Infrastructure
420 Foundation-Level Data GeoPlatform in ArcGIS Online.³¹

421
422 As of April 1, 2023, there are no pending King County permits for proposed natural gas utilities
423 facilities.
424

425 **3. Telecommunications**

426 Various companies provide telecommunications services throughout unincorporated King
427 County, including voice, data, and video on various mediums such as wire, fiber optic, or radio
428 wave. Effective telecommunications services promote and enhance individual information
429 exchange, contribute to a robust regional economy, and afford numerous public services,
430 including delivery of emergency services, education, and opportunities for community
431 involvement.

432
433 Telecommunication networks are privately owned, publicly regulated entities that are driven by
434 market forces more than statutory requirements. The County has limited control of
435 telecommunication service providers. However, its regulation of rights-of-way and associated
436 franchise agreements with those companies help ensure technical quality, protect customer
437 rights, and support public services.

438
439 Geospatial information about locations of telecommunications facilities can be found in the FM
440 Transmission Towers, Cellular Towers, Microwave Service Towers, Paging Transmission
441 Towers, Land Mobile Commercial Transmission Towers, AM Transmission Towers, Antenna
442 Structure Registrars, TV Analog Station Transmitters, and TV Digital Station Transmitters layers
443 of the Homeland Infrastructure Foundation-Level Data GeoPlatform in ArcGIS Online.³² King
444 County has also mapped locations of C3 Fiber and INET Fiber.³³
445

²⁹ Emailed and called but no documents provided as of October 2023

³⁰ 2022 Puget Sound Energy Community Profile – King County; Puget Sound Energy online; accessed 4/4/23. [\[LINK\]](#)

³¹ HIFLD Open Data – arcgis.com; accessed 4/4/23 [\[LINK\]](#)

³² IBID

³³ Map of Where Internet Fiber is Running Through King County [\[LINK\]](#)

446 In 2020, King County completed a Broadband Access Study³⁴ that evaluated the availability
447 and accessibility of Broadband internet services for King County residents. The study identifies
448 incorporated and unincorporated areas served, unserved, or underserved by Broadband
449 internet services.

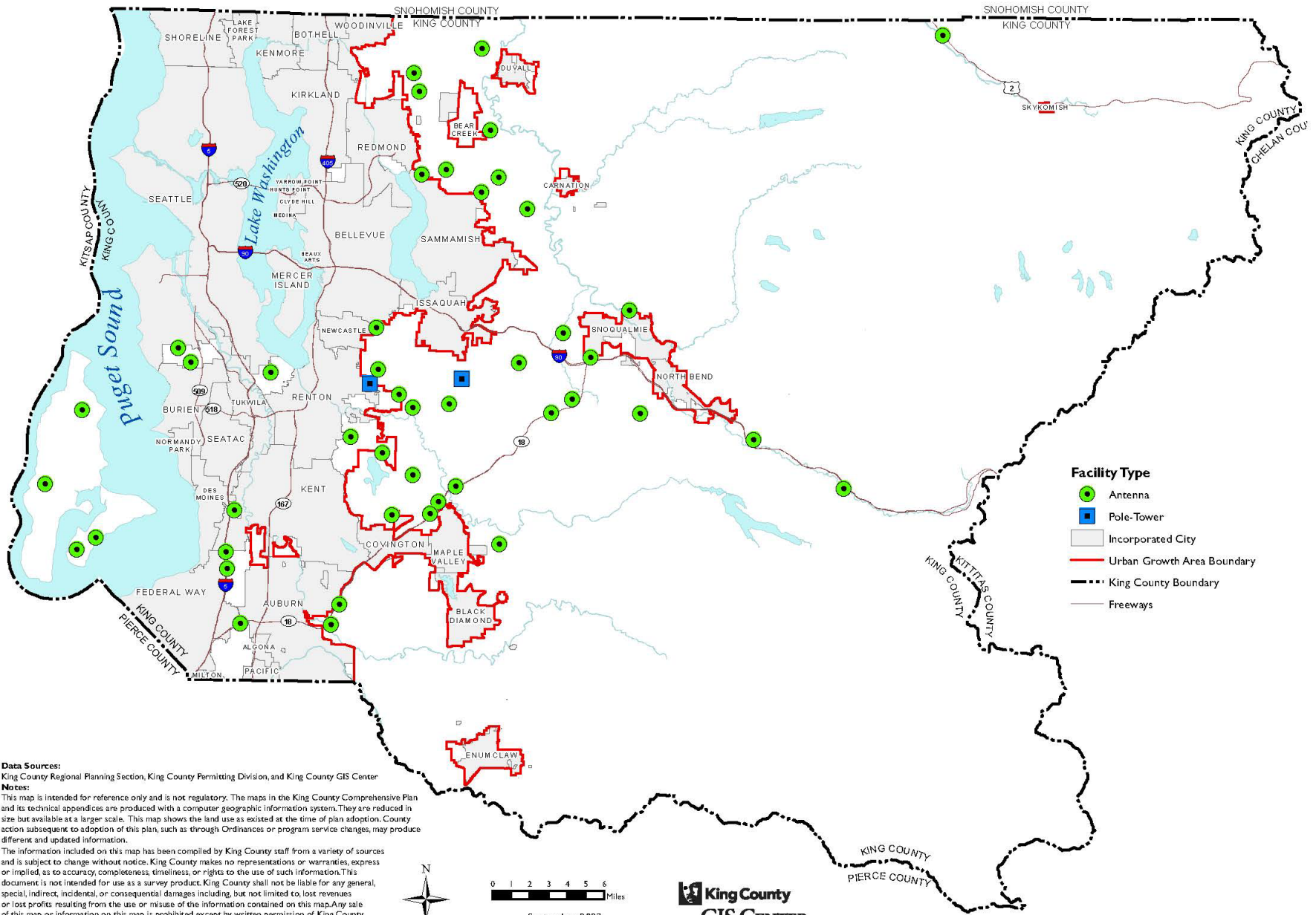
450
451 As of April 1, 2023, there are 53 pending King County permits for proposed telecommunications
452 facilities. The general vicinity of their proposed locations are as follows.³⁵

453
454

³⁴ 2020 Broadband Access Study [\[LINK\]](#)

³⁵ Because the of the scale of the map, some locations have more than one antenna proposed but only one dot on the map.

PENDING UNINCORPORATED KING COUNTY TELECOMMUNICATIONS FACILITIES



456 **Attachment A**457 **Supplemental materials adopted for the purposes of this appendix**

458

459 **List of KCLS Facilities³⁶**

460

Library Name	Square Feet	Region	Address		
			Street	City	Zip code
Algona-Pacific	5,250	Rainier	255 Ellingson Rd	Pacific	98047
Auburn	20,000	Rainier	1102 Auburn Way S	Auburn	98002
Bellevue	80,000	Lakeview	1111 110th Ave NE	Bellevue	98004
Black Diamond	5,000	Rainier	24707 Roberts Dr	Black Diamond	98010
Bothell	22,500	Alder	18215 98th Ave NE	Bothell	98011
Boulevard Park	6,536	Olympic	12015 Roseberg Ave S	Burien	98168
Burien	32,000	Olympic	400 SW 152nd St Ste 100	Burien	98166
Carnation	5,000	Glacier	4804 Tolt Ave	Carnation	98014
Children & Family Justice Center		Riverview			
Covington	23,000	Rainier	27100 164th Ave SE	Covington	98042
Crossroads	3,740	Lakeview	15600 NE 8th Street, Suite K-11	Bellevue	98008
Des Moines	10,230	Soundview	21620 11th Avenue S	Des Moines	98198
Duvall	8,000	Glacier	15508 Main St NE	Duvall	98019
Enumclaw	10,541	Rainier	1700 1st St	Enumclaw	98022
Fairwood	20,000	Cedar	17009 140th Ave SE	Renton	98058
Fall City	5,000	Cascade	33415 SE 42nd Place	Fall City	98024
Federal Way	34,500	Soundview	34200 1st Way S	Federal Way	98003
Federal Way 320th	15,000	Soundview	848 S 320th St	Federal Way	98003

³⁶ Provided by KCLS on 9/14/23

Library Name	Square Feet	Region	Address		
			Street	City	Zip code
Greenbridge	2,300	Olympic	9720 8th Ave SW	Seattle	98106
Issaquah	15,000	Riverview	10 W. Sunset Way	Issaquah	98027
Kenmore	10,000	Alder	6531 NE 181st St	Kenmore	98028
Kent	22,600	Cedar	212 2nd Ave N	Kent	98032
Kent Panther Lake	5,300	Cedar	20500 108TH AVE SE	Kent	98031
Kingsgate	10,235	Glacier	12315 NE 143rd	Kirkland	98034
Kirkland	19,500	Glacier	308 Kirkland Ave	Kirkland	98033
Lake Forest Park	5,840	Alder	17171 Bothell Way NE	Seattle	98155
Lake Hills	10,000	Lakeview	15590 Lake Hills Blvd	Bellevue	98007
Maple Valley	10,000	Cedar	21844 SE 248th Street	Maple Valley	98038
Mercer Island	14,886	Riverview	4400 88th Ave SE	Mercer Island	98040
Muckleshoot	6,000	Rainier	39917 Auburn Enumclaw Rd SE	Auburn	98092
Newcastle	11,000	Riverview	12901 Newcastle Way	Newcastle	98056
Newport Way	8,690	Lakeview	14250 SE Newport Way	Bellevue	98006
North Bend	9,853	Cascade	115 E 4th	North Bend	98045
Preston	35,467		8114 304th Ave SE / PO Box 398/ 8180 304th Ave SE	Preston	98050
Redmond	30,000	Cascade	15990 NE 85th St.	Redmond	98052
Redmond Ridge	300	Cascade	10735 Cedar Park Crescent Rd NE	Redmond	98053
Renton	19,500	Riverview	100 Mill Ave S	Renton	98057
Renton Highlands	15,000	Riverview	2801 NE 10th St	Renton	98056
Richmond Beach	5,250	Alder	19601 21st Ave NW	Shoreline	98177
Sammamish	19,500	Cascade	825 228th Ave SE	Sammamish	98074
Shoreline	20,954	Alder	345 NE 175th	Shoreline	98155
Skykomish	1,042	Glacier	100 5th Street	Skykomish	98288
Skyway	8,000	Riverview	12601 76th Ave S	Seattle	98178
Snoqualmie	6,000	Cascade	7824 Center Blvd SE	Snoqualmie	98065
Southcenter	5,085	Cedar	1386 Southcenter Mall	Tukwila	98188

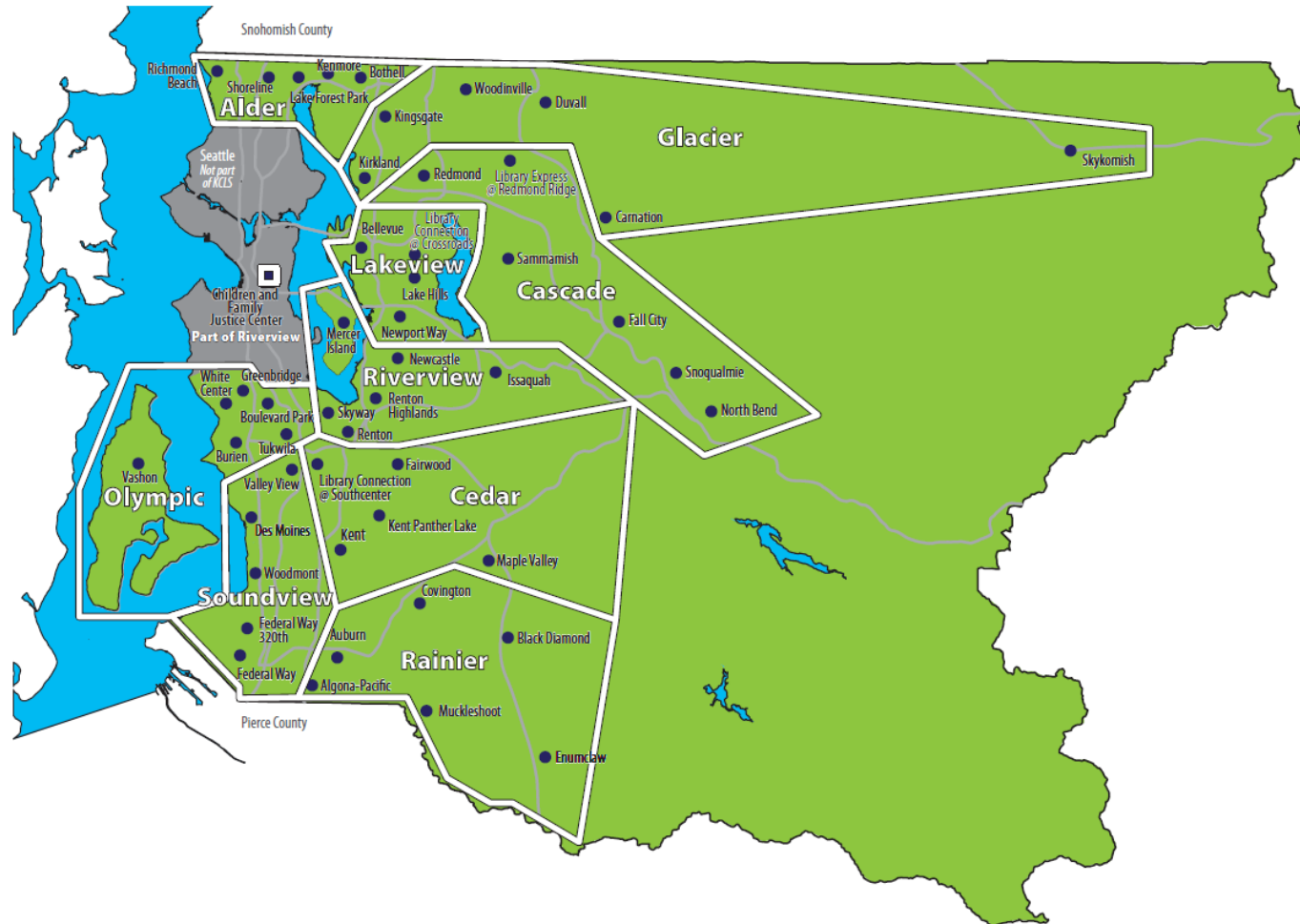
Library Name	Square Feet	Region	Address		
			Street	City	Zip code
Tukwila	10,000	Olympic	14380 Tukwila International Boulevard	Tukwila	98168-4164
Valley View	6,558	Soundview	17850 Military Rd S	Seattle	98188
Vashon	10,000	Olympic	17210 Vashon Hwy SW	Vashon Island	98070
White Center	10,000	Olympic	1409 SW 107th St	Seattle	98146
Woodinville	15,000	Glacier	17105 Avondale Road NE	Woodinville	98072
Woodmont	9,850	Soundview	26809 Pacific Highway South	Des Moines	98198

461

462

463 **Map of KCLS Facilities³⁷**

464



465

³⁷ Provided by KCLS on 9/14/23

466 **Tanner Electric System Information and Circuit Line Data**³⁸

Tanner Electric Cooperative

System Information - April 2023

North Bend

	Primary Miles	104.69
Service Territory Totals	Total Miles	154.91
Overhead	20.44	13.19%
Underground	134.47	86.81%

Circuit 1

Primary Overhead	0.32
Secondary Overhead	0.06
Primary Underground	20.5
Secondary Underground	7.93

Circuit 2

Primary Overhead	5.45
Secondary Overhead	1.7
Primary Underground	43.77
Secondary Underground	20.99

Circuit 3

Primary Overhead	10.45
Secondary Overhead	2.46
Primary Underground	20.97
Secondary Underground	17

Circuit 4

Primary Overhead	0
Secondary Overhead	0
Primary Underground	3.23
Secondary Underground	0.08

Poles

794

Ames Lake

	Primary Miles	60.28
Service Territory Totals	Total Miles	101.94
Overhead	14.32	14.05%
Underground	87.62	85.95%

East Overhead

Primary Overhead	4.38
Secondary Overhead	2.61
Primary Underground	1.83
Secondary Underground	5.02

East Underground

Primary Overhead	1.68
Secondary Overhead	0.89
Primary Underground	29.99
Secondary Underground	20.33

West Underground

Primary Overhead	3.64
Secondary Overhead	1.12
Primary Underground	18.76
Secondary Underground	11.69

Poles

559

Transmission

2.68

Anderson Island

	Primary Miles	65.44
Service Territory Totals	Total Miles	93.49
Overhead	41.02	43.88%
Underground	52.47	56.12%

Primary Overhead

32.45

Secondary Overhead

8.57

Primary Underground

32.99

Secondary Underground

19.48

Poles

1283

System Total

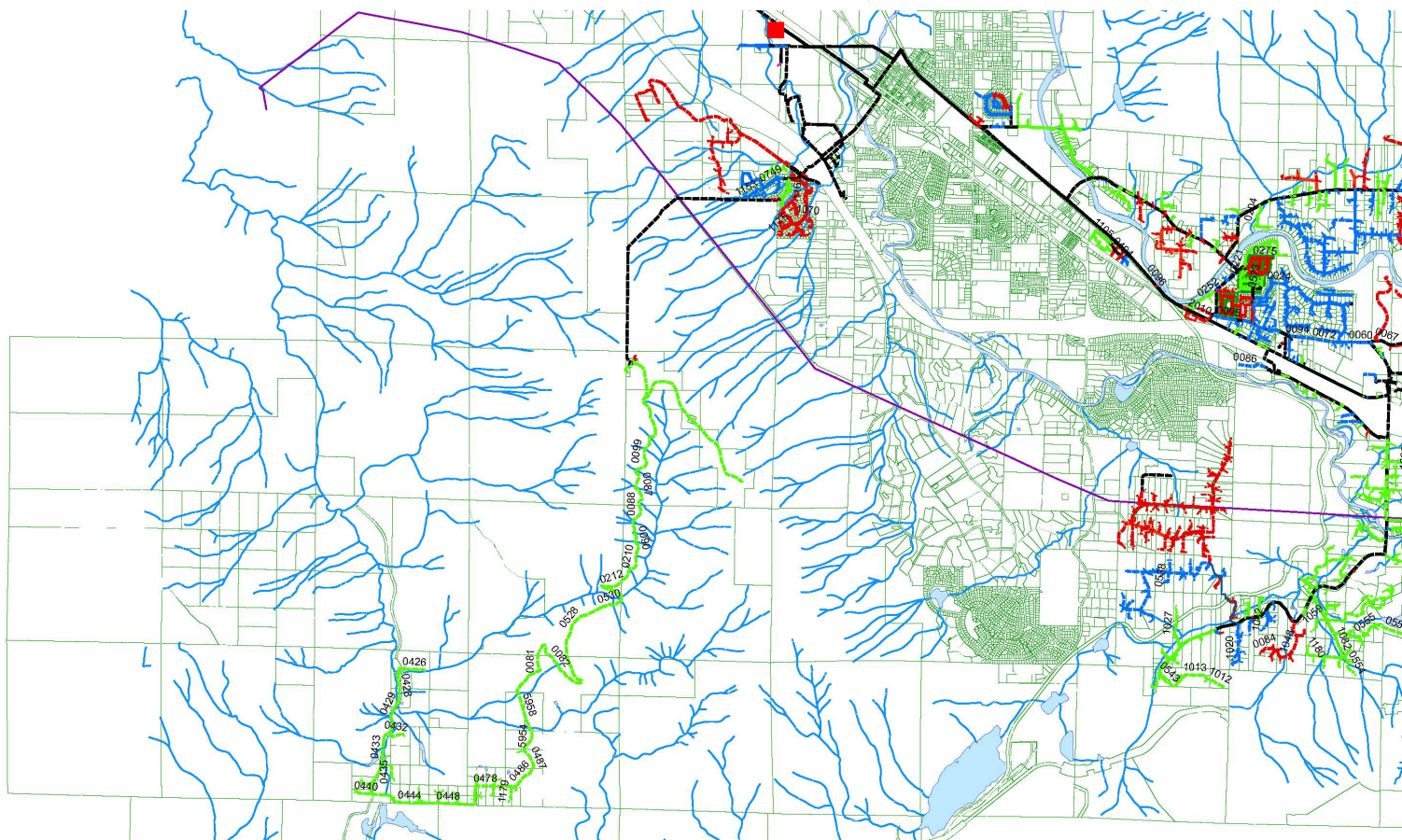
	Primary Miles	230.41
Service Territory Totals	Total Miles	350.34
Overhead	75.78	21.63%
Underground	274.56	78.37%

Poles

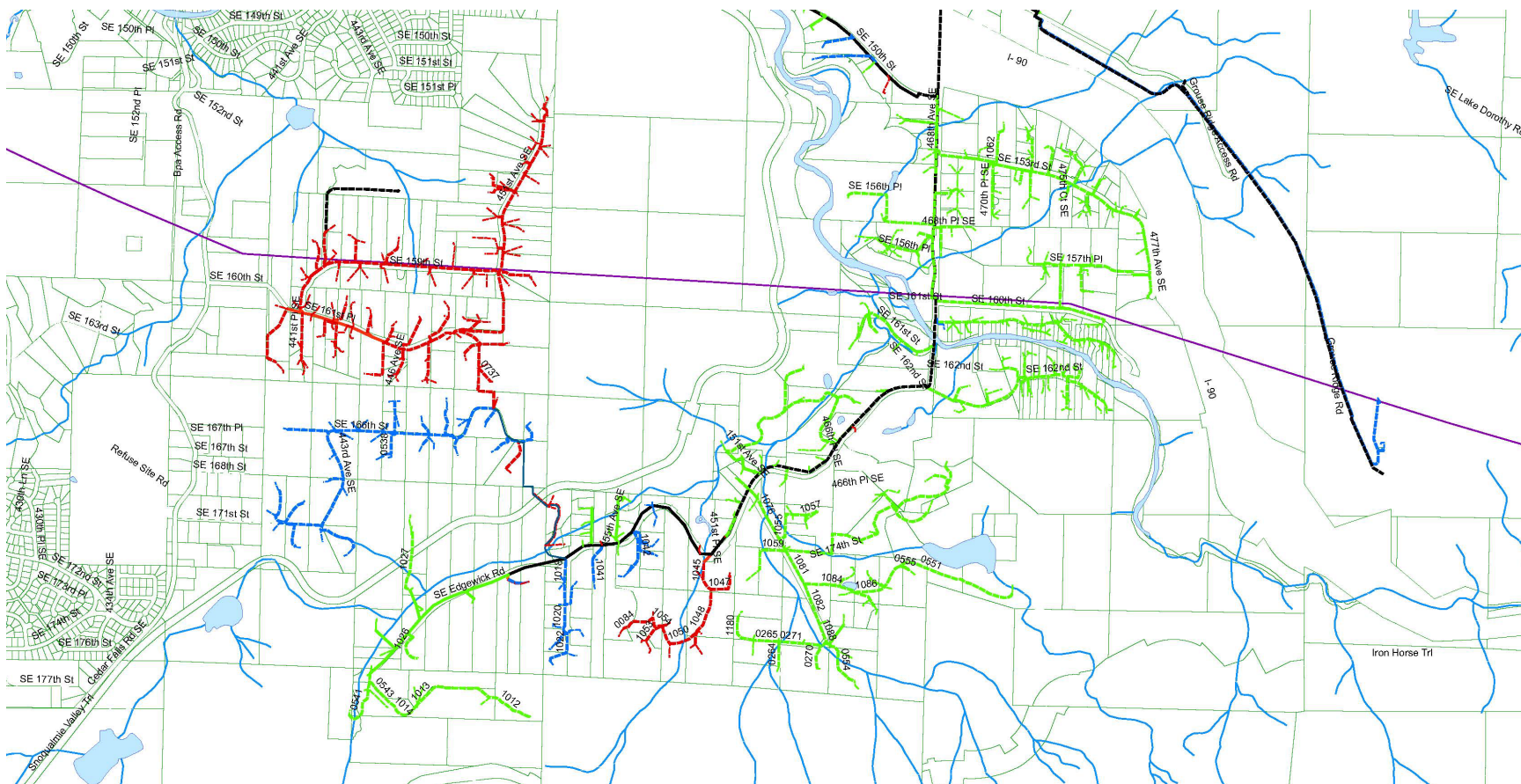
2636

467

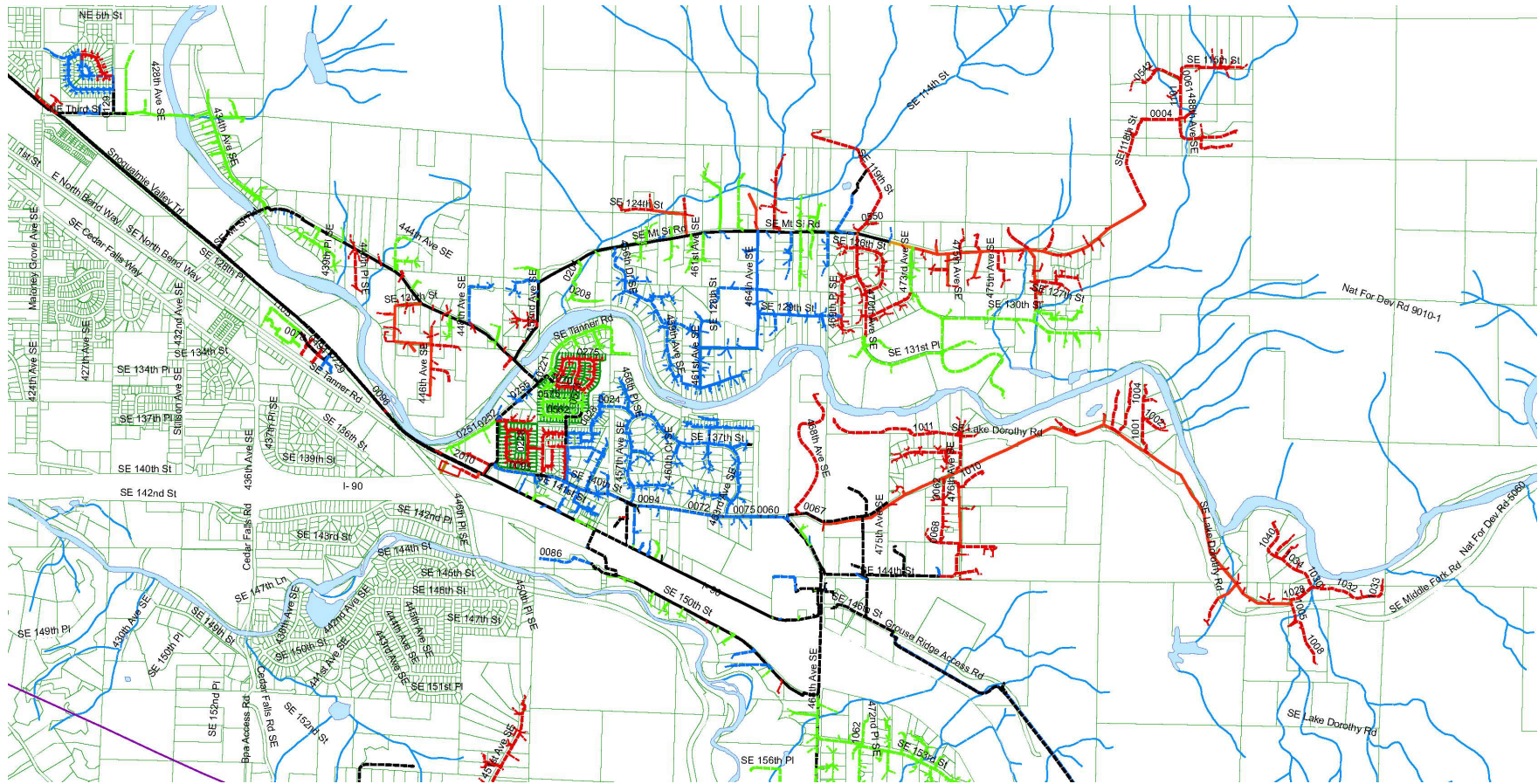
³⁸ Provided by Tanner Electric on 5/1/23



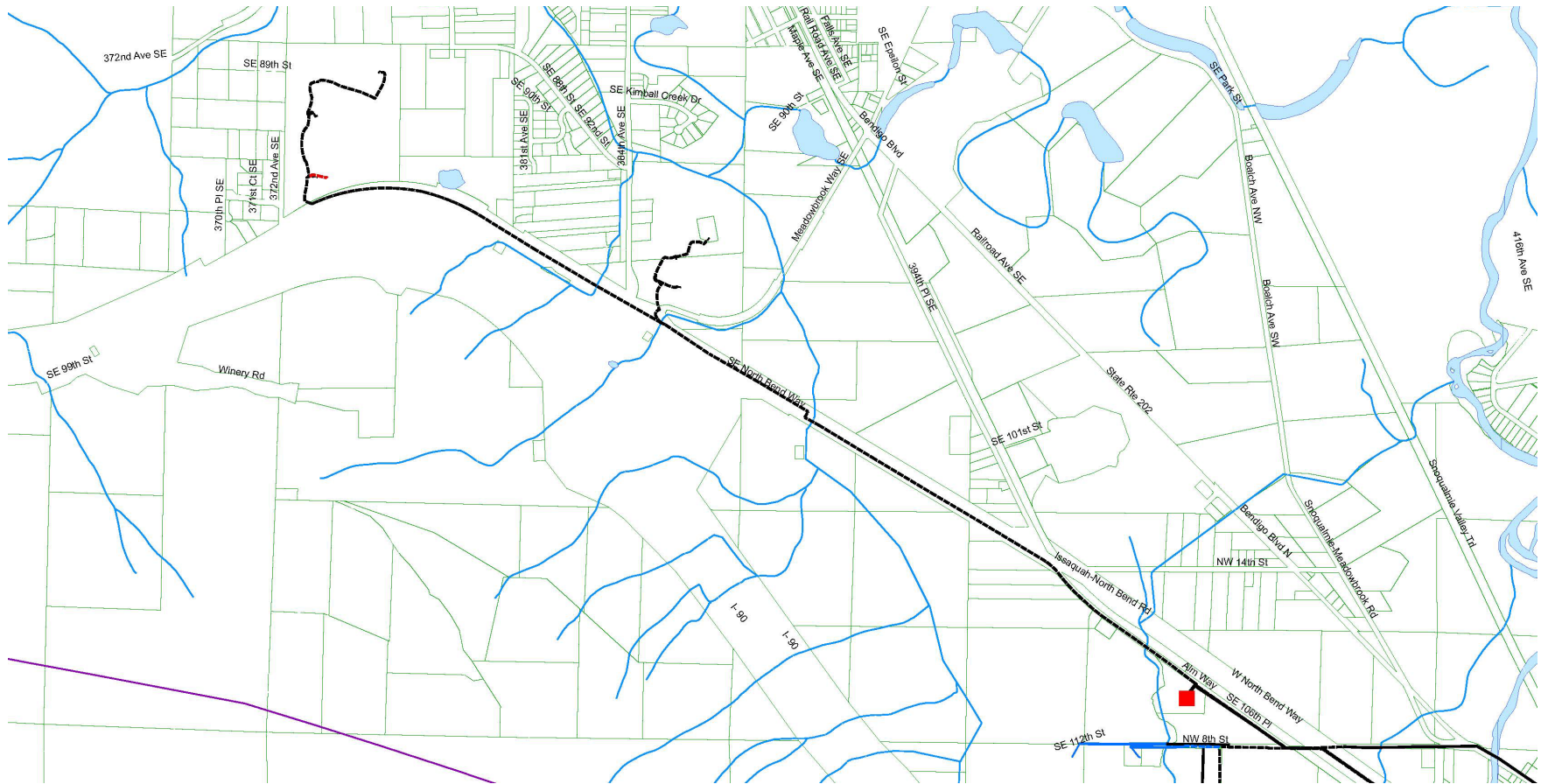
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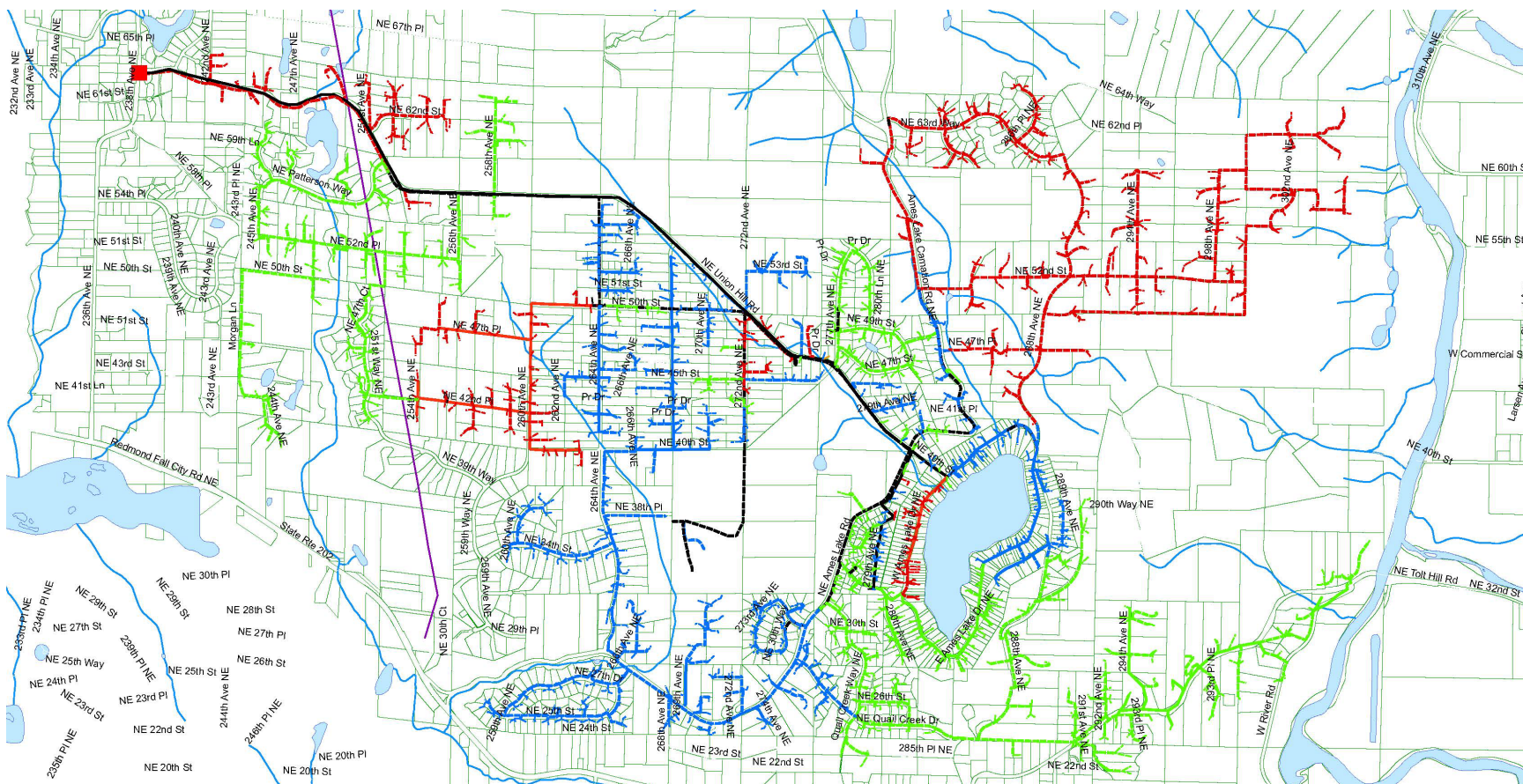


470



471

2024 King County Comprehensive Plan
Appendix A – Capital Facilities and Utilities
Attachment B to PO 2023-XXXX



472



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CHAPTER 10

ECONOMIC DEVELOPMENT

~~((The foundation for a vibrant and sustainable economy starts with providing livable communities and a high quality of life; these are among the principles that guide the Comprehensive Plan. Other elements of that foundation include, but are not limited to a favorable business climate with consistent and predictable regulations, an educated and trained workforce, adequate public infrastructure, land supply, research and advancing technology, affordable housing, available capital, recreational and cultural opportunities, a healthy natural environment and greater equity and opportunity for all.))~~ King County aims to be a welcoming community where every person can thrive. Residents cannot thrive without equitable access to high quality jobs and wealth building

The policies in this chapter are designed to continue King County's long-term commitment to a ~~((prosperous,))~~ diverse, equitable, prosperous, resilient, and sustainable economy; contribute to a strong and stable tax base; and create a desirable quality of life for all residents. They do so by promoting public programs and actions that ~~((support a successful economy, one in which the))~~ that are both managed internally and leverage private, nonprofit, and public sector ~~((s))~~ partnerships ~~((can thrive and create jobs, is compatible with the environment, and contributes to a strong and stable tax base and a high quality of life for all residents))~~. The policies also recognize businesses and the workforce as customers of an economic development system; and they support actions

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

opportunities, which are supported by a robust and inclusive economy. To be successful in creating that access and opportunity, businesses and organizations need a competitive business climate with consistent and predictable regulations, an educated and skilled workforce, adequate public infrastructure, research and development tools, affordable workforce housing, reliable transportation, low-cost childcare, and a safe and healthy environment. These are among the principles that guide the economic development element of the Comprehensive Plan.

and programs that promote the strength and health of both groups.

7

8

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

9 ~~((I.))~~ **Overview**

10 ~~((A.))~~ **The State of the Economy**

11 King County's labor market and economy ((is)) are the largest((,)) and most diverse((, and most significant))
12 economy in Washington State. Industries with the highest employment concentration in King County include
13 agriculture; manufacturing; construction; retail; trade, transportation, and utilities; professional and business
14 services; information education, and health services; and leisure and hospitality. ~~((In 2014, King County's~~
15 ~~economic base included:~~

- 16 ~~• 1,285,000 nonagricultural jobs. This represents 67% of the Central Puget Sound Region's~~
17 ~~(King, Kitsap, Pierce, and Snohomish Counties) 1,923,000 nonagricultural jobs and 42% of the~~
18 ~~state's 3,070,400 nonagricultural jobs;~~
- 19 ~~• An \$87.4 billion payroll. This represents 74% of the region's \$118.5 billion payroll and 52% of~~
20 ~~the state's \$167.4 billion payroll; and~~
- 21 ~~• 79,500 business firms, excluding sole proprietorships. This represents 63% of the region's~~
22 ~~125,000 firms and 36.4% of the state's 219,000 firms.~~

23
24 ~~The last fifteen years have been characterized by two major recessions and three periods of recovery and growth.~~
25 ~~Nonagricultural employment in King County peaked in 2000 at 1,187,000 jobs, but as the dot-com recession~~
26 ~~took hold, declined 7% to 1,109,000 jobs in 2003. Employment began to rise again in 2004, and by the job peak~~
27 ~~in 2008, employment had exceeded 2000 levels, growing to a total of 1,216,000 jobs. During the Great~~
28 ~~Recession, employment decreased by 7% again to 1,134,000 jobs in 2010, 4% below levels of a decade before.~~
29 ~~However, as the Great Recession ended employment began to grow again reaching more than 1,285,000 in 2014,~~
30 ~~a 13% increase over 2010 levels.~~

31
32 ~~King County employment in 2014 was comprised of the following sectors:~~

- 33 ~~• Trade, Transportation and Utilities was the largest sector, with 238,000 employees primarily in~~
34 ~~retail trade, wholesale trade, and transportation services.~~
- 35 ~~• Professional and Business Services was the second largest sector with 211,000 jobs. This sector~~
36 ~~includes legal services, engineering services, computer software design, company management~~
37 ~~and administration.~~
- 38 ~~• Two sectors each had about 166,000 employees: Government at all levels including public~~
39 ~~education, and Health Services/Private Educational Services. Another sector, Leisure and~~
40 ~~Hospitality, which includes hotels and restaurants, had 129,000 employees.~~
- 41 ~~• Four other sectors are smaller but vital in terms of bolstering the county's economic base with~~
42 ~~substantial payroll. They include Manufacturing (108,000 jobs); Information (software~~
43 ~~publishing and tele-communications, 88,000 jobs); Financial Activities (banks, insurance, real~~

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44 estate, 71,000 jobs); and Construction with 62,000 jobs.

45 • ~~Other Services had the remaining 47,000 jobs, in repair and maintenance, personal services,~~
46 ~~religious, professional and civic organizations.~~

47

48 In 2014, unincorporated King County had 252,000 residents and about 38,000 jobs.) Within the unincorporated
49 jurisdiction are ~~((two))~~ three broad ~~((geographic types))~~ geographies, designated by King County under the
50 Growth Management Act and the Comprehensive Plan:

51 • Urban unincorporated ~~((King County, within the Urban Growth Area))~~ areas;

52 • The Rural Area(s); and

53 • Natural Resource Lands ~~((outside the Urban Growth Area))~~.

54

55 Covering only 45 square miles, urban unincorporated King County contains a number of residential
56 communities and a small number of business centers with about half of the unincorporated population ~~((, 127,000~~
57 ~~people))~~. Major communities within this urban jurisdiction include North Highline, Skyway-West Hill,
58 Fairwood, East Renton, and Lakeland South/East Federal Way. ~~((The urban unincorporated communities~~
59 ~~together had about 17,600 jobs in 2014.))~~ The largest job sector is services, ~~((with about 6,000 jobs throughout~~
60 ~~urban unincorporated King County.))~~ followed by ~~((E))~~ education and government ~~((is the second largest sector~~
61 ~~with 5,000 jobs.[†]))~~

62

63 Other large sectors within the urban unincorporated geography include construction and resources, wholesale-
64 transportation, retail, and manufacturing. In addition to its jobs ~~((–i.e.,))~~ (people working in urban
65 unincorporated job centers ~~((–))~~), much of the urban unincorporated area is residential, and includes a skilled
66 labor force. ~~((About 70,000 urban unincorporated residents are in King County’s labor force, and approximately~~
67 ~~63,000 were employed in 2014, contributing significantly to the county’s economy.))~~

68

69 The Rural Area and Natural Resource Lands portions of the county’s economic base plays a significant role in
70 helping the county maintain a diversity of economic sectors, thus contributing to the county’s overall economic
71 health. Evaluation and discussion of the rural economy includes the Rural Area, Natural Resource Lands, and
72 the Cities in the Rural Area, which include Black Diamond, Carnation, Duvall, Enumclaw, North Bend,
73 Snoqualmie, and Skykomish.

74

75 ~~((Information on the rural economy is as follows:~~

76 • ~~In 2014, about 8.3% (168,000) of the county’s total population of 2,017,300 lived in the Rural~~
77 ~~Area, Resource Lands, and Cities in the Rural Area.~~

78 • ~~However, only 2.7% (34,200) of the total 1.2 million jobs in the county are located within the~~

[†] This 2014 data does not reflect that Klahanie was annexed to Sammamish in 2016. Updated figures are not currently available.)

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Rural Area, Resource Lands, and Cities in the Rural Area (2014 data).

- About sixty percent of the rural jobs (20,400) are located in the rural unincorporated area, with the remainder located in the Cities in the Rural Area, especially in Enumclaw, North Bend and Snoqualmie.
- The Service Sector, which caters to both rural households and businesses, comprises 34% of rural employment.
- The Construction and Resources sector, including agriculture, forestry, fishing, hunting, and mining, accounts for 16% of rural jobs.
- Farming in King County is changing in response to increased demand by urban residents to purchase locally grown foods. Farms are becoming smaller with increased crop diversity. In 2012 there were 1,837 farms in the county, with an average farm size of 25 acres. According to the 2012 United States Agricultural Census, farm acreage decreased slightly from 49,000 acres in 2007 to 48,000 acres in 2012. Farm product sales totaled nearly \$120 million in 2012.
- Sales at county farmers markets in 2014 generated over \$35 million in direct sales for Washington farmers.
- The timber industry experienced wide fluctuations in timber harvest volumes between 2004 and 2014 in response to economic conditions. During that period King County saw an overall 23% decline in timber harvest volume on private and public lands from 138 million board feet to 106 million board feet, while the value of that timber rose 11% from \$34 million in 2004 to \$37.8 million in 2014, according to the Washington State Department of Revenue.
- The equestrian industry plays a role in the rural economy. In 2005, there were about 3,200 persons directly employed in the equestrian industry and 945 persons employed in jobs related to the industry countywide. Additionally, equestrian industry sales totaled \$227 million based on 2005 numbers, which included direct, indirect, and induced sales.

B-)) General Economic Development Policies

King County provides infrastructure, business, and workforce development services as part of its regional responsibilities. King County also partners with ((businesses,)) business; economic development, workforce development, community-based, industry trade, and labor organizations((,)); boards and commissions; and other jurisdictions ((in efforts)) to support and grow the regional economy ((to ensure the elements for a prosperous and successful economy are provided. The county also provides infrastructure, business, and workforce development products and services as part of its regional responsibilities; and it makes many other contributions to sustain the quality of life that makes the region a desirable place to live and work. General King County economic development policies include:)).

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- 114 ED-101 King County ~~((has a long-term commitment to))~~ should support sustainable,
 115 inclusive, and equitable economic development throughout the county.
 116
- 117 ED-101a King County ~~((is committed to promoting))~~ should promote diversity, equity, and
 118 equality of opportunity in all economic development policies and programs, and
 119 to ~~((integrating))~~ prioritize these ~~((as))~~ factors in~~((to))~~ decision and policy-making
 120 efforts.
 121
- 122 ED-101b King County shall engage with the public to inform County economic
 123 development plans, policies, and programs. This includes fostering
 124 opportunities for the public, especially communities with limited access to
 125 economic opportunity and those with the highest needs, to be involved in
 126 associated decision-making.
 127
- 128 ED-102 The focus for significant economic growth ~~((will))~~ shall remain within the Urban
 129 Growth Area, concentrated in cities and in a network of regionally designated
 130 growth centers. ~~((while within))~~ In the Rural Area and Natural Resource Lands,
 131 ~~((the focus will))~~ economic development shall be focused on sustaining and
 132 enhancing prosperous and successful rural and resource-based businesses, as
 133 well as encouraging new businesses that support and are compatible with the
 134 rural economic clusters.
 135
- 136 ED-103 King County policies, programs, and strategies shall recognize the importance
 137 of~~((,))~~ and ~~((place special emphasis))~~ focus on~~((,))~~ growing new businesses, such
 138 as start-up companies and small local businesses, ~~((as well as retaining))~~ and
 139 expanding ~~((homegrown firms in basic))~~ existing businesses in industries that
 140 ~~((bring income into the county and increase the standard of living of the County's~~
 141 ~~residents))~~ create jobs that pay family wages and share the County's values of
 142 racial equity, environmental sustainability, and workers' rights.
 143
- 144 ED-103a King County policies, programs, and strategies shall recognize the role and
 145 importance of small and locally owned businesses in community stability and
 146 creating opportunity for Black, Indigenous, and other People of Color;
 147 immigrants; refugees; the LGBTQIA+ community; women; and other historically
 148 underrepresented groups.
 149
- 150 ED-104 King County policies, programs, and strategies shall recognize the importance of
 151 a diversified economic base to provide a continuum of skill training opportunities
 152 to meet the skill level needs of industry and shall support middle-wage jobs.
 153 King County should direct resources in ways that reduce inequities and build

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154 economic resiliency for those communities most negatively impacted by asset
155 poverty.

157 **ED-105** King County ~~((recognizes))~~ shall protect the natural environment as a key
158 economic ~~((value that must be protected))~~ asset and should support businesses
159 that can be developed in environmentally sustainable and climate-resilient ways.

161 **ED-106** King County shall protect and prevent displacement of cultural resources, and
162 promote expanded cultural opportunities for its residents and visitors ~~((in order))~~
163 to enhance the region's quality of life and economic vitality.

165 King County's role in economic development is implemented at several levels. At all levels, King County seeks
166 to coordinate, partner, and engage with private and public organizations to pursue ~~((mutually beneficial~~
167 ~~outcomes))~~ shared goals.

169 **ED-107** ~~((At the multicounty level,))~~ King County should partner with other counties,
170 regional entities and the state~~((, as appropriate,))~~ to devise and implement
171 economic development policies, programs, and strategies to ~~((provide for))~~
172 achieve sustainable, inclusive, and equitable growth throughout the Puget Sound
173 region.

175 **ED-108** At the countywide level, King County should partner with other jurisdictions,
176 economic development organizations, chambers of commerce, the Port of
177 Seattle, and others~~((, as appropriate,))~~, to develop and implement policies,
178 programs, and strategies that set the general framework for economic
179 development within the county.

181 **ED-109** Within the unincorporated areas, King County should partner and engage with
182 local businesses, the Agriculture and Rural Forest Commissions, community
183 service areas, adjacent cities, other organizations, and residents~~((, as~~
184 ~~appropriate,))~~, to develop and implement policies, programs, and strategies that
185 promote compatible, inclusive, and equitable local economic development.

187 ~~((H.))~~ **Business Development**

188 ~~((King County has long supported a growing and diversified economy, one that provides business development~~
189 ~~opportunities throughout the county.))~~ To support business development, King County's policies, plans, and
190 programs should support a ~~((positive and healthy))~~ business-friendly climate that ~~((enables all local firms to stay~~
191 ~~globally competitive, quality oriented, technologically advanced, and able to pay good wages))~~ is conducive to
192 the domestic and global complete environment.

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193

194 Homegrown businesses are those that started in the region. ~~((Local and national research over the last 25 years~~
 195 ~~has concluded that h))~~ Homegrown, small to medium-size businesses create the majority of new jobs in a local
 196 economy. Industries and firms that export their products and services outside King County bring income into
 197 the county ~~((and are considered basic, in economic terms. Jobs in basic industry))~~ and generally pay better than
 198 ~~((non-basic))~~ jobs ~~that are dependent on the local economy.~~ ~~((and))~~ These exporting sectors can help support the
 199 ~~((non-basic or secondary))~~ local part of the county's economy. ~~((As of 2012, 37% of the jobs in King County are~~
 200 ~~basic and support the 63% non-basic jobs, such as retail and personal services. Roughly one of every four jobs in~~
 201 ~~the Puget Sound region is dependent on international trade.))~~

202

203 The county's leading export sectors are:

- 204 • Information ~~((S))~~services, ~~((with 16.4% of all export jobs. Software Publishing is the principal factor in this~~
 205 ~~sector, accounting for over 50% of the sector's basic jobs and 9.3% of total basic employment))~~ led by
 206 software development.
- 207 • Manufacturing, ~~((with 14% of all basic employment,))~~ led by aerospace~~((, with 9% of total basic jobs)).~~
- 208 • Business ~~((S))~~services, such as banking, insurance, accounting, legal, architectural, engineering, research and
 209 development, and computer services~~((, with 13.8% of export jobs)).~~

210

211 King County has also identified the creative sector as a critical segment of the regional economy that requires
 212 additional support and renewed focus. King County's local creative economy includes the film, music, arts and
 213 culture, festival, and events industries, videogaming, fashion and more. These industries are predominantly
 214 driven by small businesses, entrepreneurs, and gig workers. Supporting creative sector development that is
 215 compatible with surrounding land uses contributes to the region's regional reputation, drives tourism, and creates
 216 desirable environment for business development.

217

218 King County's targeted industry support also includes those identified in the Puget Sound Regional Council's
 219 Regional Economic Strategy, the Local Food Initiative, and 30-Year Forest Plan.

220

221 **Working Collaboratively in the Region**

222 King County partners with several organizations to grow and sustain regional economic vitality and global
 223 competitiveness, such as the Puget Sound Regional Council's Central Puget Sound Economic Development
 224 District Board (serving King, Kitsap, Pierce, and Snohomish Counties) ((adopted a "Regional Economic Strategy
 225 for the Central Puget Sound Region" in 2005, updated it in 2012, and then adopted an updated version entitled
 226 "Amazing Place: Growing Jobs and Opportunity in the Central Puget Sound Region" in 2017. Amazing Place
 227 was developed by the Puget Sound Regional Council to sustain economic vitality and global competitiveness.));
 228 Greater Seattle Partners; King County Associate Development Organization; Workforce Development Council;
 229 and other subregional economic development organizations and local jurisdictions.

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230

231 ((In order to accomplish this, Amazing Place identifies 14 industrial clusters that, based on regional economic
232 analysis, offer the best opportunities for business growth and job creation in the Central Puget Sound region for
233 the next several years.

234

235 Clusters are concentrations of industries that export goods and services that drive job creation and import wealth
236 into the region. An industry cluster differs from the classic definition of an industry sector because it represents
237 the entire horizontal and vertical value-added linkages from suppliers to end-producers, including support
238 services, specialized infrastructure, regional universities' research and development, and other resources.

239 Clusters are supported by the economic foundations such as workforce training, infrastructure, quality education,
240 a stable and progressive business climate, and more. The clusters are Aerospace, Architecture and Engineering,
241 Business Services, Clean Technology, Food and Beverage, Information and Communication Technology, Life
242 Sciences and Global Health, Maritime, Materials Manufacturing, Military and Defense, Recreational Gear,
243 Tourism, Transportation and Logistics, and Wood Products. Amazing Place identifies specific strategies and
244 actions to help support the growth of each cluster.

245

246 The County is also working with several other regional business development efforts such as the Trade
247 Development Alliance, Workforce Councils, Chambers of Commerce, and other partners to create opportunities
248 for new business development, help retain and expand existing companies, and recruit new firms into the
249 county.))

250

251 **ED-201** King County shall partner with federal, state, and local governments, economic
252 development organizations, schools, educational and research institutions
253 ~~((and)),~~ the private sector, and other organizations to foster ~~((an))~~ innovative and
254 ~~((entrepreneurial environment and support programs and strategies that~~
255 ~~promote))~~ sustainable business development and job creation~~((Programs that~~
256 ~~provide technical and financial assistance to businesses include, but are not~~
257 ~~limited to:~~

- 258 a. ~~Financial, marketing, expansion, and general operations assistance for~~
259 ~~small businesses to help them become competitive in the private sector;~~
260 b. ~~Technological, efficiency, and managerial assessments to help~~
261 ~~manufacturers reduce costs and use smaller footprints for existing or~~
262 ~~expanded production; and~~
263 c. ~~Assessment and/or remediation of contaminated property (Brownfields)~~
264 ~~in order to continue or expand operations to help individual small~~
265 ~~businesses or jurisdictions impacted by Brownfields)).~~

266

267 **ED-202** King County shall ~~((emphasize continued))~~ prioritize support for the aerospace,
268 green energy, creative economy, and information technology industrial clusters;
269 agriculture and forestry clusters; ~~((as well as industrial clusters offering))~~ and

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270 **emerging sectors that offer** the best opportunities for business development, job
 271 creation, and economic growth **((including those identified in the Puget Sound**
 272 **Regional Council's Regional Economic Strategy, the Local Food Initiative and the**
 273 **King County Rural Economic Strategies Plan))**.

274

275 **ED-203** King County shall support and participate in programs and strategies that help
 276 create, retain, expand, and attract businesses that export their products and
 277 services. Exports bring income into the county that increases the standard of
 278 living of residents.

279

280 **ED-204** King County shall encourage redevelopment of and reinvestment in industrial
 281 and manufacturing properties by collaborating with other jurisdictions, and the
 282 private sector to remove, revise, or streamline regulatory or other redevelopment
 283 barriers without compromising environmental standards or quality. This
 284 includes assessment and/or remediation of contaminated properties.

285

286 ~~**((ED-205** King County shall support programs and strategies to promote and market
 287 **Foreign Direct Investment opportunities in the county.))**~~

288

289 **ED-206** King County shall promote and help position small and mid-size businesses to
 290 gain greater participation in the supply chains of large companies and the
 291 military located in the region.

292

293 **ED-207** King County shall provide opportunities for small businesses to compete for and
 294 obtain contracts on ~~((e))~~ County-funded construction, consulting, and goods and
 295 services projects. King County shall also collaborate with other jurisdictions to
 296 promote public-contracting opportunities for small businesses and to develop
 297 and maintain common standards, a common application, and a common
 298 directory for small contractors and suppliers seeking contracts on
 299 publicly-funded projects.

300

301 **ED-208** King County shall assist businesses, property owners, and other jurisdictions in
 302 preserving and enhancing historic properties, including historic business
 303 districts, through incentives and economic development measures. County
 304 programs and incentives for land and resource preservation and economic
 305 development shall support and be coordinated with preservation of historic
 306 properties.

307

308 **ED-209** King County shall foster the development and use of public/private partnerships
 309 to implement economic development projects and programs. At a minimum,
 310 these projects ~~((must))~~ **shall** demonstrate that they:

311

- a. Cannot be accomplished solely by either sector;

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- 352 c. Actively applying for federal, state, and other resources to help defray
353 the costs of assessment, remediation, and redevelopment of private
354 and/or public Brownfields;
- 355 ~~((e.))~~ c. Selling ~~((e))~~ County-owned surplus industrial and commercial lands for
356 development by the private sector;
- 357 ~~((e.))~~ d. Promoting the redevelopment and infill of industrial and commercial
358 areas and exploring the feasibility of using incentives to achieve this
359 goal; and
- 360 ~~((f.))~~ e. Preventing the encroachment of non-industrial uses on
361 industrially-zoned land and the rezoning of industrial land to other uses.
362

- 363 ED-212 King County shall encourage and support community~~((-))~~-based and community~~((~~
364 ~~))~~-led efforts to ~~((support))~~ develop and retain existing small and local businesses
365 and resilient communities. These efforts may include:
- 366 a. Priority hire programs that create middle-wage employment in
367 historically underserved and historically underrepresented communities;
- 368 b. Ensuring public investment decisions protect culturally significant
369 economic assets and community anchors; and
- 370 c. Engaging communities directly affected by economic development
371 activities in planning, decision-making, and implementation.
372

- 373 ED-213 King County shall coordinate with a broad range of partners, organizations,
374 businesses, and public sector agencies to support the development of business
375 innovation districts and ~~((related))~~ other community stabilization initiatives ~~((#))~~
376 to help prevent the displacement of Black, Indigenous, and other People of Color;
377 immigrants; refugees; LGBTQIA+ people; and lower income communities~~((, with~~
378 an emphasis on food innovation districts, in particular)).
379

380 ~~((H.))~~ Workforce Development

381 King County provides programs and participates in partnerships to address the new and ongoing regional
382 workforce opportunities and challenges ~~((of the Puget Sound region and within the county))~~. The current
383 economic climate has created more opportunity, and yet there is an ~~((ever greater))~~ increasing divide between
384 those who are benefitting from a strong economy and those who are not. For this reason, King County has an
385 even greater need to ensure ~~((access by))~~ all residents have access to information about local workforce
386 development programs and opportunities, especially for those residents ~~((of the County))~~ who are not benefitting
387 equitably from the strong economy.
388

389 While many low-income people in isolated communities may have difficulties gaining access to quality
390 education, training, and support services to ~~((help them))~~ secure living wage jobs, many displaced workers also

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391 need access to re-training opportunities to obtain employment. Meeting these challenges successfully ((will))
 392 requires the ((e))County to continue and to strengthen strategies and working relationships across sectors and
 393 ((between)) among business, government, labor, communities, advocacy organizations, education and training
 394 institutions, and human service providers.

395
 396 Jobs that pay wages sufficient to support families are vital to ((the)) a high quality of life. However, training,
 397 education, and skill levels((, and abilities)) vary from person to person. As such, it is important for King County
 398 to support accessible job training programs and ensure that all residents have equal access to job opportunities
 399 ((for all residents)) at a range of entry levels so that all people have the opportunity to be self-reliant.

400
 401 King County's Green Jobs Strategy emphasizes connecting frontline communities to living wage employment
 402 opportunities to build a skilled and diverse workforce across the career spectrum. The County utilizes its
 403 resource network to promote and meaningfully connect local workers to living wage positions by developing
 404 high-quality workforce partnerships to diversify and add climate-informed skills building into existing sectors
 405 such as construction, transportation, manufacturing, and professional services/technology, while preparing for
 406 the clean energy future. The Strategy emphasizes integrating workforce development into County climate and
 407 clean energy initiatives, while collaborating with regional partners to grow green jobs through sectors essential to
 408 clean energy deployment. The Strategy outlines the recipe for high-road workforce partnerships based on
 409 building trusted relationships with job seekers, connecting to partners providing skills training and industry-
 410 recognized credentials, and clear employment on-ramps developed with employers and labor partners.

411
 412 **ED-301** **King County should support workforce development programs that are**
 413 **integrated with the ((e))County's overall economic strategies, including but not**
 414 **limited to:**
 415 **a. Apprenticeship opportunities on ((e))County public works projects to**
 416 **ensure a continual pipeline of skilled, local construction trades workers**
 417 **and to encourage family-wage job opportunities((-);**
 418 **b. ((Development and growth of clean technology “green” jobs linked to the**
 419 **preservation and sustainability of the natural environment, including**
 420 **jobs in pollution prevention, Brownfields cleanup, energy efficiency,**
 421 **renewable energy industries, natural resource management, and other**
 422 **technologies that address climate change.)) Identified partnerships**
 423 **prioritizing providing frontline communities (including middle skill**
 424 **workers and youth) accessible pathways and skills building toward**
 425 **positions providing a family sustaining wage within identified local high**
 426 **growth sectors while supporting reduced energy use and reduced**
 427 **greenhouse gas emissions including manufacturing, construction,**
 428 **transportation, and professional services; and**

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- 429 c. Training ~~((in))~~ prioritizing in-demand skills ~~((job clusters) that apply to~~
 430 ~~and are in demand))~~ across ~~((multiple))~~ identified high-growth industry
 431 ~~((clusters))~~ sectors.
- 432
 433 **ED-302** King County should support the Workforce Development Council of Seattle-King
 434 County ~~((, authorized by the federal Workforce Innovation and Opportunity Act of~~
 435 ~~2014, and composed of high-level representatives from business, local~~
 436 ~~government, labor, education and training institutions, advocacy organizations,~~
 437 ~~and human service providers. The purpose of the Workforce Development~~
 438 ~~Council is))~~ to coordinate and improve employment, training, literacy, and
 439 vocational rehabilitation programs to meet the needs of workers and employers.
 440 King County ~~((will))~~ should work with the Workforce Development Council to
 441 emphasize the needs in and highlight opportunities for communities that have
 442 the highest unemployment rates in the region, including the potential for
 443 development of training opportunities in these areas.
 444
- 445 **ED-303** King County policies, programs, strategies, and partnerships shall recognize the
 446 importance of worker training and retraining, especially for ~~((low-income and~~
 447 ~~low-skilled residents,))~~ workers in low-wage and low-barrier industries and
 448 communities with the highest unemployment rates, to provide the skilled workers
 449 needed by local businesses and industry. King County shall support and partner
 450 with other jurisdictions, educational institutions and industry to promote
 451 programs that align with community needs, such as:
- 452 a. Programs that retrain dislocated workers for jobs in growing industries;
 453 b. Training for jobs in growing industries that require post-technical or
 454 post-secondary training and credentials and provide a career pathway to
 455 self-sufficiency;
 456 c. Programs that facilitate employer involvement in hiring workers with
 457 limited experience and skills and provide successful strategies for skills
 458 training, job placement, and worker retention;
 459 d. Programs that reduce recidivism by helping residents exiting the
 460 criminal ~~((justice))~~ legal system gain access to training and employment
 461 services;
 462 e. Alignment of ~~((homeless))~~ housing and employment systems to
 463 ~~((assure))~~ ensure people who are experiencing homelessness have
 464 access to both housing and employment opportunities;
 465 f. Food-related, creative economy, and green technology workforce
 466 development activities and opportunities;
 467 g. School-to-work programs and effective alternatives for out-of-school
 468 youth to provide a clear pathway to self-sufficiency through career
 469 options and applied learning opportunities;

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- 470 h. Summer youth employment programs for ~~((at-risk))~~ historically
471 underserved youth;
- 472 i. Access to alternative modes of transportation by providing
473 transportation information, ~~((financial assistance programs))~~ income-
474 based discount programs such as ORCA LIFT, and services to
475 jobseekers and workers; ~~((and))~~
- 476 j. Access to childcare by increasing the availability and affordability of
477 quality childcare for low-income families; and
- 478 k. Initiatives aimed at facilitating skills training and on-ramps to living wage
479 employment for frontline communities connected to identified high
480 growth industry sectors as outlined in King County's Green Jobs
481 Strategy.

482

483 ~~((ED-304 King County shall continue to increase equity in jobs and career opportunities~~
484 ~~for youth through programs such as the Education Engagement Strategy~~
485 ~~launched by Public Health in 2013, and others. These efforts may include:~~

486 ~~a. Partnering with private businesses, community organizations and~~
487 ~~educational institutions to provide job shadowing, internship and~~
488 ~~summer job opportunities for King County youth; and~~

489 ~~b. Partnering with Maritime and Manufacturing industry businesses, and~~
490 ~~other business sectors, to engage high school students in vocational~~
491 ~~programs that offer training for living wage industry jobs, and working~~
492 ~~with these businesses to engage schools in promoting regional~~
493 ~~opportunities for apprenticeships and internships for high school~~
494 ~~students.))~~

495

496 **ED-305** King County shall help promote and develop opportunities for ~~((limited-English~~
497 ~~proficiency populations))~~ communities that speak a language(s) other than
498 English, including:

499 a. Partnering and investing in community organizations that represent
500 ~~((limited-English proficiency populations))~~ linguistically diverse
501 populations;

502 b. Improving translation and interpretation services;

503 c. Partnering with private business to promote the hiring of ~~((limited~~
504 ~~English proficiency populations))~~ people that speak a language(s) other
505 than English; and

506 d. Partnering with regional educational institutions to develop methods for
507 recertification for limited English proficiency professionals with
508 credentials from other countries, and partnering with community
509 organizations to promote and increase access to recertification
510 programs.

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511
512 **ED-306** King County shall work with regional workforce development organizations and
513 regional educational institutions, especially community colleges, to promote
514 greater alignment between educational programs and workforce needs.

515
516 ~~((H-159))~~ **ED-307** King County should support programs and projects that provide apprenticeship
517 and employment training in the building trades through affordable housing
518 development. King County should explore ways to partner with non((-))profit
519 housing developers in offering pre-apprenticeship, apprenticeship, and
520 employment training opportunities.
521

522 ~~((IV.))~~ Infrastructure Development

523 Adequate and well-maintained public infrastructure is crucial to a strong economy and to attract new industry
524 and development. Basic public services that maintain a high quality of life in an area support employment
525 growth and increased productivity, and influence business location decisions.

526
527 **ED-401** ~~((King County recognizes that adequate infrastructure is essential to support
528 existing economic activity and to attract new industry and development. The
529 county therefore))~~ **King County shall** support((s)) and partner((s)) on programs
530 and strategies to maintain existing infrastructure and construct new
531 infrastructure and facilities (including, but not limited to, transportation, utilities,
532 schools, information, communications, ((including)) and an adequate supply of
533 housing) necessary to accommodate current and future economic demand, in
534 locations and at a size and scale that is consistent with other policies in the
535 Comprehensive Plan.

536
537 **ED-402** King County ~~((will))~~ **shall** support programs and partnerships to facilitate the
538 efficient movement of freight to promote global competitiveness for business
539 and industry.
540

541 **ED-403** King County shall partner, where feasible, with jurisdictions and other
542 ~~((stakeholders))~~ organizations to develop ~~((subarea))~~ locally-specific economic
543 development strategies to promote development and redevelopment in areas that
544 can accommodate growth.
545

546 **ED-404** ~~((Through local subarea planning and partnerships with other agencies and
547 organizations,))~~ King County should use zoning, incentives, partnerships, or
548 other measures to capitalize on the economic benefit of infrastructure projects in

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549 locations and at a size and scale that is consistent with other policies in the
550 Comprehensive Plan.

551

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

556

557 ~~((V.))~~ **Sustainable Development in the Private Sector**

558 ~~((It is the goal of))~~ King County ~~((to work toward becoming))~~ seeks to become a model sustainable community
559 where ~~((both))~~ the public and private sectors ~~((seek to))~~ balance urban growth with natural resource protection
560 while addressing climate change. Sustainable development ~~((seeks))~~ aims to achieve this goal by addressing the
561 environmental impacts of the built environment in which people live and work. Sustainable development is
562 implemented through planning, design and construction methods, including green building and ~~((L))~~low
563 ~~((I))~~impact ~~((D))~~development that promote environmental quality, economic vitality and healthy communities.

564

565 ~~((King County also works to increase the sustainability awareness of its residents. The county offers a Localize
566 Sustainability tool, which help residents track and develop strategies for increasing their own sustainability
567 profile. Transportation is also key element of sustainability.))~~ Public transportation ~~((will))~~ plays an important
568 role in protecting the environment by reducing emissions and supporting more compact land use patterns. King
569 County seeks to foster innovative design and development techniques in the private sector that reduce the
570 negative impacts of site development and building construction while maintaining ~~((affordability and economic
571 development))~~ a favorable business climate.

572

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

586

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- 587 **ED-501a** King County shall ~~((strive to))~~ promote green building and smart building
588 practices throughout private, public, and residential uses and shall support
589 programs that foster this type of development through collaboration with
590 jurisdictions and other sectors.
591
- 592 ~~((ED-502~~ **In the Rural Area and Natural Resource Lands, King County shall provide**
593 **assistance through development of customized stewardship plans for individual**
594 **properties, to help property owners understand their properties' characteristics**
595 **and the potential impacts of their actions, and to make sustainable land**
596 **management choices that protect natural resources.))**
597
- 598 **ED-503** King County shall identify and evaluate potential changes to land use
599 development regulations and building codes, in collaboration with the private
600 sector, to support and promote sustainable development.
601
- 602 ~~((ED-504~~ **King County should participate in the development and use of national standards**
603 **for measuring sustainability at the community scale and the breadth and**
604 **effectiveness of county policies and practices that improve community-scale**
605 **sustainability.**
606

607 ~~VI.)~~ **The Rural Economy**

608 King County values its entire Rural Area and the Natural Resources Lands and recognizes the traditional
609 economic activities that support rural communities and a rural lifestyle. A healthy and sustainable rural
610 economy is necessary to ensure rural residents can continue to both live and work throughout the Rural Area
611 and Natural Resource Lands. The farm, livestock, and forestry operations, the many entrepreneurial
612 home-based businesses, the Rural Towns, Rural Neighborhood Commercial Centers, and the Cities in the Rural
613 Area all provide rural residents with goods, services, and employment.

614

615 Within unincorporated rural King County, economic activities include, but are not limited to, farming, livestock
616 raising, equestrian uses, forestry, resource value-added businesses, and home-based businesses. The Rural
617 Neighborhood Commercial Center ~~((s are designed to))~~ land use designation provides for a limited array of goods
618 and services to local rural residents on a small scale. ~~((The))~~ Rural Towns provide a wider range of goods,
619 services, and jobs for rural residents, including retail, restaurants, and services. ~~((The designated))~~ Natural
620 Resource Lands support the long-term commercial aspects of agriculture and forestry and potential resource
621 value ~~((d))~~-added products.

622

623 The County also recognizes that the land areas, economies, and natural beauty of the Rural Area and Natural
624 Resource Land designations benefit all county residents. The agriculture sector provides a ~~((safe))~~ high-quality
625 and reliable local food source ~~((—keeping costs low and quality high—))~~ to restaurants ~~((and households, the~~

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626 majority of which are in urban areas, and regionally to farmers markets and specialty stores)) institutions,
 627 farmers markets, and direct to consumers. The Rural ((King County)) Area and Natural Resource Lands
 628 provide((s)) many diverse recreation and tourism opportunities, including scenic vistas; trails for hiking,
 629 bicycling, off-road, and equestrian use; ((harvest festivals;)) open space and wildlife habitat; and working farms
 630 and forest lands, all within a short distance from ((the)) urban centers.

631

632 A vibrant and sustainable rural economy depends on several factors, including, but not limited to, preserving and
 633 enhancing the businesses within traditional rural economic clusters, ensuring that new commercial enterprises
 634 are of a size and scale that is consistent with and retains the rural character of the surrounding area, and changes
 635 in regulations to reflect and respond to the differing needs and emerging trends of rural economic activity while
 636 protecting the natural environment.

637

638 ((In 2004, the King County Comprehensive Plan was amended to include a policy that directed the county to
 639 develop and implement a rural economic development strategy. To comply with this policy, the county
 640 developed an annual Rural Economic Strategies Report in 2005 and began implementing the identified strategies
 641 and actions in 2006. Annual reporting occurred through 2008. Ordinance 17485, which adopted the 2012
 642 Comprehensive Plan, called for an update to the Rural Economic Strategies to build upon the work done
 643 previously. In response to this, a Rural Economic Strategies Plan was adopted in 2014 via Ordinance 17956.

644

645 The mission of the Rural Economic Strategies Plan is to advance the long-term economic viability of the Rural
 646 Area and Natural Resource Lands, with an emphasis on farming, forestry, and other rural businesses consistent
 647 with the unique character of rural King County. The mission is accomplished by initiating and implementing
 648 specific strategies and actions to support and enhance rural economic viability. Rural businesses generally fall
 649 into six rural economic clusters and each cluster is supported by specific strategies and actions to strengthen
 650 and/or enhance it. The clusters are: Agriculture, Forestry, Equestrian, Home Based Businesses (i.e., those home
 651 occupations that are allowed on lands designated Agriculture, Forestry and Rural Area), Recreation and
 652 Tourism, Commercial and Industrial Rural Neighborhood Commercial Centers, Rural Towns, and Cities in the
 653 Rural Area. Consistent with CP 539, found in Chapter 11, Community Service Area Subarea Planning, no
 654 expansion of industrial land use or zoning is allowed within the Rural Town of Fall City.

655

656 The specific strategies and actions are intended to be flexible in order to respond to evolving rural business needs
 657 and changes within any of the economic clusters. Periodically, the county evaluates the actions accomplished to
 658 date, introduces new actions to be initiated, and discusses proposed actions for the following year. This ensures
 659 the process stays flexible and is current with evolving trends in the rural economy. It is anticipated that this
 660 procedure will become part of the Annual Work Plans developed for each of the Community Service Areas.))

661

662 The rural economic policies are designed to establish and maintain a long-term commitment to a sustainable and
 663 vibrant rural economy. They support ((implementation of the Rural Economic Strategies Plan;)) continued
 664 evaluation of ((e))County codes to support the evolving agriculture, forestry, and other rural economic clusters((;

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665 and support for), as well as programs and strategies that foster a diversified rural economy, compatible with
 666 existing rural character, while maintaining the natural environment.

667

668 **ED-601 King County is committed to a sustainable and vibrant rural economy that allows**
 669 **rural residents to live and work throughout the Rural Area and Natural Resource**
 670 **Lands. County policy, regulations, and programs should be reviewed and**
 671 **developed in partnership with rural businesses, the Agriculture and Rural Forest**
 672 **Commissions, ((the Community Service Area)) community groups, and others to**
 673 **support the preservation and enhancement of traditional rural economic**
 674 **activities and lifestyles, while supporting evolving compatible commercial uses**
 675 **and job opportunities.**

676

677 **ED-602 King County should identify and implement ((the Rural Economic Strategies Plan**
 678 **to guide future)) rural economic development ((and will modify and add))**
 679 **strategies ((as needed to)) that reflect the evolving nature of the rural economy,**
 680 **while protecting the traditional rural economic clusters.**

681 a. King County recognizes the value of the agriculture and forestry clusters
 682 for both their economic contribution and for their natural, educational,
 683 and recreational benefits to the county as a whole. The ((€))County
 684 ((will)) shall work with the Agriculture Commission, Rural Forest
 685 Commission, and other related organizations on strategies and
 686 programs to strengthen and enhance the economic viability of these
 687 clusters and the evolving value-added industry that helps sustain the
 688 county's legacy of raising crops and livestock and managing and
 689 harvesting forestlands.

690 b. King County recognizes the value of home-based business, recreation
 691 and tourism, and commercial and industrial clusters for their ability to
 692 provide job opportunities in the Rural Area and Natural Resource Lands,
 693 and help sustain the rural economic base. The ((€))County ((will)) shall
 694 continue to work with chambers of commerce and other organizations
 695 that support these rural businesses to help ensure the continued
 696 viability and economic health of new and existing businesses in these
 697 clusters.

698 c. King County recognizes the importance of the equestrian cluster for its
 699 diversity of business and recreation related operations which combine to
 700 provide jobs and income opportunities within the rural economy. The
 701 ((€))County ((will)) shall continue to work with equestrian related
 702 organizations on business and recreation aspects of the equestrian
 703 cluster and with organizations that represent the various trail user
 704 groups to help ensure the continued viability and economic health of
 705 equestrian and related recreation businesses.

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- 706 d. As a means and in support of protecting rural character and Natural
707 Resource Lands, King County recognizes the value of the partnership
708 with Cities in the Rural Area to act as local urban centers for
709 employment and centers of commerce that provides goods and services
710 for the Rural Area and Natural Resource Lands. The ((e))County ((will))
711 shall work with the cities and other organizations to support economic
712 development for Cities in the Rural Area, at a size and scale consistent
713 with the Growth Management Act.
- 714 e. King County is committed to ensuring that all economic development,
715 including the provision of infrastructure, within the Rural Area and
716 Natural Resource Lands shall be compatible with the surrounding rural
717 character, be of an appropriate size and scale, and protect the natural
718 environment.
- 719 f. King County ((will)) shall continue to support and partner on programs
720 and incentives to ensure the economic vitality of rural historic resources
721 to help maintain the character of the Rural Area and Natural Resource
722 Lands.
- 723 g. King County ((will)) shall explore opportunities to support agricultural
724 tourism and value-added program(s) related to the production of food,
725 flowers and specialty beverages (including beer, distilled beverages, and
726 wine) in the county. Partnership venues should be educational and
727 include information on the diversity of products available in the county
728 and the importance of buying local, should seek to unify regional
729 tourism efforts, and should encourage development of new markets for
730 agricultural products and value-added goods.
- 731 h. King County ((will)) shall continue to review existing and proposed
732 regulations to ensure they are relevant and effective in accommodating
733 the differing needs and emerging trends of the compatible businesses
734 that comprise the rural economy.
- 735 i. King County should continue to identify the infrastructure needs of the
736 rural economic clusters, including transportation, drainage, and
737 information technology needs, and provide support for these needs,
738 including identification of other funding sources.
- 739 j. King County should continue to identify and encourage businesses to
740 take advantage of incentives and technical assistance programs that
741 promote economic viability of existing and new businesses in the Rural
742 Area and Natural Resources Lands, particularly in the Agricultural and
743 Forest Production Districts.
- 744
- 745 ~~((ED-603 King County should partner with other Puget Sound counties and businesses to
746 analyze the need and possible sites for regional agricultural (such as beef and
747 poultry) and forest product processing. King County recognizes the importance~~

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

748 ~~of food and forest processing for the regional economy and should partner with~~
 749 ~~regional communities, governments and residents to ensure that the challenges~~
 750 ~~and opportunities within this industry are analyzed and addressed as needed.))~~

751

752 The ability to bring rural, agricultural, forestry, and value-added products into the urban area and the ability of
 753 urban residents to utilize the Rural Areas and Natural Resource Lands for education, open space, scenic vistas,
 754 and a diversity of out((-)door recreation options encourages the urban/rural interdependence and linkage, thus
 755 enhancing the county's economic base.

756

757 **ED-604** King County ((will)) shall continue to partner with organizations that support
 758 programs and strategies that strengthen the interdependence and linkage
 759 between the rural, resource, and urban economies(~~(, such as the Regional Food~~
 760 ~~Policy Council and Puget Sound Fresh)).~~

761

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

767

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

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
ED-101 King County ((has a long-term commitment to)) <u>should support sustainable, inclusive, and equitable economic development throughout the county.</u>	Substantive change	Updated to reorient from a statement to a policy directive and to clarify equity goals	Greater economic opportunity for all	Countywide Planning Policy EC-15 Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> It is a policy choice to make this a "should" policy, as the existing language is stronger than a "should".
ED-101a King County ((is committed to promoting)) <u>should promote diversity, equity, and equality of opportunity in all economic development policies and programs, and to ((integrating)) prioritize these ((as)) factors in((the)) decision and policy-making efforts.</u>	Substantive change	Updated to reorient from a statement to a policy directive and to further support equity goals Updates to align with Countywide Planning Policies Other edits for clarity	Heightened consideration of equity impacts of economic development activities	Countywide Planning Policy EC-15 Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy uses both "equity" and "equality" of opportunity. Executive staff indicate that the Office of Equity and Racial and Social Justice encourages moving away from "equality" and towards "equity"; the term "equality" could be removed. It is a policy choice to make this a "should" policy, as the existing language is stronger than a "should".
ED-101b King County <u>shall engage with the public to inform County economic development plans, policies, and programs. This includes fostering opportunities for the public, especially communities with limited access to economic opportunity and those with the highest needs, to be involved in associated decision-making.</u>	New policy	Supports moving up the community engagement spectrum and to align with Countywide Planning Policies	Higher degree of engagement and autonomy in decision-making from those with limited access to economic opportunity	Countywide Planning Policy FW-8 and EC-8 Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: TBD Anticipated timeline: Following program design and completion of draft of Office of Economic Opportunity & Creative Economy plan 	<ul style="list-style-type: none"> No issues identified.
ED-102 <u>The focus for significant economic growth ((will)) shall remain within the Urban Growth Area, concentrated in cities and in a network of regionally designated growth centers. ((while within)) In the Rural Area and Natural Resource Lands, ((the focus will)) economic development shall be focused on sustaining and enhancing prosperous and successful rural and resource-based businesses, as well as encouraging new businesses that support and are compatible with the rural economic clusters.</u>	Substantive change	Added detail to geographic focus areas and types of businesses, and language around innovation, consistent with existing policy framework in the Multicounty Planning Policies and Countywide Planning Policies "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen. Other edits for clarity and to align with existing intent	No effect; consistent with existing practice	VISION 2050 Regional Growth Strategy Countywide Planning Policy EC-17	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> The last sentence uses rural economic clusters. Changes were made in the chapter to move the language to sectors and industries, Council may wish to make the language consistent throughout the chapter. Council may wish to split this into two policies based on the urban/rural designation. The rural-focused policy could be moved to the section on the rural economy.
ED-103 King County policies, programs, and strategies shall recognize the importance of ((,)) and ((place special emphasis)) <u>focus on((,)) growing new businesses, such as start-up companies and small local businesses. ((as well as retaining)) and expanding ((homegrown firms in basic)) existing businesses in industries that ((bring income into the county and increase the standard of living of the County's residents)) create jobs that pay family wages and share the County's values of racial equity, environmental sustainability, and workers' rights.</u>	Substantive change	To align with Countywide Planning Policies concerning locally grown firms' role in job creation and emphasizing middle-wage job creation.	A diverse economy with employment opportunities at wages that support access to opportunity	Countywide Planning Policies EC-2, EC-3, and EC-7	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> Executive staff indicates that the "values" in this policy are reflected throughout the current adopted KCCP and other Council-approved plans, such as the CPPs and the SCAP. Council may wish to add or change the values expressed in this policy.

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
ED-103a King County policies, programs, and strategies shall recognize the role and importance of small and locally owned businesses in community stability and creating opportunity for Black, Indigenous, and other People of Color; immigrants; refugees; the LGBTQIA+ community; women; and other historically underrepresented groups.	New policy	Addresses Countywide Planning Policies on community stabilization and anti-displacement.	Greater economic and wealth generating opportunities for priority populations	Countywide Planning Policies EC-7 and EC-29	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> Historically underrepresented generally describes a population that has been excluded from the planning process based on their identity. Underserved generally describes a community that has experienced a historical lack of investment. Council may wish to change "underrepresented" to "underserved", as unrepresented groups are already explicitly mentioned in the policy language.
ED-104 King County policies, programs, and strategies shall recognize the importance of a diversified economic base to provide a continuum of skill training opportunities to meet the skill level needs of industry and shall support middle-wage jobs. King County should direct resources in ways that reduce inequities and build economic resiliency for those communities most negatively impacted by asset poverty.	Substantive change	Addresses Countywide Planning Policy changes emphasizing support for industry clusters that provide middle-wage jobs, development and implementation systems that provide a financial safety net and build economic resiliency	Greater economic and wealth generating opportunities for priority populations	Countywide Planning Policies EC-3, EC-27, and EC-16	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> Diversified economic base has multiple meanings. Council may wish to add clarifying language to this policy.
ED-105 King County (recognizes) shall protect the natural environment as a key economic (value that must be protected) asset and should support businesses that can be developed in environmentally sustainable and climate-resilient ways.	Substantive change	Reoriented from a statement to policy direction and expanded to reflect how economic development can support protection of the natural environment consistent with existing practice and other policies in the Comprehensive Plan	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
ED-106 King County shall protect and prevent displacement of cultural resources, and promote expanded cultural opportunities for its residents and visitors (in order) to enhance the region's quality of life and economic vitality.	Substantive change	To reflect current terminology and align with Countywide Planning Policies EC-14, EC-28, and E-29	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified. Executive staff indicate that this policy will be implemented primarily through policy development, legislation/advocacy, funding, and ongoing analysis of the arts and culture-related sectors, including through the Doors Open cultural access program.
ED-107 (At the multicounty level,) King County should partner with other counties, regional entities and the state(as appropriate,) to devise and implement economic development policies, programs, and strategies to (provide for) achieve sustainable, inclusive, and equitable growth throughout the Puget Sound region.	Clarification of existing policy intent	To support equity goals and provide clarifying edits to streamline and reflect existing intent; the Comprehensive Plan definition of "should" covers "as appropriate"	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
ED-108 At the countywide level, King County should partner with other jurisdictions, economic development organizations, chambers of commerce, the Port of Seattle, and others(as appropriate), to develop and implement policies, programs, and strategies that set the general framework for economic development within the county.	Clarification of existing policy intent	The Comprehensive Plan definition of "should" covers "as appropriate"	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>ED-109 Within the unincorporated areas, King County should partner and engage with local businesses, the Agriculture and Rural Forest Commissions, community service areas, adjacent cities, other organizations, and residents (, as appropriate), to develop and implement policies, programs, and strategies that promote compatible, inclusive, and equitable local economic development.</p>	<p>Substantive change</p>	<p>To support equity goals and provide clarifying edits to streamline and reflect existing intent; the Comprehensive Plan definition of "should" covers "as appropriate"</p>	<p>Greater economic opportunities for priority populations</p>	<p>Countywide Planning Policy EC-15 Equity and Social Justice Strategic Plan</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>ED-201 King County shall partner with federal, state, and local governments, economic development organizations, schools, educational and research institutions ((and)), the private sector, and other organizations to foster ((an)) innovative and ((entrepreneurial environment and support programs and strategies that promote)) sustainable business development and job creation((. Programs that provide technical and financial assistance to businesses include, but are not limited to:</p> <p>a. Financial, marketing, expansion, and general operations assistance for small businesses to help them become competitive in the private sector;</p> <p>b. Technological, efficiency, and managerial assessments to help manufacturers reduce costs and use smaller footprints for existing or expanded production; and</p> <p>c. Assessment and/or remediation of contaminated property (Brownfields) in order to continue or expand operations to help individual small businesses or jurisdictions impacted by Brownfields)).</p>	<p>Clarification of existing policy intent</p>	<p>Clarifying edits to reflect existing intent. Removes statement that is not policy direction; list of strategies unnecessarily focuses on certain actions that may not be appropriate/ feasible in the future; policy still has clear direction without it</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<p>No issues identified.</p>

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>ED-202 King County shall ((emphasize continued)) <u>prioritize</u> support for the aerospace, green energy, creative economy, and information technology industrial clusters; agriculture and forestry clusters; ((as well as industrial clusters offering)) and emerging sectors that offer the best opportunities for business development, job creation, and economic growth ((including those identified in the Puget Sound Regional Council's Regional Economic Strategy, the Local Food Initiative and the King County Rural Economic Strategies Plan)).</p>	<p>Substantive change</p>	<p>Updated to reflect the full range of the County's priority sectors, consistent with current practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The identified sectors in the policy don't align exactly with the sectors identified in the Green Jobs Strategy (GJS) of the SCAP (i.e., Professional, Scientific, and Technical Services; Construction; Transportation; Green Manufacturing). Executive staff indicate that the sectors identified in this policy were determined by considering state, regional, and King County cities' prioritized industries; the County's unique value proposition and strategic assets; and the County's resources available to support the industry. The specific sectors to be identified in this policy is a policy choice. Council may wish to revise the language to replace "green energy" with "green economy" and include language citing the Green Jobs Strategy to track with the GJS priority sectors more closely. "Emerging sectors" is also proposed to be added. As this is a shall policy, it would bind the County to "emerging sectors" that aren't yet identified in policy.
<p>((ED-205 King County shall support programs and strategies to promote and market Foreign Direct Investment opportunities in the county.))</p>	<p>Clarification of existing policy intent</p>	<p>Redundant to ED-210</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>ED-207 King County shall provide opportunities for small businesses to compete for and obtain contracts on ((e))County funded construction, consulting, and goods and services projects. King County shall also collaborate with other jurisdictions to promote public contracting opportunities for small businesses and to develop and maintain common standards, a common application, and a common directory for small contractors and suppliers seeking contracts on publicly funded projects.</p>	<p>Technical</p>					<ul style="list-style-type: none"> No issues identified.

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>ED-209 King County shall foster the development and use of public/private partnerships to implement economic development projects and programs. At a minimum, these projects ((must)) shall demonstrate that they:</p> <ul style="list-style-type: none"> a. Cannot be accomplished solely by either sector; b. Have an experienced and proven private partner(s); c. Do not unduly enrich the private partner(s); d. Provide tangible and measurable public benefits in terms of tax and other revenue, construction and permanent jobs, livable wages with benefits and a wage-progression strategy, and public amenities; and e. ((Will use the King County Jobs Initiative, or other entities with similar programs, as their first source of referral for training and employing low income, low skill residents in entry level and semi-skilled jobs)) Share decision-making power with and spread benefits to community groups. 	Substantive change	<p>Sub-e is not a current program nor an alternative feasible requirement to meet. Replaced with language that aligns with the Countywide Planning Policies</p> <p>Changed to "shall" to align with Comprehensive Plan nomenclature, consistent with existing intent</p>	Public-Private partnerships with clear benefits by and for communities directly affected.	Countywide Planning Policies EC-8 and EC-28	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> No • <u>Anticipated timeline:</u> 2025 	<ul style="list-style-type: none"> • No issues identified.
<p>ED-210 King County should support programs and strategies to expand international trade, including those that:</p> <ul style="list-style-type: none"> a. Promote, market, and position the county for increased export((,)) and import, and foreign investment opportunities; b. Promote the health and viability of the region's export and import gateways through active collaboration with the Northwest Seaport Alliance and the Port of Seattle; c. Provide technical assistance, training, and opportunities for local firms wishing to export; ((and)) d. Partner with regional trade groups to promote assistance, opportunities and partnerships to connect current and potential exporters with international markets; and e. <u>Contribute to a more circular economy that reduces demand for materials; keeps materials in use as long as possible; regenerates natural systems by reusing waste products, materials, or byproducts of manufacturing, supporting export of recyclable materials; or otherwise improves processes to be more efficient.</u> 	Substantive change	To reflect that it is also important to have trade that supports a circular economy	Economic actions that co-deliver environmental outcomes	Re+ Strategic Plan	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • This is the only policy in Ch. 10 (Economic Development) that references "circular economy" and its focus is on international trade. Council may wish to consider including a circular economy focus in other policies in this chapter focused on local economic development, or create a standalone policy.
<p>ED-211 King County should support programs and strategies to preserve and plan for an adequate supply of industrial and commercial land capacity, including but not limited to:</p> <ul style="list-style-type: none"> a. Complying with the ((State of Washington)) <u>Growth Management Act ((Buildable Lands))</u> Review and Evaluation Program – <u>Revised Code of Washington 36.70A.215</u> – and, in cooperation with the cities, inventorying and monitoring the use of industrial, commercial, and residential lands every five years; b. Partnering with other jurisdictions and the private sector, to advocate for development and maintenance of a regional Geographic Information System ((to track the supply of land)); c. Actively applying for federal, state, and other resources to help defray the costs of assessment, remediation, and redevelopment of private and/or public Brownfields; ((d-)) <u>c. Selling ((e))</u> County-owned surplus industrial and commercial lands for development by the private sector; ((e-)) <u>d. Promoting the redevelopment and infill of industrial and commercial areas and exploring the feasibility of using incentives to achieve this goal; and</u> 	Clarification of existing policy intent	Edits for clarity, to align with current intent, and for grammar	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • Sub a. is covered in Chapter 2 and could be deleted here. • Sub b. is not related to providing for industrial and commercial lands and could be deleted. • Sub c. is a policy choice. Other policies call for the County to surplus property for affordable housing purposes or for community development. Council may want to consider whether this language meets the Council's policy goals.

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
((f.)) e. Preventing the encroachment of non-industrial uses on industrially-zoned land and the rezoning of industrial land to other uses.						
<p>ED-212 King County shall encourage and support community(-)-based and community((-))-led efforts to ((support)) develop and retain existing small and local businesses and resilient communities. <u>These efforts may include:</u></p> <p>a. <u>Priority hire programs that create middle-wage employment in historically underserved and historically underrepresented communities;</u></p> <p>b. <u>Ensuring public investment decisions protect culturally significant economic assets and community anchors; and</u></p> <p>c. <u>Engaging communities directly affected by economic development activities in planning, decision-making, and implementation.</u></p>	Substantive change	<p>Address Countywide Planning Policies on preventing cultural displacement and stabilizing communities, encouraging priority hire programs, celebrating cultural diversity, institutions, and protecting culturally significant economic assets.</p> <p>Other edits for clarity and grammar</p>	Reduced displacement pressure on susceptible and vulnerable communities	Countywide Planning Policies EC-29, EC-13, EC-14, and EC-28.	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • In sub a., Council may wish to remove reference to the priority hire program as this is a workforce development program and not a business development program. Alternatively, the Council may wish to include the Contracting Opportunities Program, a county program that provides opportunities for small contractors and suppliers to contract with the County on public infrastructure projects. • This policy is focused on business development and retention. Council may wish to remove resilient communities from this policy (and subs a. through c.) and create a new policy. Council may wish to add a definition of "resilient communities" in conjunction with the policy addition.
<p>ED-213 King County shall coordinate with a broad range of partners, organizations, businesses, and public sector agencies to support the development of business innovation districts and ((related)) other <u>community stabilization initiatives ((#)) to help prevent the displacement of Black, Indigenous, and other People of Color; immigrants; refugees; LGBTQIA+ people; and lower income communities((-, with an emphasis on food innovation districts, in particular)).</u></p>	Substantive change	<p>Addresses Countywide Planning Policy on community stabilization and anti-displacement</p> <p>As this policy was expanded, the last clause makes less sense as a component. Food innovation districts would still be an example of a business innovation district noted earlier in the policy, and U-32b addresses them specifically</p>	Reduced displacement pressure on susceptible and vulnerable communities	Countywide Planning Policy EC-29	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> Currently supported through Office of Equity and Racial and Social Justice grant programs; additional scale of efforts will depend upon future budget decisions and staffing • <u>Anticipated timeline:</u> Ongoing 	<ul style="list-style-type: none"> • No issues identified.
<p>ED-301 King County should support workforce development programs that are integrated with the ((e)) County's overall economic strategies, including but not limited to:</p> <p>a. <u>Apprenticeship opportunities on ((e))County public works projects to ensure a continual pipeline of skilled, local construction trades workers and to encourage family-wage job opportunities((-);</u></p> <p>b. ((Development and growth of clean technology "green" jobs linked to the preservation and sustainability of the natural environment, including jobs in pollution prevention, Brownfields cleanup, energy efficiency, renewable energy industries, natural resource management, and other technologies that address climate change.)) <u>Identified partnerships prioritizing providing frontline communities (including middle skill workers and youth) accessible pathways and skills building toward positions providing a family sustaining wage within identified local high growth sectors while supporting reduced energy use and reduced greenhouse gas emissions including manufacturing, construction, transportation, and professional services; and</u></p>	Clarification of existing policy intent	To support current context in alignment with the Green Jobs Strategy and equitable access for frontline communities	A more equitable, regenerative economy where frontline communities can transition to green jobs as the landscape of the economy changes	Green Jobs Strategy Strategic Climate Action Plan Sustainable & Resilient Frontline Communities Equitable Green Jobs and Pathways Focus Area	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified. If Council chooses to remove priority hire language from ED-212, Council may wish to add that language to this policy.

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<p>c. Training ((in)) prioritizing in-demand skills ((job-clusters)) that apply to and are in demand across ((multiple)) identified high-growth industry ((clusters)) sectors.</p>						
<p>ED-302 King County should support the Workforce Development Council of Seattle-King County ((, authorized by the federal Workforce Innovation and Opportunity Act of 2014, and composed of high-level representatives from business, local government, labor, education and training institutions, advocacy organizations, and human service providers. The purpose of the Workforce Development Council is)) to coordinate and improve employment, training, literacy, and vocational rehabilitation programs to meet the needs of workers and employers. King County ((will)) should work with the Workforce Development Council to emphasize the needs in and highlight opportunities for communities that have the highest unemployment rates in the region, including the potential for development of training opportunities in these areas.</p>	Substantive change	<p>To move from a predictive statement to policy direction and to align with the "should" level of commitment in the previous sentence and to reflect current practice; this is discretionary work dependent on available resources</p> <p>Removes/ streamlines outdated context</p>	Maintains flexibility in economic development strategies in alignment with available resources	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> It is a policy choice, and the policy is weakened, by changing "will" to "should."
<p>ED-303 King County policies, programs, strategies, and partnerships shall recognize the importance of worker training and retraining, especially for ((low-income and low-skilled residents,)) workers in low-wage and low-barrier industries and communities with the highest unemployment rates, to provide the skilled workers needed by local businesses and industry. King County shall support and partner with other jurisdictions, educational institutions and industry to promote programs that align with community needs, such as:</p> <p>a. Programs that retrain dislocated workers for jobs in growing industries;</p> <p>b. Training for jobs in growing industries that require post-technical or post-secondary training and credentials and provide a career pathway to self-sufficiency;</p> <p>c. Programs that facilitate employer involvement in hiring workers with limited experience and skills and provide successful strategies for skills training, job placement, and worker retention;</p> <p>d. Programs that reduce recidivism by helping residents exiting the criminal ((justice)) legal system gain access to training and employment services;</p> <p>e. Alignment of ((homeless)) housing and employment systems to ((assure)) ensure people who are experiencing homelessness have access to both housing and employment opportunities;</p> <p>f. Food-related, creative economy, and green technology workforce development activities and opportunities;</p> <p>g. School-to-work programs and effective alternatives for out-of-school youth to provide a clear pathway to self-sufficiency through career options and applied learning opportunities;</p> <p>h. Summer youth employment programs for ((at-risk)) historically underserved youth;</p> <p>i. Access to alternative modes of transportation by providing transportation information, ((financial assistance programs)) income-based discount programs such as ORCA LIFT, and services to jobseekers and workers; ((and))</p> <p>j. Access to childcare by increasing the availability and affordability of quality childcare for low-income families; and</p> <p>k. Initiatives aimed at facilitating skills training and on-ramps to living wage employment for frontline communities connected to</p>	Substantive change	<p>Address Countywide Planning Policy about workforce development efforts aligning with targeted community's needs/interests.</p> <p>Supports green jobs and equitable access for frontline communities</p> <p>Other edits for clarity, to reference current County economic development initiatives, and correct outmoded language</p>	Workforce development activities are more aligned with community needs and feedback	<p>Countywide Planning Policy EC-12</p> <p>Green Jobs Strategy</p> <p>Strategic Climate Action Plan</p> <p>Sustainable & Resilient Frontline Communities Equitable Green Jobs and Pathways Focus Area</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
identified high growth industry sectors as outlined in King County's Green Jobs Strategy.						
((ED-304 King County shall continue to increase equity in jobs and career opportunities for youth through programs such as the Education Engagement Strategy launched by Public Health in 2013, and others. These efforts may include: a. Partnering with private businesses, community organizations and educational institutions to provide job shadowing, internship and summer job opportunities for King County youth; and b. Partnering with Maritime and Manufacturing industry businesses, and other business sectors, to engage high school students in vocational programs that offer training for living wage industry jobs, and working with these businesses to engage schools in promoting regional opportunities for apprenticeships and internships for high school students.))	Substantive change	Not current County programs	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
ED-305 King County shall help promote and develop opportunities for ((limited English proficiency populations)) communities that speak a language(s) other than English, including: a. Partnering and investing in community organizations that represent ((limited English proficiency populations)) linguistically diverse populations; b. Improving translation and interpretation services; c. Partnering with private business to promote the hiring of ((limited English proficiency populations)) people that speak a language(s) other than English; and d. Partnering with regional educational institutions to develop methods for recertification for limited English proficiency professionals with credentials from other countries, and partnering with community organizations to promote and increase access to recertification programs.	Clarification of existing policy intent	Current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
((H-159)) ED-307 King County should support programs and projects that provide apprenticeship and employment training in the building trades through affordable housing development. King County should explore ways to partner with non((-))profit housing developers in offering pre-apprenticeship, apprenticeship, and employment training opportunities.	Clarification of existing policy intent	Relocated from Chapter 4, and edited for grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
ED-401 ((King County recognizes that adequate infrastructure is essential to support existing economic activity and to attract new industry and development. The county therefore)) King County shall support((s)) and partner((s)) on programs and strategies to maintain existing infrastructure and construct new infrastructure and facilities (including, but not limited to, transportation, utilities, schools, information, communications, ((including)) and an adequate supply of housing) necessary to accommodate current and future economic demand, in locations and at a size and scale that is consistent with other policies in the Comprehensive Plan.	Clarification of existing policy intent	Reoriented from a statement to policy direction, consistent with current practice. Other edits for clarity.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Council may wish to include language or add a policy to prioritize infrastructure development in areas that have been underinvested due to historical race-based restrictive real estate practices and policy decisions. Executive staff notes that consideration of equity in projects, which includes consideration of underinvestments due to race-based restrictive real estate practices, is also captured in several other policies in other chapters, and it was not intended to be excluded in this policy.
ED-402 King County ((will)) shall support programs and partnerships to facilitate the efficient movement of freight to promote global	Clarification of existing policy	"Will" is predictive but "shall" is directive; policies should be	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a 	<ul style="list-style-type: none"> Freight mobility is covered in Chapter 8, and ED-402 could be deleted.

**Chapter 10 Economic Development
3/1/24**

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
competitiveness for business and industry.	intent	directive, not statements of what is anticipated to happen.			<ul style="list-style-type: none"> • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	
ED-403 King County shall partner, where feasible, with jurisdictions and other ((stakeholders)) organizations to develop ((subarea)) locally-specific economic development strategies to promote development and redevelopment in areas that can accommodate growth.	Clarification of existing policy intent	Edits for clarity and current terminology	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • Council may wish to further clarify what is intended by "locally-specific." Executive staff indicate that locally-specific means relevant to the unique needs, capacity, and general nature of the city, town, and/or community, such as community-specific economic development strategies.
ED-404 ((Through local subarea planning and partnerships with other agencies and organizations,)) King County should use zoning, incentives, <u>partnerships</u> , or other measures to capitalize on the economic benefit of infrastructure projects in locations and at a size and scale that is consistent with other policies in the Comprehensive Plan.	Clarification of existing policy intent	Removing limitation that this would only occur through subarea planning (as opposed to other planning or initiatives), to reflect current practice. Under the edited language, this could still occur via subarea planning.	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • The stated rationale for the change is that this could occur through planning initiatives other than subarea planning, but the reference to planning is proposed to be removed. Council may wish to retain planning in this policy.
ED-501 King County should encourage, support and promote the application of sustainable development practices in all private sector development within the county. ((This may be accomplished through working with residential and commercial developers to use Low Impact Development principles and practices, including minimized impervious surface areas, protect ground and surface water within a watershed, ensure that habitat protection needs are incorporated into development proposals to the extent possible, incorporate greater use of green building materials, eliminate, to the extent possible, the use of materials that pose health hazards, and utilize systems that conserve or reuse resources, including those that use energy more efficiently. When King County provides technical assistance and incentives for the use of sustainable development practices, it shall be at no cost to any private sector development. King County shall collaborate with the private sector on potential future regulatory tools.))	Clarification of existing policy intent	Streamlining policy: as it restates a lot of detailed regulations already in the code; the reference to "no cost" is not needed as technical assistance offered by the County is typically at no cost and incentives are inherently no-cost; and the last sentence is consolidated in ED-503	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • This policy is about sustainable development, not sustainable economic development. There is a definition of "sustainable economic development" in the glossary that is not used in this chapter. If Council wish to retain this policy, the language could use the defined term.
ED-501a King County shall ((strive to)) promote green building and smart building practices throughout private, public, and residential uses and shall support programs that foster this type of development through collaboration with jurisdictions and other sectors.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • This policy is about green building and smart building practices. Council may wish to better connect this policy with sustainable economic development.
ED-503 King County shall identify and evaluate potential changes to land use development regulations and building codes, <u>in collaboration with the private sector</u> , to support and promote sustainable development.	Clarification of existing policy intent	Consolidation of ED-501	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • This policy is about sustainable development. If Council wishes to retain this policy, it could be moved to another chapter or reoriented to discuss sustainable economic development.
((ED-504 King County should participate in the development and use of national standards for measuring sustainability at the community scale and the breadth and effectiveness of county policies and practices that improve community scale sustainability.))	Substantive change	To reflect current practice	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.

Chapter 10 Economic Development
3/1/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>ED-601 King County is committed to a sustainable and vibrant rural economy that allows rural residents to live and work throughout the Rural Area and Natural Resource Lands. County policy, regulations, and programs should be reviewed and developed in partnership with rural businesses, the Agriculture and Rural Forest Commissions, ((the Community Service Area)) community groups, and others to support the preservation and enhancement of traditional rural economic activities and lifestyles, while supporting evolving compatible commercial uses and job opportunities.</p>	<p>Clarification of existing policy intent</p>	<p>There are not community groups specific to the Community Service Area program, and this should encompass all community groups</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Anticipated timeline:</u> n/a • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • This section of policies pertains to the rural economy. Few changes are proposed to the policies in this section. The scoping motion for the KCCP called for: "Review policies, regulations and programs related to rural economic development, rural economic strategies, and tourism in the rural area and on natural resource lands, evaluate the appropriate balance between economic development and protection of rural character, working farms and natural resource lands." The Council may want to consider whether additional changes are needed to these policies to reflect the direction in the scope of work.
<p>ED-602 King County should <u>identify and</u> implement ((the Rural Economic Strategies Plan to guide future)) rural economic development ((and will modify and add)) strategies ((as needed to)) <u>that</u> reflect the evolving nature of the rural economy, while protecting the traditional rural economic clusters.</p> <p>a. King County recognizes the value of the agriculture and forestry clusters for both their economic contribution and for their natural, educational, and recreational benefits to the county as a whole. The ((e))County ((will)) shall work with the Agriculture Commission, Rural Forest Commission, and other related organizations on strategies and programs to strengthen and enhance the economic viability of these clusters and the evolving value-added industry that helps sustain the county's legacy of raising crops and livestock and managing and harvesting forestlands.</p> <p>b. King County recognizes the value of home-based business, recreation and tourism, and commercial and industrial clusters for their ability to provide job opportunities in the Rural Area and Natural Resource Lands, and help sustain the rural economic base. The ((e))County ((will)) shall continue to work with chambers of commerce and other organizations that support these rural businesses to help ensure the continued viability and economic health of new and existing businesses in these clusters.</p> <p>c. King County recognizes the importance of the equestrian cluster for its diversity of business and recreation related operations which combine to provide jobs and income opportunities within the rural economy. The ((e))County ((will)) shall continue to work with equestrian related organizations on business and recreation aspects of the equestrian cluster and with organizations that represent the various trail user groups to help ensure the continued viability and economic health of equestrian and related recreation businesses.</p> <p>d. As a means and in support of protecting rural character and Natural Resource Lands, King County recognizes the value of the partnership with Cities in the Rural Area to act as local urban centers for employment and centers of commerce that provides goods and</p>	<p>Clarification of existing policy intent</p>	<p>To reflect current context.</p> <p>Other edits for grammar and to reflect that "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • The Rural Economic Strategies Plan was last updated in 2014 by Ordinance 17956. There are no changes proposed to the substance of the policies. Executive staff indicate that the subs are still county values/priorities. Council may choose to select different or additional goals. • Council may wish to separate ED-602 into individual policies.

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>services for the Rural Area and Natural Resource Lands. The ((e))County ((will)) shall work with the cities and other organizations to support economic development for Cities in the Rural Area, at a size and scale consistent with the Growth Management Act.</p> <p>e. King County is committed to ensuring that all economic development, including the provision of infrastructure, within the Rural Area and Natural Resource Lands shall be compatible with the surrounding rural character, be of an appropriate size and scale, and protect the natural environment.</p> <p>f. King County ((will)) shall continue to support and partner on programs and incentives to ensure the economic vitality of rural historic resources to help maintain the character of the Rural Area and Natural Resource Lands.</p> <p>g. King County ((will)) shall explore opportunities to support agricultural tourism and value-added program(s) related to the production of food, flowers and specialty beverages (including beer, distilled beverages, and wine) in the county. Partnership venues should be educational and include information on the diversity of products available in the county and the importance of buying local, should seek to unify regional tourism efforts, and should encourage development of new markets for agricultural products and value-added goods.</p> <p>h. King County ((will)) shall continue to review existing and proposed regulations to ensure they are relevant and effective in accommodating the differing needs and emerging trends of the compatible businesses that comprise the rural economy.</p> <p>i. King County should continue to identify the infrastructure needs of the rural economic clusters, including transportation, drainage, and information technology needs, and provide support for these needs, including identification of other funding sources.</p> <p>j. King County should continue to identify and encourage businesses to take advantage of incentives and technical assistance programs that promote economic viability of existing and new businesses in the Rural Area and Natural Resources Lands, particularly in the Agricultural and Forest Production Districts.</p>						
<p>((ED-603 King County should partner with other Puget Sound counties and businesses to analyze the need and possible sites for regional agricultural (such as beef and poultry) and forest product processing. King County recognizes the importance of food and forest processing for the regional economy and should partner with regional communities, governments and residents to ensure that the challenges and opportunities within this industry are analyzed and addressed as needed.))</p>	<p>Clarification of existing policy intent</p>	<p>Redundant to policy direction in Chapter 3 Rural Areas and Natural Resource Lands</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>ED-604 King County ((will)) shall continue to partner with organizations that support programs and strategies that strengthen the interdependence and linkage between the rural, resource, and urban economies((, such as the Regional Food Policy Council and Puget Sound Fresh)).</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p> <p>Also updated to make policy more timeless (for example, Puget Sound Fresh no longer exists)</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>((ED-605 King County recognizes the value of open and green space in promoting social and economic health and wellness throughout the county. The county will continue to invest in public lands and partner with organizations that support and strengthen the linkages between rural, resource and urban communities' use and maintenance of these open spaces.))</p>	<p>Clarification of existing policy intent</p>	<p>Consolidated in P-129</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>ED-606 King County ((will)) shall encourage economic analysis and economic development of the local food system as called for in the Local Food Initiative.</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> It is unclear who would be responsible for conducting the economic analysis that King County is encouraging through this policy. Language could be added to clarify the intent, which Executive staff indicate is that the County conduct this analysis.



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CHAPTER 12 IMPLEMENTATION, AMENDMENTS, AND EVALUATION

The Comprehensive Plan policies, development regulations, and countywide policy framework have been adopted to achieve the County's and region's growth management objectives. This chapter describes the tools, processes, and procedures used to implement, review, and amend the Comprehensive Plan.

The chapter explains the relationship between planning and zoning, lists ~~((the))~~ incentives programs, identifies actions that will be undertaken between ~~((eight))~~ 10-year updates to implement or refine provisions within the Comprehensive Plan, and outlines and distinguishes between annual updates, midpoint updates, and ~~((eight))~~ 10-year updates.

9

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Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

10 ~~(I. Regulations~~

11 The Comprehensive Plan guides land use over the long term by applying specific land use designations
12 throughout the unincorporated portion of King County and by providing guidelines for implementing
13 regulations used to evaluate specific development proposals. To ensure that these implementing regulations are
14 effective and warrant a high degree of public trust and confidence, the regulations must be equitable, reasonable,
15 and responsibly administered.

16

17 ~~I-101~~ ~~King County's regulation of land use should:~~

- 18 ~~a. Protect public health, safety and general welfare, and property rights;~~
19 ~~b. Protect consumers from fraudulent practices in land use, land sales and~~
20 ~~development;~~
21 ~~c. Implement and be consistent with the Comprehensive Plan and other~~
22 ~~adopted land use goals, policies and plans;~~
23 ~~d. Be expeditious, predictable, clear, straightforward and internally~~
24 ~~consistent;~~
25 ~~e. Provide clear direction for resolution of regulatory conflict;~~
26 ~~f. Be enforceable, efficiently administered and provide appropriate~~
27 ~~incentives and penalties;~~
28 ~~g. Be consistently and effectively enforced;~~
29 ~~h. Create public and private benefits worth their cost;~~
30 ~~i. Be coordinated with timely provision of necessary public facilities and~~
31 ~~services;~~
32 ~~j. Encourage creativity and diversity in meeting county goals and policies;~~
33 ~~k. Be coordinated with cities, special purpose districts and other public~~
34 ~~agencies to promote compatible development standards throughout~~
35 ~~King County;~~
36 ~~l. Be responsive, understandable and accessible to the public;~~
37 ~~m. Provide effective public notice and reasonable opportunities for the~~
38 ~~public (especially those directly affected) to be heard and to influence~~
39 ~~decisions;~~
40 ~~n. Avoid intruding on activities involving constitutionally protected~~
41 ~~freedoms of speech, petition, expression, assembly, association and~~
42 ~~economic competition, except when essential to protect public health,~~
43 ~~safety and welfare (and then the restriction should be no broader than~~
44 ~~necessary);~~
45 ~~o. Treat all members of the public equitably. Base regulatory decisions~~
46 ~~wholly on the applicable criteria and code requirements, including~~
47 ~~application of the county's Equity and Social Justice goals;~~

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

- 48 ~~p. — Make development requirements readily accessible to the public through~~
- 49 ~~up-to-date codes, technical assistance materials and other relevant~~
- 50 ~~documents; and~~
- 51 ~~q. — Provide for relief from existing regulations when they would deprive a~~
- 52 ~~property of uses allowed to similar properties with the same zoning or~~
- 53 ~~environmental or other constraints, and when such relief would neither~~
- 54 ~~endanger public health and safety nor conflict with adopted use policies.~~
- 55 ~~This policy is not intended for relief from rules governing the~~
- 56 ~~subdividing of land.~~

57
58 Siting public and private uses in communities can at times lead to concerns and objections from neighbors
59 resulting from the real or perceived impacts of proposed uses. There is also a risk that objections to these
60 “locally unwanted land uses” (LULUs) can lead to some uses becoming overly concentrated in some
61 communities, particularly in historically disadvantaged areas. In response, governments should evaluate the
62 potential equity and social justice implications, including the beneficial and/or adverse impacts, of policies and
63 regulations involving such uses.

64
65 ~~I-101a — Equity and social justice principles will be used by King County as an important~~
66 ~~consideration in developing zoning and development regulations governing~~
67 ~~public and private uses, in siting public facilities, and in evaluating land use~~
68 ~~decisions. Results from the Equity Impact Review Tool will be used where~~
69 ~~appropriate.~~

70
71 ~~King County wishes to create an equitable relationship with all its residents who own or control potential~~
72 ~~development or redevelopment of property with critical or significant resource areas. King County provides~~
73 ~~options that offer property specific technical assistance and tailored applications of critical areas regulations~~
74 ~~through Rural Stewardship, Forest Stewardship, and Farm Management Plans. By participating in these~~
75 ~~programs, property owners may qualify for state tax programs that will reduce the assessed value of their~~
76 ~~property. However, it is the property owner's choice to participate in these programs.~~

77
78 ~~I-102 — King County property owners are entitled to have their property assessed at the~~
79 ~~true and fair value of real property for taxation purposes so that those portions of~~
80 ~~the property that are not developed or redeveloped due to physical or~~
81 ~~environmental constraints shall be assessed to reflect the presence of such~~
82 ~~constraints. Property appraisals shall be consistent with the King County~~
83 ~~Comprehensive Plan, development regulations, zoning, and any other~~
84 ~~governmental policies or practices in effect at the time of appraisal that affect the~~
85 ~~use of property, as well as physical and environmental influences as required by~~
86 ~~RCW 84.40.030.))~~

87

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Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

88 ~~((H.))~~ **Comprehensive Plan Amendments**

89 In the process of implementing the Comprehensive Plan, there may be a need for amendments to address
90 emerging land use and regulatory issues. The County has established the Comprehensive Plan update process to
91 enable individual residents, businesses, community groups, cities, ~~((e))~~County departments, and others to
92 propose changes to ~~((existing))~~ Comprehensive Plan policies and development regulations. This process
93 provides for continuous and systematic review of Comprehensive Plan policies and development regulations in
94 response to changing conditions and circumstances that could affect growth and development throughout King
95 County.

96
97 The Comprehensive Plan update process includes ~~((the annual update, the midpoint update, and the eight year
98 update))~~ annual, midpoint, and 10-year updates. The annual update generally is limited to those amendments
99 that propose technical changes and adoption of ~~((CSA))~~ Community Service Area subarea plans. The ~~((eight))~~
100 10-year update is designed to address amendments that propose substantive changes. The midpoint update is an
101 optional process that allows for consideration of a smaller range of substantive changes, but only if initiated by
102 motion. This update schedule provides the measure of certainty and predictability necessary to allow for new
103 land use initiatives to work. By allowing annual and midpoint updates, the process provides sufficient flexibility
104 to account for technical adjustments or changed circumstances. The process requires early and continuous
105 public involvement and necessitates meaningful public ~~((dialogue))~~ engagement.

106
107 King County has established a docket process to facilitate public involvement and participation in the
108 Comprehensive Plan update process in accordance with Revised Code of Washington 36.70A.470. Parties
109 interested in proposing changes to ~~((existing))~~ Comprehensive Plan policies, development regulations, land use
110 designations, zoning, or other components of the Comprehensive Plan can ~~((obtain and complete))~~ submit a
111 docket ~~((form))~~ request outlining the proposed amendment. ~~((Docket forms are available via the King County
112 website.))~~

113

114 ~~**((I-201) The update process shall provide continuing review and evaluation of
115 Comprehensive Plan policies and development regulations.))**~~

116

117 **I-202** Through the update process, ~~((King County))~~ **Comprehensive Plan policies and
118 ~~((supporting))~~ implementing development regulations shall be subject to
119 continuing review, evaluation, and amendment according to the annual,
120 midpoint, and ~~((eight))~~ 10-year update schedule in accordance with Revised Code
121 of Washington 36.70A.130 ~~((1) and (2))~~ and the King County Code.**

122

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

- 123 **I-202a** **Except as provided in I-202b, ((P))proposed amendments to the King County**
 124 **Comprehensive Plan, including the Land Use Map, shall be considered by the**
 125 **King County Council only once each calendar year in accordance with the State**
 126 **Growth Management Act and so that the cumulative effect of the proposals can**
 127 **be determined.**
 128
- 129 **I-202b** **After appropriate public participation, amendments may be considered more than**
 130 **once each calendar year as follows:**
- 131 **a. For initial adoption of a subarea plan;**
 132 **b. Adoption or amendment of a shoreline master program;**
 133 **c. Amendment of the capital facilities element of a comprehensive plan that**
 134 **is part of the adoption or amendment of the County budget;**
 135 **d. To resolve an appeal of a comprehensive plan filed with the Growth**
 136 **Management Hearings Board or with the court; or**
 137 **e. If an emergency exists, if:**
- 138 **1. Based on the King County Council finding that the amendment**
 139 **is necessary for the immediate preservation of public peace,**
 140 **health, or safety or for the support of County government and its**
 141 **existing public institutions; and**
 142 **2. Public notice and an opportunity for public comment precede**
 143 **the adoption of the amendments.**
 144
- 145 **I-203** **Except as otherwise provided in this policy, the annual update shall not consider**
 146 **proposed amendments to the ((King County)) Comprehensive Plan that require**
 147 **substantive changes to Comprehensive Plan policies ((and development**
 148 **regulations)) or that alter the Urban Growth Area ((B))boundary. Substantive**
 149 **amendments may be considered in the annual update only to consider the**
 150 **following:**
- 151 **a. Changes required by existing Comprehensive Plan policies;**
 152 **b. Changes to technical appendices and any amendments required**
 153 **thereby;**
 154 **c. Adoption of Community Service Area subarea plans;**
 155 **d. Comprehensive updates of subarea plans initiated by motion;**
 156 **e. Changes required by amendments to the Countywide Planning Policies**
 157 **or state or federal law;**
 158 **f. Amendments resulting from the comprehensive plan implementation**
 159 **progress report required by Revised Code of Washington 36.70A.130;**
 160 **g. Land use map or shoreline master program map amendments resulting**
 161 **from a site-specific application or an area zoning and land use zoning**
 162 **study, provided that the amendments do not require substantive change**
 163 **to policy language or alter the Urban Growth Area boundary, except to**
 164 **correct mapping errors;**

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- 165 **h. Amendments to add or remove lands from the Agricultural Production**
 166 **District under policy R-656a and/or R-656b for King County safety,**
 167 **preservation, and/or fish passage road projects that are in the adopted**
 168 **six-year Capital Improvement Program;**
- 169 **i. ~~(A)~~ Four-to-One proposals ~~((that changes the Urban Growth Area~~
 170 **Boundary));****
- 171 **~~((b. An amendment regarding the provision of wastewater services to a Rural~~**
 172 **~~Town. Such amendments shall be limited to policy amendments and~~**
 173 **~~adjustments to the boundaries of the Rural Town as needed to~~**
 174 **~~implement a preferred option identified in a Rural Town wastewater~~**
 175 **~~treatment study;~~**
- 176 **~~e.)) j. Amendments necessary for the conservation, protection, and recovery~~**
 177 **~~of threatened and endangered species; or~~**
- 178 **~~((d. Adoption of Community Service Area subarea plans;~~**
- 179 **~~e.)) k. Amendments to the Comprehensive Plan ~~((w))Work ~~((p))Plan to change~~~~~~**
 180 **~~deadlines ~~((; or~~~~**
- 181 **~~f. Amendments to update the Comprehensive Plan schedule to respond to~~**
 182 **~~adopted ordinances to improve alignment with the Growth Management~~**
 183 **~~Act, multicounty and countywide planning activities)).~~**
- 184
- 185 **I-204** **The ~~((eight)) 10-year update shall consider proposed amendments that could be~~**
 186 **~~considered in the annual update ~~((and also those outside the scope of the annual~~~~**
 187 **~~update)), proposed amendments relating to substantive changes to~~**
 188 **~~Comprehensive Plan policies ~~((and development regulations,)) and proposals to~~~~**
 189 **~~alter the Urban Growth Area ~~((B))boundary in accordance with applicable~~~~**
 190 **~~provisions of Countywide Planning Policies.~~**
- 191
- 192 **I-204a** **The midpoint update is an optional process that allows for consideration of a**
 193 **smaller range of substantive policy changes and amendments to the Urban**
 194 **Growth Area boundary at the ~~((four)) five-year point of the ~~((eight)) 10-year update~~~~**
 195 **schedule. Midpoint updates are only authorized by a motion that establishes the**
 196 **scope of work. ~~((A smaller range of substantive changes to policies and~~**
 197 **~~amendments to the Urban Growth Area boundary may be considered as part of~~**
 198 **~~the midpoint update.)) Workplan action items may be added or amended if related~~**
 199 **to a topic identified in the scope of work.**
- 200

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201 I-205 ~~((In accordance with RCW 36.70A.140 and the State Environmental Policy Act, as~~
 202 ~~applicable,)) King County shall use equitable engagement strategies to ensure~~
 203 ~~public participation in the update process for Comprehensive Plan policies and~~
 204 ~~development regulations, particularly from populations historically~~
 205 ~~underrepresented or excluded from planning processes. King County shall~~
 206 ~~disseminate information regarding public involvement in the Comprehensive~~
 207 ~~Plan update process, including, but not limited to, the following: description of~~
 208 ~~procedures and schedules for proposing amendments to Comprehensive Plan~~
 209 ~~policies and development regulations; guidelines for participating in the docket~~
 210 ~~process; public meetings to obtain comments from the public or other agencies;~~
 211 ~~provision of public review documents; and dissemination of information relating~~
 212 ~~to the Comprehensive Plan update process on the Internet or through other~~
 213 ~~methods.~~

214
 215 ~~((The following policies guide the preparation of amendments and their review by King County.))~~

216
 217 I-207 ~~((Proposed amendments to the King County Comprehensive Plan, including the~~
 218 ~~Land Use Map, shall be considered by the King County Council only once each~~
 219 ~~calendar year in accordance with the State Growth Management Act and so that~~
 220 ~~the cumulative effect of the proposals can be determined.)) All proposed~~
 221 ~~Comprehensive Plan policy amendments ~~((should)) shall~~ include the following~~
 222 ~~analysis:~~

223 a. ~~Rationale and effect: a detailed statement of ((what is proposed to be~~
 224 ~~changed and why;~~

225 b. ~~Effect: a statement detailing the anticipated outcome of the change on~~
 226 ~~the geographic area affected, populations affected, and environment;~~

227 c. ~~Compliance: a statement confirming compliance with the:~~

228 1. ~~Growth Management Act, including statutory references where~~
 229 ~~applicable; and~~

230 2. ~~Countywide Planning Policies, including policy references where~~
 231 ~~applicable;~~

232 3. ~~King County Strategic Plan, including policy, objective or strategy~~
 233 ~~references where applicable; and~~

234 d. ~~Public Review: an indication that the proposed policy amendment was~~
 235 ~~included in the executive's public review draft or a statement of the~~
 236 ~~public review process used to solicit comments on the proposal));~~

237 1. ~~Whether the proposed change is a new policy or substantive~~
 238 ~~policy change, is clarification of existing intent, or is technical~~
 239 ~~with no policy change intended;~~

240 2. ~~The rationale for the proposed change;~~

241 3. ~~The anticipated outcome of the proposed change, including~~
 242 ~~effects on the geographic area(s) and populations affected; and~~

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282 area, the Rural Area, and Natural Resource Lands), as appropriate and practicable given the dataset used.
 283 Wherever possible, disparate equity and social impacts are also analyzed. Many of the Comprehensive Plan
 284 performance measures overlap with the Determinants of Equity indicators used for internal equity performance
 285 monitoring. Performance measure reports are issued in advance of 10-year Comprehensive Plan updates to
 286 inform the scope of work for the update.

287
 288 Revised Code of Washington 36.70A.130 also requires King County to provide the state a report detailing the
 289 progress achieved in implementing the Comprehensive Plan ("implementation progress report") five years after
 290 adoption of a 10-year update. The report must include information about:

- 291 • Implementation of previously adopted changes to the housing element of the Plan, and any effect those
 292 changes have had on housing affordability and availability within the jurisdiction;
- 293 • Permit processing timelines;
- 294 • Progress toward implementing any actions required to achieve reductions to meet greenhouse gas and
 295 vehicle miles traveled requirements in the Growth Management Act; and
- 296 • Identification of any outstanding actions needed to implement the previous 10-year update, such as
 297 specifically identified regulations, zoning, and/or land use changes or other legislative or administrative
 298 actions. In such cases, the County must adopt a work plan to take any necessary implementing actions
 299 identified in the report and complete all work necessary for implementation within two years of
 300 submission of the report.

301
 302 King County also reports annually on permit processing times.

303
 304 Additionally, ((-))in accordance with the Growth Management Act, King County and ((#s)) cities will work
 305 together to employ an established review and evaluation program, as provided by the King County Countywide
 306 Planning Policies. The purpose of the program will be to determine whether the ((e))County and ((#s)) cities (1)
 307 have sufficient capacity for targeted growth and housing needs and (2) are achieving urban densities within urban
 308 growth areas by comparing growth and development assumptions, targets, housing needs, and objectives
 309 contained in the Countywide Planning Policies and the ((e))County and city comprehensive plans with actual
 310 ((growth and)) patterns of development in the county and cities. Additional monitoring, review, and reporting
 311 occurs under Policy H-100 to (1) ensure alignment with Countywide Planning Policies Housing Chapter goals
 312 and policies and (2) progress towards meeting countywide and jurisdictional housing growth targets, housing
 313 needs, and eliminating disparities in access to housing and neighborhood choice.

314

315 **((Buildable Lands Program**

316 Section)) Revised Code of Washington 36.70A.215 ((of the Growth Management Act, commonly called
 317 Buildable Lands,)) requires six western Washington counties (including King County) and ((the#)) the cities in
 318 those counties to evaluate their capacity to accommodate forecasted growth of housing units and jobs within the
 319 current Urban Growth Area. ((The purpose of the program is to determine whether the county and its cities are
 320 achieving urban densities within urban growth areas by comparing growth and development assumptions,

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321 ~~targets, and objectives contained in the Countywide Planning Policies and the county and city comprehensive~~
 322 ~~plans with actual growth and development in the county and cities.))~~ Objectives relating to this review and
 323 evaluation include:

- 324 • Determining whether a county and ~~((its))~~ the cities in that county are achieving urban densities within
 325 urban growth areas by comparing growth and development assumptions, targets, and objectives contained
 326 in the Countywide Planning Policies and the county and city comprehensive plans with actual growth and
 327 development in the county and cities;
- 328 • Determining whether there is sufficient suitable land to accommodate applicable countywide population
 329 projections, including evaluation of impacts of approved actions to amend the Urban Growth Area;
- 330 • Determining the actual density of housing constructed within the Urban Growth Area since the adoption
 331 of, or since the most recent evaluation of, the Comprehensive Plan;
- 332 • Determining the actual amount of land developed for commercial and industrial uses within the Urban
 333 Growth Area since the adoption of, or since the most recent evaluation of, the Comprehensive Plan;
- 334 • Reviewing commercial, industrial, and housing needs by type and density range to determine the amount
 335 of land needed for commercial, industrial, and housing for the remaining portion of the 20-year planning
 336 period used in the ~~((2012 adopted))~~ Comprehensive Plan; and
- 337 • ~~((Adopting and implementing))~~ Identifying measures intended to promote consistency between estimates
 338 of available land capacity, measures of actual development by type, and goals and objectives of city and
 339 county comprehensive plan policies, development regulations, and Countywide Planning Policies. Such
 340 measures include, but are not limited to, possible amendments to Countywide Planning Policies as
 341 determined necessary by the county and the cities.

342

343 ~~((In collaboration with its cities, King County prepared Buildable Lands Reports in 2002, 2007 and 2014, to~~
 344 ~~implement this portion of the Growth Management Act.~~

345

346 **Conclusions of 2014 King County Buildable Lands Report**

347 ~~The King County Buildable Lands Report—2014 reported on development densities and capacity as required by the~~
 348 ~~Growth Management Act. The report concluded that King County does have sufficient capacity to~~
 349 ~~accommodate forecasted housing unit and job growth through 2031 and beyond. Under existing Comprehensive~~
 350 ~~Plans and zoning, the county's Urban Growth Area has a generous surplus of planned capacity: more than~~
 351 ~~double the housing target through 2031 and 160% of the jobs target. Almost all of this development capacity is~~
 352 ~~contained within the county's 39 cities. Unincorporated King County within the Urban Growth Area has~~
 353 ~~sufficient capacity for its residential target, but technically has a slight shortfall of capacity for job growth.~~

354

355 ~~Under the Growth Management Act, VISION 2040 and the Countywide Planning Policies, cities are designated~~
 356 ~~and intended to accommodate almost all employment growth. Prior to planning under the Growth~~

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357 Management Act, unincorporated King County absorbed a large share of the county's residential and job
 358 growth. Since beginning to plan under the Growth Management Act, the county's growth has shifted almost
 359 entirely into the cities. However, a commensurate share of urban unincorporated growth targets did not shift into
 360 cities. Annexations transferred more capacity than target into the annexing cities, leaving residual
 361 unincorporated targets that are out of balance with actual capacity. Bearing in mind that the Urban Growth
 362 Area as a whole does have sufficient capacity for commercial and industrial growth, the small shortfall in urban
 363 unincorporated King County is a technical issue that will be addressed as further annexations occur. No action
 364 need be taken now, as urban unincorporated areas undergo transition into cities.

365

366 *Narrative relocated from above with edits*

367 ((In partnership with the King County Growth Report, the King County Buildable Lands Report and
 368 supplementary monitoring of the)) To develop the Urban Growth Capacity Report and King County
 369 Comprehensive Plan Performance Measures, the County and ((its)) the cities ((will)) partner to review
 370 information relating to and including, but not limited to, the following:

- 371 • Urban densities;
- 372 • Remaining land capacity;
- 373 • Growth and development assumptions, targets, and objectives;
- 374 • Residential, commercial, and industrial development;
- 375 • Transportation;
- 376 • Affordable housing need and supply;
- 377 • Economic development; and
- 378 • Environmental quality.

379

380 **I-301****King County shall:**

- 381 **a. _____ Monitor ((and benchmark)), measure, assess, and report on the progress**
 382 **of the ((Countywide Planning Policies and King County)) Comprehensive**
 383 **Plan toward achieving ((their)) its objectives, inclusive of those relating**
 384 **to growth targets, the environment, development patterns, housing**
 385 **needs, the economy, transportation, ((and)) the provision of public**
 386 **services, and health and social equity outcomes of residents((:)); and**
 387 **b. _____ Use results of such monitoring, measurement, assessment, and**
 388 **reporting to ((encourage)) identify implementation actions and inform**
 389 **policy revisions, as appropriate, to achieve the planning objectives**
 390 **found within the Growth Management Act, Countywide Planning**
 391 **Policies, and ((King County)) Comprehensive Plan.**

392

393

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394

395

IV.) Land Use Designations and Zoning Classifications ((and Codes))

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399

400

401

The application of zoning classifications on specific properties is the first step towards implementing the land use designations of the Comprehensive Plan. Boundaries between different zone classifications may follow property lines, natural features or other dividing lines such as roads. A land use designation is implemented by one or more specific zone classification, as indicated on the following table ~~((below))~~.

Comprehensive Plan Land Use Designations	Zoning Classifications*
Unincorporated Activity Center (ac)	R-12, R-18, R-24, R-48, NB, CB, O, I
Community Business Center (cb)	NB, CB, O
Neighborhood Business Center (nb)	NB, O
Commercial Outside of Centers (co)	NB, CB, RB, O, I - this is the range of existing zoning in place when the Comprehensive Plan was adopted
((Urban Planned Development (upd)))	((R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I))
Urban Residential, High (uh)	R-18, R-24, R-48
Urban Residential, Medium (um)	R-4, R-6, R-8, R-12
Urban Residential, Low (ul)	R-1
Urban Growth Area ((s)) for Cities in Rural Area (rx)	UR ((The following two zones were in place in the North Bend Urban Growth Area when the comprehensive plan was adopted in 1994: I, RB))
Rural Town (rt)	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, ((RB,)) O, I
Rural Neighborhood Commercial Center (rn)	NB
Rural Area (ra)	RA-2.5, RA-5, RA-10, RA-20
Industrial (i)	I
Forestry (f)	F, M
Agriculture (ag)	A-10, A-35
Mining (m)	M
Greenbelt/Urban Separator (gb)	R-1
King County Open Space System (os)	All zones
Other Parks/Wilderness (op)	All zones

* This is the range of zoning that may be allowed within each comprehensive plan land use designation~~((s))~~ subject to ~~((e))~~Comprehensive ~~((p))~~Plan and subarea plan policies. Actual zoning on a specific property is determined through the area~~((wide))~~ zoning process or through ~~((a quasi-judicial))~~ site-specific rezone application.

Abbreviation	Zoning Classifications
A	Agricultural ((10 or 35 acre minimum lot area))
F	Forest ((80 acre minimum lot area))
M	Mineral
RA	Rural Area ((2.5 acre, 5 acre, 10 acre or 20 acre minimum density))
UR	Urban Reserve
R	Urban Residential ((base density in dwelling units per acre))
NB	Neighborhood Business
CB	Community Business
RB	Regional Business
O	Office
I	Industrial

402

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403 ~~((The Zoning Code (Title 21A) establishes precise rules for each zoning classification such as permitted
404 residential densities and activities or allowed commercial and industrial development activities, and striving for
405 separation between incompatible uses. This code includes standards relative to bulk (i.e. lot size and coverage,
406 building heights and setbacks, landscape standards).~~

407

408 ~~**I-401** ————— **The King County Zoning Code's zone classifications and development standards
409 and the official zoning maps shall be consistent with the Comprehensive Plan
410 and functional plans.**~~

411

412 ~~V. Other))~~ **Implementing King County Codes**

413 The Comprehensive Plan guides land use over the long term by applying specific land use designations
414 throughout the unincorporated portion of King County and by providing guidelines for implementing
415 regulations used to evaluate specific development proposals. To ensure that these implementing regulations are
416 effective and warrant a high degree of public trust and confidence, the regulations must be equitable, reasonable,
417 and responsibly administered.

418

419 ~~((In addition to the Zoning Code,))~~ King County regulates land development and construction based on the
420 Comprehensive Plan through a variety of technical code standards resulting in permits and approvals for specific
421 projects. This includes, but is not limited to, elements of Surface Water Management (King County Code Title
422 9), Water and Sewer Systems (King County Code Title 13), Roads and Bridges (King County Code Title 14),
423 Building and Construction Standards (King County Code Title 16), Fire Code (King County Code Title 17),
424 Land Segregation (King County Code Title 19A), Planning (King County Code Title 20), and Zoning (King
425 County Code Title 21A).

426

427 ~~((In terms of land use regulation, the most important of these other implementing codes are Land Segregation
428 (K.C.C. Title 19A) and Shoreline Management (K.C.C. Title 25). The Land Segregation code regulates division
429 of a parcel of land into smaller lots for transfer of ownership. The Shoreline Management code regulates the
430 issuance of substantial development permits for lands abutting waters governed by the Washington State
431 Shoreline Management Act.~~

432

433 ~~Other development approvals include commercial or industrial construction permits. Review of land
434 segregation, substantial development permits and other development proposals are key parts of the development
435 process for making sure facilities and services to support potential development are adequate and for evaluating
436 environmental impacts.))~~

437

438 ~~((I-404))~~ **I-500 King County's regulation of land use should:**
439 **a. Protect public health, safety and general welfare, and property rights;**

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- 440 b. Protect consumers from fraudulent practices in land use, land sales and
441 development;
- 442 c. Implement and be consistent with the Comprehensive Plan and other
443 adopted land use goals, policies, and plans;
- 444 d. Be expeditious, predictable, clear, straightforward, and internally
445 consistent;
- 446 e. Provide clear direction for resolution of regulatory conflict;
- 447 f. Be enforceable, efficiently administered, and provide appropriate
448 incentives and penalties;
- 449 g. Be consistently and effectively enforced;
- 450 h. ~~((Create public and private benefits worth their cost;~~
- 451 i.) Be coordinated with timely provision of necessary public facilities and
452 services;
- 453 ~~((j-))~~ i. Encourage creativity and diversity in meeting ~~((e))~~ County goals and
454 policies;
- 455 ~~((k-))~~ j. Be coordinated with cities, special purpose districts, and other public
456 agencies to promote compatible development standards throughout
457 King County;
- 458 ~~((l-))~~ k. Be responsive, understandable, and accessible to the public;
- 459 ~~((m-))~~ l. Provide effective public notice and reasonable opportunities for the
460 public ~~((t))~~, especially those directly affected ~~((t))~~, to be heard and to
461 influence decisions;
- 462 ~~((n-))~~ m. Avoid intruding on activities involving constitutionally protected
463 freedoms of speech, petition, expression, assembly, association, and
464 economic competition, except when essential to protect public health,
465 safety and welfare ~~((t))~~, and then the restriction should be no broader
466 than necessary ~~((t))~~;
- 467 ~~((o-))~~ n. Treat all members of the public equitably. Base regulatory decisions
468 wholly on the applicable criteria and code requirements, including
469 application of the ~~((e))~~ County's ~~((E))~~ equity and racial and ~~((S))~~ social
470 ~~((J))~~ justice goals;
- 471 ~~((p-))~~ o. Make development requirements readily accessible to the public through
472 up-to-date codes, technical assistance materials, and other relevant
473 documents; and
- 474 ~~((q-))~~ p. Provide for relief from existing regulations when they would deprive a
475 property of uses allowed to similar properties with the same zoning or
476 environmental or other constraints, and when such relief would neither
477 endanger public health and safety nor conflict with adopted use policies.
478 This policy is not intended for relief from rules governing the
479 subdividing of land.
- 480

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- 481 ~~((I-404))~~ **I-500a** The King County ~~((Zoning))~~ Code's ~~((zone))~~ zoning classifications and
 482 development standards and the ~~((official zoning maps))~~ King County Zoning
 483 Atlas shall be consistent with the Comprehensive Plan ~~((and functional plans))~~.
 484
- 485 **I-501** When needed infrastructure and facilities are not available in a timely manner,
 486 development approvals shall ~~((either))~~;
 487 a. _____ ~~((b))~~ Be denied ~~((or))~~;
 488 b. _____ ~~((d))~~ Divided into phases ~~((, or the project proponents should))~~; or
 489 c. _____ ~~((p))~~ Provide the needed facilities and infrastructure to address impacts
 490 directly attributable to their project ~~((, or as may be provided by the~~
 491 proponent on a voluntary basis)).
 492
- 493 **I-502** King County's permitting systems should provide for expeditious review of
 494 projects consistent with zoning and adopted policies.
 495
- 496 **I-503** Subdivision, short subdivision, and other development approvals, including
 497 those requiring detailed environmental review under the State Environmental
 498 Policy Act shall be reviewed for consistency with the Comprehensive Plan,
 499 zoning, community, subarea plans, functional plans, and capital improvement
 500 programs.
 501
- 502 **I-504** King County shall enforce its ~~((land use and environmental))~~ development
 503 regulations by ~~((pursuing))~~ responding to code enforcement complaints and by
 504 providing ~~((oversight))~~ inspection services during the process of site
 505 development on all sites for which it issues permits.
 506
- 507 **I-505** King County shall develop, as a part of the ~~((buildable lands))~~ Urban Growth
 508 Capacity analysis, a zoning yield and housing production monitoring program to
 509 determine whether housing capacity is being lost in the context of compliance
 510 with the Endangered Species Act, and shall propose revisions to the Countywide
 511 Planning Policies to implement such a program.
 512
- 513 Siting public and private uses in communities can at times lead to concerns and objections from neighbors
 514 resulting from the real or perceived impacts of proposed uses. There is also a risk that objections to these
 515 "locally unwanted land uses" ~~((LULUs))~~ can lead to some uses becoming overly-concentrated in some
 516 communities, particularly in ~~((historically disadvantaged areas))~~ those communities with higher populations of
 517 Black, Indigenous, and other People of Color; people with low-incomes; immigrants; and refugees. In response,
 518 governments should evaluate the potential equity and racial and social justice implications, including the
 519 beneficial and/or adverse impacts, of policies and regulations involving such uses.
 520

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521 ~~((I-101a))~~ I-505a Equity and racial and social justice principles ~~((will))~~ shall be used by King
 522 County as an important consideration in developing zoning and development
 523 regulations governing public and private uses, in siting public facilities, and in
 524 evaluating land use decisions. Results from ~~((the E))~~ equity ((H)) impact
 525 ~~((R))~~ reviews ~~((Feel will))~~ shall be used where appropriate.
 526

527 **~~((VI. 2016)) Comprehensive Plan ((Workplan)) Work Plan~~**

528 ~~((A new feature of the 2016 Comprehensive Plan is this Workplan section. While Workplan tasks have
 529 accompanied the Comprehensive Plan as part of the adoption process by the County Council, these tasks were
 530 historically included with the Ordinance rather than inside of the Comprehensive Plan. In the 2016
 531 Comprehensive Plan, these tasks will be included in the body of the document.))~~ The Comprehensive Plan
 532 ((Workplan tasks)) Work Plan identifies additional actions the County will take after adoption of the 2024
 533 Comprehensive Plan to: (1) further implement and refine the plan, and/or (2) continue work on issues that arose
 534 during plan development but there was not sufficient time or resources to complete the work prior to adoption.
 535 The action items work in conjunction with the other implementation tools discussed in this chapter, such as
 536 regulations, incentive programs, and other core regional planning and implementation activities. Each
 537 ((Workplan)) Work Plan action item includes a summary description, general timeline and anticipated
 538 outcomes. ~~((In the 2018 update to the 2016 King County Comprehensive Plan, as part of the restructure adopted
 539 in Ordinance 18810 and Motion 15142, the County modified the structure of the King County Comprehensive
 540 Plan update process to include a comprehensive update every eight years, as well as potential annual and
 541 midpoint updates. As part of this review, Workplan items were amended to reflect this restructure, and to add
 542 direction for future updates to the Comprehensive Plan, including a 2020 update. Consistent with policies I-203
 543 and I-204a, modifications and additions to the Workplan were included in the 2020 Comprehensive Plan
 544 update.))~~ Completion of Work Plan actions are dependent on future grant awards and/or budget decisions.
 545 Should funding be unavailable to complete the work, the timelines and/or deliverables may need to be
 546 reassessed.
 547

548 When transmitting to the Council the required report, study, ordinance, and/or motion in any of the ~~((items))~~
 549 Work Plan deliverables outlined below, the transmittal shall be ~~((in the form of a paper original and an electronic
 550 copy))~~ electronically filed with the clerk of the Council, who shall ~~((retain the original and))~~ provide an electronic
 551 copy to all Councilmembers, the Council chief of staff, the policy staff director and the lead staff for the
 552 ~~((planning, rural service and environment committee, or its successor))~~ committee charged with oversight of the
 553 Comprehensive Plan.
 554

555 ~~**((Action 1: Implementation of the Community Service Area Subarea Planning Program.**~~ Under the direction
 556 of the Department of Local Services – Permitting Division, King County has launched a new regular subarea
 557 planning program. While this is described in greater detail in Chapter 11: Community Service Area Subarea

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558 Planning, launching and implementing this effort will be a major activity following the adoption of the
559 Comprehensive Plan. For each plan, the County shall comply with Policy CP 100 and K.C.C. 2.16.055.

560 • ~~Timeline: Ongoing; the Executive will propose a subarea plan for each area based on planning schedule
561 in Chapter 11.~~

562 • ~~Outcomes: A proposed subarea plan for each Community Service Area for Council consideration and
563 possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form
564 of an ordinance that adopts the subarea plan, at a time consistent with King County Code Chapter
565 20.18. A Public Review Draft of each subarea plan shall be made available to the public and the
566 Council for comment prior to finalizing the plan for transmittal.~~

567 • ~~Lead: Department of Local Services—Permitting Division, in coordination and collaboration with the
568 Office of Performance Strategy and Budget. Executive staff, including the Department of Local
569 Services—Permitting Division, the Office of Performance, Strategy and Budget, or other appropriate
570 agencies, shall update and coordinate with the Councilmember office(s) representing the applicable
571 study area throughout the community planning process.~~

572
573 **Action 2: Develop a Performance Measures Program for the Comprehensive Plan.** The purpose of the
574 program is to develop longer term indicators to provide insight into whether the goals of the Comprehensive
575 Plan are being achieved or if revisions are needed. Given the longer term nature of the issues addressed in the
576 Comprehensive Plan, this program will be implemented on an eight year update schedule. Reports are to be
577 released in the year prior to the initiation of the eight year update in order to guide the scoping process for the
578 update. Additionally, to the extent practicable for each dataset, indicators will be reported at the level most
579 consistent with the major geographies in the Growth Management Act and Comprehensive Plan—incorporated
580 cities, unincorporated urban areas, Rural Areas, and Natural Resource Lands.

581 • ~~Timeline: The motion adopting the program framework shall be transmitted by June 1, 2017. A 2022
582 Comprehensive Plan Performance Measures Report released by March 1, 2022, will inform the 2022 Scope
583 of Work for the 2024 Comprehensive Plan update.~~

584 • ~~Outcomes: The 2017 framework for the program shall be transmitted by the Executive to the Council by June
585 1, 2017, in the form of a motion that adopts the framework. The 2022 Comprehensive Plan Performance
586 Measures Report shall be completed as directed by the 2017 framework motion adopted by the Council.
587 The Executive shall file with the Council the 2022 Comprehensive Plan Performance Measures Report. The
588 2022 Scope of Work for the 2024 Comprehensive Plan update shall be informed by the 2022 Performance
589 Measures Report. The Executive's transmitted 2024 Comprehensive Plan shall include updated references
590 to the new Performance Measures Program.~~

591 • ~~Lead: Office of Performance Strategy and Budget. Executive staff shall work with the Council's
592 Comprehensive Plan lead staff in development of the 2017 framework for the program.~~

593

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594 **Action 3: Implement a Transfer of Development Rights Unincorporated Urban Receiving Area Amenity**
 595 **Funding Pilot Project.** The County's Transfer of Development Rights Program has been very effective in
 596 implementing Growth Management Act goals to reduce sprawl and permanently protect open space. This
 597 Workplan item is to conduct a pilot project to determine the process for providing amenities to unincorporated
 598 urban Transfer of Development Rights receiving area communities. The focus of the pilot project will be the East
 599 Renton Plateau—an area of urban unincorporated King County that has received a substantial number of
 600 Transferrable of Development Rights. The East Renton Plateau Transfer of Development Rights Receiving Area
 601 Pilot Project will: develop a process for engaging the community to determine the type of amenities the
 602 community desires; assess the type and amounts of funding available for providing amenities; and establish an
 603 amount of amenity funding to be provided for each Transferrable of Development Rights (both past and future
 604 Transferrable of Development Rights).

605

606 • ~~*Timeline:* 2017-2018; (18-month process). The Transfer of Development Rights Amenity Funding Pilot~~
 607 ~~Project Report on the results of the pilot project shall be transmitted to the Council by June 1, 2018, so~~
 608 ~~as to inform the King County 2019-2020 Biennial Budget.~~

609 • ~~*Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Amenity~~
 610 ~~Funding Pilot Project Report recommending process and funding levels relative to Transferrable of~~
 611 ~~Development Rights used in development projects. The report shall include identification of any~~
 612 ~~necessary recommended amendments to the Comprehensive Plan and King County Code. The~~
 613 ~~Executive shall transmit to the Council any recommended amendments to the Comprehensive Plan and~~
 614 ~~King County Code as part of the 2020 Comprehensive Plan update.~~

615 • ~~*Leads:* Department of Natural Resources and Parks. Executive staff shall update and coordinate with~~
 616 ~~the Councilmember office(s) representing the pilot project community throughout the process.~~

617

618 **Action 4: Transfer of Development Rights Program Review.** The County's Transfer of Development Rights
 619 Program has been very successful in protecting Rural Area and Natural Resource Lands by transferring
 620 development potential into cities and unincorporated urban areas. Typically the Transfer of Development Rights
 621 Program advances two primary policy objectives: conserving Rural Area and Natural Resource Lands, as well as
 622 focusing new growth in urban areas.

623

624 This Workplan item will do the following:

625 A. Prepare a Transfer of Development Rights Program Review Study that addresses:

626 1) Tax revenue impacts of the Transfer of Development Rights Program for both sending and
 627 receiving sites.

628 2) Analysis of potential Transfer of Development Rights Program changes that build on existing
 629 program objectives while considering other policy objectives, such as making investments in
 630 economically disadvantaged areas, promoting housing affordability, incentivizing green

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

631 building, and providing for Transit Oriented Development. The analysis should take into
 632 consideration the economic feasibility of and market interest in these other policy objectives, as
 633 well as opportunities for providing amenities to communities that receive Transfer of
 634 Development Rights. This analysis will be achieved through implementation of a pilot project
 635 that utilizes such incentives and provides amenities to the community receiving increased
 636 density associated with the Transfer of Development Rights. If possible, the pilot project should
 637 be undertaken in Skyway West Hill and help implement the Skyway West Hill Action Plan.

638 3) ~~Consider possible performance criteria.~~

639 B. ~~Produce an annual report to the Council on the Transfer of Development Rights Program and~~
 640 ~~associated bank activity.~~

641

642 ● ~~Timeline: The annual report to the Council shall commence with a report due on December 1, 2017. The~~
 643 ~~Transfer of Development Rights Program Review Study, and an ordinance making Comprehensive Plan~~
 644 ~~and/or King County Code changes if applicable, shall be filed with the Council by September 30, 2019 as~~
 645 ~~part of the 2020 Comprehensive Plan update.~~

646 ● ~~Outcomes: The Executive shall file with the Council the Transfer of Development Rights Program Review~~
 647 ~~Study and the annual report. The Study shall outline policy and implementation options, if applicable. If~~
 648 ~~Comprehensive Plan and/or King County Code changes are recommended, an ordinance implementing~~
 649 ~~those changes shall also be transmitted to the Council with the Study.~~

650 ● ~~Leads: Department of Natural Resources and Parks, Office of Performance Strategy and Budget.~~
 651 ~~Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot~~
 652 ~~project community throughout the process.~~

653

654 **Action 5: Review 2016 King County Comprehensive Plan Implementation Needs.** The 2016 Comprehensive
 655 Plan includes new policy direction that may need updates in the King County Code in order to be implemented
 656 before the 2024 Comprehensive Plan update. The County will utilize an interbranch team to review the 2016
 657 Comprehensive Plan and any necessary code updates. This analysis will result in a report that identifies the
 658 areas of the code in need of updating and subsequent legislation to address the areas of inconsistencies. The
 659 legislation will also include code changes to K.C.C. 16.82.150 and 16.82.152, and associated references, to
 660 reflect court rulings and current case law.

661 ● ~~Timeline: An Implementation Report shall be filed with the Council by July 31, 2017. The Report will~~
 662 ~~inform a code update ordinance(s), which shall be transmitted to the Council no later than December 31,~~
 663 ~~2021.~~

664 ● ~~Outcomes: The interbranch team shall prepare, and the Executive shall file with the Council, the 2016~~
 665 ~~Comprehensive Plan Implementation Report and the code update ordinance(s).~~

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

666 ● ~~Leads: Interbranch team comprised of staff from at least the: King County Council, Office of Performance~~
 667 ~~Strategy and Budget, Department of Local Services— Permitting Division, and Prosecuting Attorney’s~~
 668 ~~Office.~~

669

670 ~~**Action 6: Alternative Housing Demonstration Project.** There is considerable interest to explore temporary and~~
 671 ~~permanent alternative housing models to address the issues of homelessness and affordable housing in the Puget~~
 672 ~~Sound region. King County is currently exploring microhousing pilot projects across the region that can inform a~~
 673 ~~larger demonstration project under King County Code on alternative housing models in unincorporated King~~
 674 ~~County. Based on what the County learns from the experience of pilots across the region, the County should~~
 675 ~~pursue a larger demonstration project that looks at a broader range of temporary and permanent alternative~~
 676 ~~housing models under its land use authority.~~

677

678 ~~This work plan item will utilize an interbranch team to analyze the potential for a demonstration project under~~
 679 ~~K.C.C. chapter 21A.55 for one or more temporary or permanent alternative housing projects, such as single~~
 680 ~~and/or multi family microhousing (i.e., very small units clustered around a shared kitchen and other similar~~
 681 ~~models) or tiny houses, modular construction, live/work units, and co-housing projects. A demonstration~~
 682 ~~project will allow the County to test development regulations and other regulatory barriers related to alternative~~
 683 ~~housing models before adopting or amending permanent regulations. Such regulations could include~~
 684 ~~amendments to or establishment of regulations related to permitted uses or temporary uses, building and fire~~
 685 ~~codes, water and sewer supply requirements, setbacks, landscaping screening, location requirements, light and~~
 686 ~~glare requirements, public notice, and mitigation of impacts to the surrounding area. This work plan item should~~
 687 ~~also analyze potential funding sources and funding barriers for projects that may or may not require public~~
 688 ~~funding, including funds managed by the King County Housing and Community Development Division of the~~
 689 ~~Department of Community and Human Services.~~

690 ● ~~Timeline: Two phases. Phase One— Issuance of a request for proposals to identify a project or projects in~~
 691 ~~unincorporated King County that will participate in an Alternative Housing Demonstration Project.~~
 692 ~~While a project or projects are being chosen, a Demonstration Project ordinance package that pilots~~
 693 ~~necessary regulatory flexibilities will be developed for approval by the Council. Such a Demonstration~~
 694 ~~Project shall be transmitted to Council by December 31, 2019. Phase II— An Alternative Housing~~
 695 ~~Demonstration Project Report, including proposed regulations and/or amendments to implement the~~
 696 ~~recommendations of the report shall be transmitted to the Council for consideration within two years from~~
 697 ~~the final certificate of occupancy for buildings developed under the Demonstration Project Ordinance.~~

698 ● ~~Outcomes: The interbranch team shall prepare, and the Executive shall file with the Council, the~~
 699 ~~Alternative Housing Demonstration Project Report, which shall include analysis of the issues learned in~~
 700 ~~the Demonstration Project(s), and identification of recommended amendments to the Comprehensive~~
 701 ~~Plan and King County Code. The Executive shall also file with the Council an ordinance adopting~~
 702 ~~updates to the Comprehensive Plan and/or King County Code as recommended in the Report.~~

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

- 703 ● ~~Leads: The King County Council will convene an interbranch team comprised of staff from at least: King~~
 704 ~~County Council, Department of Community and Human Services, Department of Local Services–~~
 705 ~~Permitting Division, Public Health, and Office of Performance Strategy and Budget.~~

706

707 **~~Action 7: Agricultural Related Uses Zoning Code Updates.~~** As part of the transmitted 2016 Comprehensive
 708 Plan, the Executive included recommended code changes related to agricultural uses in unincorporated King
 709 County. In order to give the Council additional time to consider these proposed changes and to address the
 710 identified policy issues, the transmitted code changes will not be adopted in 2016. Instead, the code changes will
 711 be further developed through this work plan item.

712

713 The Council identified several policy issues through review of the code changes as part of the 2016
 714 Comprehensive Plan update. Through use of an interbranch team, this work plan item aims to resolve these
 715 policy issues, draft a new ordinance, and complete outreach to affected stakeholders such as the King County
 716 Agriculture Commission, ag-related business owners, and/or Community Service Areas. If the results of the
 717 winery study, currently being reviewed by the Executive, are not complete in time to incorporate into the 2016
 718 Comprehensive Plan, then this work plan item should also address the recommendations of that study.

- 719 ● ~~Timeline: Six to nine month process. An Agricultural Related Uses Zoning Code Updates Report and~~
 720 ~~proposed regulations to implement the recommendations in report shall be transmitted to the Council for~~
 721 ~~consideration by September 30, 2017.~~

- 722 ● ~~Outcomes: The interbranch team shall prepare, and the Executive shall file with the Council, the~~
 723 ~~Agricultural Related Uses Zoning Code Updates Report, which shall include identification of~~
 724 ~~recommended amendments to the King County Code. The Executive shall also file with the Council an~~
 725 ~~ordinance adopting updates to the King County Code as recommended in the Report.~~

- 726 ● ~~Leads: The King County Council will convene an interbranch team comprised of at least King County~~
 727 ~~Council staff, the Department of Permitting and Environmental Review, the Department of Natural~~
 728 ~~Resources and Parks, and the Office of Performance Strategy and Budget.~~

729

730 **~~Action 8: Cottage Housing Regulations Review.~~** Cottage housing is a method of development that
 731 allows for multiple detached single family dwelling units to be located on a commonly owned parcel. In
 732 unincorporated King County, cottage housing is currently only permitted in the R-4 through R-8 urban
 733 residential zones, subject to certain conditions in the King County Code, such as in K.C.C. 21A.08.030 and
 734 21A.12.030, which includes being only allowed on lots one acre in size or smaller. This work plan item will
 735 review Comprehensive Plan policies and development code regulations for the potential for expanded
 736 allowances for cottage housing in unincorporated King County, including in Rural Areas, and recommend
 737 policy and code changes as appropriate. The review will include evaluation of encouraging: close proximity of
 738 garages to the associated housing unit; and development of units with a wide variety of square footages, so as to
 739 address various needs and a diversity of residents.

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

740 ● ~~*Timeline:* A Cottage Housing Regulations Report shall be transmitted to the Council by December 31,~~
 741 ~~2018. Any proposed policy or code changes to implement the recommendations in the report shall be~~
 742 ~~transmitted to the Council for consideration by September 30, 2019 as part of the 2020 Comprehensive~~
 743 ~~Plan update.~~

744 ● ~~*Outcomes:* The Executive shall file with the Council the Cottage Housing Regulations Report, which shall~~
 745 ~~include identification of any recommended amendments to the King County Code and/or~~
 746 ~~Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting updates to the~~
 747 ~~King County Code and/or the Comprehensive Plan, if recommended in the Report.~~

748 ● ~~*Leads:* The Department of Local Services – Permitting Division and the Office of Performance Strategy~~
 749 ~~and Budget.~~

750

751 **Action 9: Carbon Neutral King County Plan.** The 2016 Comprehensive Plan includes a new policy F 215b
 752 which directs the County to “strive to provide services and build and operate public buildings and infrastructure
 753 that are carbon neutral.” To support implementation of this policy, this work plan item directs the Executive to
 754 develop an Implementation Plan for making King County government carbon neutral. The Implementation
 755 Plan shall address existing and new County buildings, as well as all County operations and services, and shall
 756 identify the actions, costs and schedule for achieving carbon neutral status. This Implementation Plan will help
 757 inform the 2020 update of the Strategic Climate Action Plan, through which existing county targets for carbon
 758 neutrality and greenhouse gas emissions reduction will be updated consistent with the F 215b and the
 759 Implementation Plan.

760 ● ~~*Timeline:* A Carbon Neutral King County Implementation Plan and a motion adopting the~~
 761 ~~Implementation Plan shall be transmitted to the Council for consideration by February 28, 2019. A~~
 762 ~~Progress Report on development of the Implementation Plan shall be transmitted to the Council by~~
 763 ~~December 31, 2017.~~

764 ● ~~*Outcomes:* The Executive shall file with the Council for review and potential approval the Carbon Neutral~~
 765 ~~King County Implementation Plan and a motion adopting the Implementation Plan.~~

766 ● ~~*Leads:* Department of Natural Resources and Parks.~~

767

768 **Action 10: Green Building Handbook Review.** The 2016 Comprehensive Plan includes policy direction in
 769 Policies U 133, R 336a, F 215a, and ED 501a that encourages green building practices in private development.
 770 To support these implementation of these policies, and consistent with direction in the 2015 Strategic Climate
 771 Action Plan, the County will soon be in the process of reviewing potential green building code requirements
 772 and/or encouraged standards for private development for possible adoption. In the meantime, the County
 773 intends to continue to use the Department of Permitting and Environmental Review’s existing “Green Building
 774 Handbook” to help encourage private green building development, which is referenced in the 2016
 775 Comprehensive Plan. This work plan item directs the Executive to transmit to the Council the Green Building
 776 Handbook for review and potential approval.

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

777 ● ~~Timeline:~~ The Green Building Handbook and a motion approving the Handbook shall be transmitted to
778 the Council for consideration by March 1, 2017.

779 ● ~~Outcomes:~~ The Executive shall file with the Council for review and potential approval the Green Building
780 Handbook and a motion adopting the Handbook.

781 ● ~~Leads:~~ The Department of Permitting and Environmental Review.
782

783 **~~Action 11: Bicycle Network Planning Report.~~** The Puget Sound Regional Council has identified a regional
784 bicycle network, for both the existing network and the associated gaps and needs, in its Active Transportation
785 Plan, which is an element of *Transportation 2040*. King County also identifies local bicycle network needs
786 throughout its planning, such as in the Transportation Needs Report and the Regional Trail Needs Report.
787

788 This Workplan item directs the King County Department of Transportation, in coordination with the
789 Department of Natural Resources and Parks and the Department of Permitting and Environmental Review, to
790 evaluate and report on how to enhance the bicycle network within unincorporated King County and address
791 identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes, tracks and trails;
792 plans and financing for capital improvements; bicycle racks and parking; air filling stations; etc). This report will
793 include:

794 a. Evaluation of existing King County planning efforts and possible areas for improvement, such as
795 addressing bicycle facility provisions in:

796 ○ roadway designs and standards, including lighting standards,

797 ○ plat approvals,

798 ○ commercial developments,

799 ○ parks & trails planning, and

800 ○ transit planning and access to transit.

801 b. Evaluation of bicycle and/or active transportation plan elements of other jurisdictions, including
802 the City of Seattle, for opportunities to connect to King County planning and active transportation
803 facilities.

804 c. Working with stakeholders for identification of needs and areas for possible improvements.

805 ● ~~Timeline:~~ The Bicycle Network Planning Report and a motion approving the report shall be transmitted to
806 the Council for consideration by December 31, 2017.

807 ● ~~Outcomes:~~ The Executive shall file with the Council for review and potential approval the Bicycle Network
808 Planning Report and a motion adopting the Report.

809

810 ● ~~Lead:~~ Department of Transportation.

811

812 **~~Action 12: Update Plat Ingress/Egress Requirements.~~** State law gives King County the responsibility to adopt
813 regulations and procedures for approval of subdivisions and plats. The Department of Local Services – Permitting

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

814 Division reviews ingress and egress to subdivisions and plats during the preliminary subdivision approval process
815 using the Department of Local Services—Road Services Division’s “King County Road Design and Construction
816 Standards— 2007” (Roads Standards). In recent years, subdivision layouts have included one entry/exit (or
817 ingress/egress) point and a looped road network within the subdivision.

818

819 Utilizing one entry/exit point can cause access issues if the roadway were to be physically impeded (such as due
820 to: a fire, debris, flooding, ice, snow, etc.). This configuration may also cause traffic backups while waiting for
821 the ability to turn in to or out of the development. Sometimes, this one access point may also be located too close
822 to other intersecting roadways to the roadway that the development intersects; this can contribute to traffic back-
823 ups.

824

825 This Workplan item directs the Executive to transmit legislation to update the code, (such as K.C.C. Title 21A),
826 and the King County Department of Local Services—Road Services Division’s Road Standards to address these
827 access issues. This code update will include requiring two entry/exit points for plats and subdivisions over a
828 certain size; requiring sufficient distance between the two entry/exit points so as to not impact traffic flows;
829 addressing access for emergency vehicles, including requiring adequate roadway width to accommodate
830 emergency vehicles; and increasing the distance between adjacent intersecting streets. The transmittal letter for
831 the ordinance(s) shall indicate the rationale for the chosen size threshold for when the County will require two
832 entry/exit points.

833 ● *Timeline:* The proposed amendments to the King County Code and the King County Roads Standards
834 shall be transmitted to the Council for consideration by June 30, 2020.

835 ● *Outcomes:* The Executive shall file with the Council an ordinance(s) adopting updates to the King County
836 Code and the King County Roads Standards.

837 ● *Lead:* Department of Local Services.

838

839 **Action 13: Water Availability and Permitting Study.** The recent Washington State Supreme Court decision in
840 *Whatcom County v. Western Washington Growth Management Hearings Board (aka, Hirst)* held that counties have a
841 responsibility under the Growth Management Act to make determinations of water availability through the
842 Comprehensive Plan and facilitate establishing water adequacy by permit applicants before issuance of
843 development permits. *Hirst* also ruled that counties cannot defer to the State to make these determinations. This
844 case overruled a court of appeals decision which supported deference to the State. The Supreme Court ruling
845 will require the County to develop a system for review of water availability in King County, with a particular
846 focus on future development that would use permit exempt wells as their source of potable water. This system
847 will be implemented through amendments to the King County Comprehensive Plan and development
848 regulations. The County will engage in a Water Availability and Permitting Study to address these and related
849 issues. This study will analyze methods to accommodate current zoning given possible water availability issues
850 and will look at innovative ways to accommodate future development in any areas with insufficient water by
851 using mitigation measures (e.g. water banks). This study will not include analysis of current water availability.

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

852

853 • ~~Timeline:~~ Eighteen month process. Initial report will be transmitted to the Council by December 1, 2017;
854 final report, with necessary amendments, will be transmitted to the Council by December 31, 2018. This
855 report may inform the scope of work for the 2020 Comprehensive Plan update.

856 • ~~Outcomes:~~ Modifications, as needed, to the Comprehensive Plan, King County Code and County
857 practices related to ensuring availability of water within the Comprehensive Plan and determining the
858 adequacy of water during the development permit process.

859 • ~~Leads:~~ Performance, Strategy and Budget. Work with the Department of Local Services – Permitting
860 Division, Department of Natural Resources and Parks, Department of Public Health, Prosecuting
861 Attorney's Office, and King County Council. Involvement of state agencies, public, local watershed
862 improvement districts, and non-governmental organizations.

863

864 **Action 14: 2020 Comprehensive Plan Update.** In 2018, the County restructured its comprehensive planning
865 program and associated Comprehensive Plan update process. This restructure includes moving to an eight year
866 update schedule. As part of the transition to this new update schedule and given that the next eight year plan
867 update will not be completed until 2024, there is a need to make substantive changes in the interim. The scope of
868 the update proposed by the Executive in the motion shall include any changes as called for by applicable
869 Workplan Action items, any policy changes or land use proposals that should be considered prior to the 2024
870 update, review and inclusion of changes related to docket proposals that were recommended to be reviewed as
871 part of the next eight year update, aligning the language in the Comprehensive Plan and Title 20 regarding what
872 is allowed during annual, midpoint and eight year updates, and reviewing and updating the terminology to
873 consistently describe the various updates.

874 • ~~Timeline:~~ A motion authorizing the 2020 Comprehensive Plan update shall be transmitted to the
875 Council for consideration by January 2, 2019. The Council shall have until February 28, 2019 to adopt
876 the motion. The 2020 Comprehensive Plan update shall be transmitted to the Council for consideration
877 by September 30, 2019. The Council shall have until June 30, 2020 to adopt the 2020 Comprehensive
878 Plan update.

879 • ~~Outcomes:~~ The Executive shall file with the Council a motion authorizing the 2020 Comprehensive Plan
880 update. The Council shall have until February 28, 2019 to adopt the motion, either as transmitted or
881 amended. In the absence of Council approval by February 28, 2019, the Executive shall proceed to
882 implement the scope as proposed. If the motion is approved by February 28, 2019, the scope shall
883 proceed as established by the approved motion. The Executive shall then file with the Council the
884 proposed 2020 Comprehensive Plan update by September 30, 2019. The Council shall have until June
885 30, 2020 to adopt the 2020 Comprehensive Plan update.

886 • ~~Leads:~~ Office of Performance, Strategy and Budget, in coordination and collaboration with the
887 Department of Local Services – Permitting Division.

888 **Action 15. Annual DLS Briefing at Local Services Committee.** In order to better serve the residents of
889 unincorporated King County, the Council adopted Ordinance 18791 to establish a new Department of Local

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

890 Services effective January 1, 2019, following guidance for the creation of the Department adopted in Motion
891 15125. The Department will be evaluating processes, procedures, and policies to identify areas of improvement
892 in the delivery of unincorporated services. In addition to this evaluation, the Department will report at least
893 annually to the Local Services Committee or its successor on key issues related to unincorporated areas.

- 894 • ~~Timeline:~~ The Department will report to the Local Services Committee or its successor at least annually.
- 895 • ~~Outcomes:~~ The Department of Local Services shall coordinate with the Regional Planning Unit and
896 other departments to inform the 2020 Comprehensive Plan update, and will brief the Local Services
897 Committee at least annually.
- 898 • ~~Leads:~~ Department of Local Services, in coordination with the Regional Planning Unit of Office of
899 Performance, Strategy and Budget.

900

901 **Action 16: Streamlining the Comprehensive Plan.** Public participation, as expressed in Policy RP 103, is to be
902 actively sought out throughout the development, amendment, and implementation of the Comprehensive Plan.
903 The Plan, and various iterations before final adoption, are posted online in order to be accessible to the public,
904 and active outreach efforts during plan updates seek to reach a wide range of County residents. However, such a
905 lengthy document with many complex regulatory requirements can be difficult to navigate and understand. To
906 make the Comprehensive Plan and relevant sections in King County Code Title 20 more reader friendly and
907 accessible to a wider audience, redundancies and excess detail should be minimized. This workplan item will
908 initiate the process of streamlining the 2016 Comprehensive Plan and portions of King County Code Title 20
909 over the next several years, with the goal of becoming shorter, easier to understand, and more accessible to the
910 general public. This review will consider: removal of text or policies that are redundant and/or repetitive within
911 the plan; removal of text or policies that are redundant to other existing plans and policy documents; removal of
912 outdated text or policies; removal of text or policies that are at a level of detail that is more appropriate for
913 functional plans, implementation plans, development regulations, etc.; increasing readability and conciseness;
914 clarifying the process for amending the plan; and making the document and sections of the Code more
915 streamlined, user friendly, and accessible for the public.

- 916 • ~~Timeline:~~ A streamlined version of the Comprehensive Plan and relevant sections of King County Code
917 Title 20, including but not limited to KCC 20.08, 20.12, and 20.18 shall be transmitted to the Council
918 for consideration by June 30, 2023.
- 919 • ~~Outcomes:~~ The Executive shall file with the Council an ordinance adopting a streamlined version of the
920 Comprehensive Plan and associated code changes as part of the Executive's proposed 2024 eight year
921 Comprehensive Plan update.
- 922 • ~~Leads:~~ Office of Performance, Strategy and Budget, in coordination and collaboration with the Council's
923 Comprehensive Planning lead staff and the Department of Local Services – Permitting Division.

924

925 **Action 17: Update the Residential Density Incentive Code.** As part of the 2020 Comprehensive Plan update,
926 the King County Executive included a code study regarding the County's Residential Density Incentive (RDI)
927 regulations in K.C.C. Chapter 21A.34. This code study included recommendations for updating the RDI

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

928 regulations, but ultimately the 2020 Comprehensive Plan update did not include any updates with the 2020
929 Comprehensive Plan update. The code study states that the "key factors identified and recommendations should
930 be considered as the Affordable Housing Committee seeks to develop model ordinances or provide technical
931 assistance to other jurisdictions interested in implementing inclusionary housing policies." As part of this Work
932 plan Action, the King County Executive will update the County's RDI regulations. This work can be
933 coordinated with the Affordable Housing Committee of the Growth Management Planning Council, which has
934 been established to implement the Regional Affordable Housing Task Force Five Year Action Plan and will
935 recommend action and assess progress toward implementing the Plan.

- 936 • ~~*Timeline:* A proposed ordinance modifying the Residential Density Incentive Code shall be transmitted~~
937 ~~to the Council by June 30, 2023.~~
- 938 • ~~*Outcomes:* The Executive shall file with the Council a proposed ordinance as part of the Executive's~~
939 ~~proposed 2024 eight year Comprehensive Plan update.~~
- 940 • ~~*Lead:* Department of Local Services—Permitting Division, in coordination with the Department of~~
941 ~~Community and Human Services and the Affordable Housing Committee of the Growth Management~~
942 ~~Planning Council.~~

943

944 **Action 18: Greenhouse Gas Mitigation.** As part of the 2020 update to the 2016 Comprehensive Plan, policies
945 and regulations related to some aspects of climate change and greenhouse gas emissions were adopted. More
946 work is needed to address resiliency for the natural and built environment, and to mitigate impacts from climate
947 change, including avoiding or sequestering greenhouse gas emissions. The loss of carbon sequestration capacity
948 resulting from the conversion of forestland to non-forest uses is one area where the County can make a difference
949 in addressing these impacts. In order to implement the policy direction in the 2020 update related to sea level
950 rise, climate change, greenhouse gas emissions, and fossil fuel facility impacts, this Workplan item directs:

- 951 A. Preparation of a Forest Conversion Review Study that includes and evaluates the following information:
- 952 1. The current process and standards for reviewing and approving Class IV General Forest Practices
953 relating to forest conversion, and for reviewing and approving Conversion Option Harvest Plans.
 - 954 2. The number of forest conversions permitted in unincorporated King County since August 10, 1999,
955 regardless of whether a separate Class IV General Forest Practice permit was issued, and the
956 average and total acreage of forest removed.
 - 957 3. The number of Conversion Option Harvest Plans approved since August 10, 1999, and the number
958 of participating properties that were not subsequently replanted.
 - 959 4. An estimate of sequestered carbon lost and reduced future carbon sequestration potential due to
960 clearing under Class IV General Forest Practice permits and Conversion Option Harvest Plans.

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

961 5.— Potential pathways to achieving zero net loss carbon sequestration capacity from future forest
962 conversions, including, but not limited to, off site replanting, payment into a mitigation bank, and
963 purchase of carbon credits. This should include both standard forest conversions and properties
964 with Conversion Option Harvest Plans that are subsequently converted to non forest uses.

965 B.— Drafting and transmittal of a proposed ordinance that establishes or modifies regulations, and if necessary,
966 Comprehensive Plan policies, that will result in zero net loss of carbon sequestration capacity from future
967 forest conversions, based on the recommended strategies in the Forest Conversion Review Study.

968 •— *Timeline:* The Forest Conversion Review Study report and a proposed ordinance making
969 Comprehensive Plan and/or King County Code changes shall be transmitted to the Council for
970 consideration by June 30, 2022.

971 •— *Outcomes:* The Executive shall file with the Council the Forest Conversion Review Study report and a
972 proposed ordinance with recommended code and/or policy updates.

973 •— *Leads:* Department of Natural Resources and Parks and Department of Local Services—Permitting
974 Division.

975

976 **Action 19: Skyway West Hill and North Highline Anti-Displacement Strategies.** King County will complete
977 an Anti Displacement Strategy for Skyway West Hill and North Highline. In the context of Motion 15539, the
978 work done by the County's Regional Affordable Housing Task Force and the ongoing work by the Affordable
979 Housing Committee of the Growth Management Planning Council, this strategy will evaluate tools, programs,
980 and regulations to retain and create affordable housing and prevent residential displacement. The strategy, at
981 minimum, shall consider the following: mandatory inclusionary zoning; preservation for manufactured housing
982 and manufactured housing communities; residential community benefit agreements; relocation assistance;
983 redevelopment assistance; right to return programs; community preference programs; and other tools, programs,
984 and regulations identified in Motion 15539. The report will be informed by best practices, research, other
985 ongoing efforts in King County, and a robust community engagement process.

986 •— *Timeline:* A Skyway West Hill and North Highline Anti-Displacement Strategies Report and proposed
987 legislation to implement the recommendations in the report shall be transmitted to the Council for
988 consideration by September 30, 2021. This deadline supersedes the deadlines adopted in Motion 15539.

989 •— *Outcomes:* The Executive shall file with the Council the Skyway West Hill and North Highline Anti-
990 Displacement Strategies Report, which shall include recommended strategies and tools and
991 identification of recommended legislation, if appropriate. The Executive shall also file with the Council
992 legislation as recommended in the Report. These outcomes supersede the deliverables adopted in
993 Motion 15539.

994 •— *Leads:* Department of Community and Human Services, Department of Local Services, the Office of
995 Equity and Social Justice, and the Office of Performance Strategy and Budget. Executive staff shall
996 update and coordinate with the Councilmember offices representing the area on at least a quarterly
997 basis throughout the planning process.

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

998

999 **Action 20: Fossil Fuel Facilities Risk Bonds.** As part of the 2020 Comprehensive Plan update, policies and
1000 regulations related to fossil fuel facilities were adopted. More work is needed to address the potential impacts of
1001 fossil fuels and fossil fuel facilities and related uses on the environment and human health. To accomplish this,
1002 this Workplan Action item directs:

1003 A. Preparation of a Fossil Fuel Risk Bond evaluation, that will include, at a minimum:

1004 1. An economic risk assessment of fossil fuel facilities and related uses, and climate change. The
1005 assessment shall include recommended policy language or development regulations that directs
1006 an update to this evaluation on a periodic basis when significant new information is available,
1007 and shall quantify the expected annualized costs to County finances, the County's economy,
1008 and County households over the next fifty years associated with several categories of risks:

1009 a. For fossil fuel facilities and related uses, the assessment shall address risks associated
1010 with catastrophic explosions of storage and transfer facilities, refineries, oil and gas train
1011 derailments, gas pipeline ruptures and explosions, fuel tanker spills and explosions,
1012 pollution of air and water, brownfields, and abandoned infrastructure.

1013 b. For climate change, the assessment shall address economic risks associated with
1014 changes in the frequency and severity of wildfires, floods, storms, drought, infestations
1015 of exotic diseases and pests, and other natural hazards. The assessment shall also
1016 address costs associated with the implementation of climate action policies and plans, as
1017 well as investing in adaptation measures.

1018 2. An evaluation of the adequacy of existing financial assurance mechanisms in reducing the
1019 County's economic and financial risks associated with fossil fuel facilities and related uses, and
1020 climate change. Title 27A of the King County Code, "Financial Guarantees" already contains
1021 mechanisms for obtaining financial assurances before attempting potentially dangerous
1022 development activity. However, there is currently no language in Title 27A that requires
1023 financial assurances specifically for fossil fuel facilities and related uses. Such measures could
1024 include surety and performance bonds, letters of credit, third party trust funds, insurance,
1025 corporate guarantees, and others. The evaluation shall compare risk exposure for the County,
1026 with the maximum likely coverage of that risk by these mechanisms, and shall include
1027 recommendations for additional financial assurances or other measures that need to be
1028 adopted to minimize risks.

1029 B. Drafting and transmittal of any necessary legislation that establishes or modifies Comprehensive Plan
1030 policies and development regulations, that will implement the recommendations of the Fossil Fuel Risk
1031 Bond evaluation.

1032 • *Timeline:* The Fossil Fuel Risk Bond evaluation and any necessary legislation making Comprehensive
1033 Plan and/or King County Code changes shall be transmitted to the Council for consideration by June
1034 30, 2022.

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

- 1035 • ~~Outcomes: The Executive shall file with the Council the Fossil Fuel Risk Bond evaluation and, if~~
 1036 warranted, a proposed ordinance(s) with recommended code and/or policy updates.
- 1037 • ~~Leads: Office of Performance, Strategy and Budget, Department of Natural Resources and Parks, and~~
 1038 Department of Local Services – Permitting Division.
- 1039
- 1040 **Action 21: Greenhouse Gas Mitigation.** ~~As part of the 2020 Comprehensive Plan update, policies and~~
 1041 ~~regulations related to fossil fuel facilities and resident and business resiliency to climate change impacts were~~
 1042 ~~adopted. However, further work is necessary to reduce climate impacts, by mitigating the greenhouse gas~~
 1043 ~~emissions that drive those impacts. Policy E-215 of the Comprehensive Plan requires all projects being evaluated~~
 1044 ~~under the State Environmental Policy Act (SEPA) to be evaluated for greenhouse gas emissions, and also allows~~
 1045 ~~the County to exercise its substantive authority to mitigate for these emissions, but only after mitigation~~
 1046 ~~standards have been adopted by ordinance. In order to establish standards to begin mitigating emissions from~~
 1047 ~~development, this Workplan Action item directs:~~
- 1048 A. ~~Updating the county's greenhouse gas emissions worksheet to include best available emissions factors~~
 1049 ~~and other data, and to be able to evaluate emissions from a wide range of project types. The worksheet~~
 1050 ~~shall, at a minimum, be capable of evaluating induced demand and all scope one and scope two~~
 1051 ~~emissions from the construction and use, as well as embodied scope three emissions from construction~~
 1052 ~~materials such as cement, asphalt, and steel.~~
- 1053 B. ~~Completion of a study evaluating options for implementing greenhouse gas mitigation from all~~
 1054 ~~development projects requiring SEPA review, as allowed in Comprehensive Plan Policy E-215.~~
- 1055 C. ~~If warranted, drafting and transmittal of a proposed ordinance(s) that adopts the updated greenhouse~~
 1056 ~~gas worksheet and establishes or modifies Comprehensive Plan policies and development regulations to~~
 1057 ~~implement standards for greenhouse gas mitigation in accordance with Policy E-215.~~
- 1058 • ~~Timeline: The updated greenhouse gas emissions worksheet and the greenhouse gas mitigation study,~~
 1059 ~~and a proposed ordinance(s) making Comprehensive Plan and/or King County Code changes shall be~~
 1060 ~~transmitted to the Council for consideration by June 30, 2022.~~
- 1061 • ~~Outcomes: The Executive shall file with the Council the updated greenhouse gas worksheet, greenhouse~~
 1062 ~~gas mitigation study and, if warranted, a proposed ordinance(s) with recommended code and/or policy~~
 1063 ~~updates.~~
- 1064 • ~~Leads: Department of Natural Resources and Parks, and Department of Local Services – Permitting~~
 1065 ~~Division.~~

1066

1067 **Actions Related to the Growth Management Planning Council**

1068 The Growth Management Planning Council (GMPC) is a separate formal body consisting of elected officials
 1069 from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the
 1070 Port of Seattle. The GMPC developed the Countywide Planning Policies, providing a countywide vision and
 1071 serving as a framework for each jurisdiction to develop its own comprehensive plan, which must be consistent

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

1072 with the overall vision for the future of King County. The GMPC is chaired by the King County Executive; five
1073 King County Councilmembers serve as members. Recommendations from the GMPC are transmitted to the full
1074 King County Council for review and consideration.

1075

1076 The GMPC develops its own independent work program every year; this section of the 2016 Comprehensive
1077 Plan Workplan identifies issues the County will bring forward to the GMPC for review, consideration and
1078 recommendations. King County will submit these Workplan items to the GMPC for consideration at its first
1079 meeting of 2017, with a goal of completing the GMPC review and recommendations by December 31, 2018.
1080 The Executive will work with the Council to determine whether the amendments are appropriate for inclusion in
1081 the annual or midpoint Comprehensive Plan update prior to the next eight year update.

1082

1083 **Action GMPC 1 (Was Action 17): Develop a Countywide Plan to Move Remaining Unincorporated Urban**
1084 **Potential Annexation Areas Toward Annexation.** The GMPC has authority to propose amendments to the
1085 Countywide Planning Policies, and a unique defined role related to recommending approval or denial of Urban
1086 Growth Area expansions. In order to move remaining unincorporated areas, which vary in size and complexity,
1087 towards annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning
1088 and Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how
1089 to address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where
1090 annexation does not appear feasible in the near future. The report shall include review of tax revenue impacts to
1091 the County resulting from annexations, evaluation of requirements regarding annexation of roadways within
1092 Potential Annexation Areas, and identification of current orphaned roads and potential methods to transfer
1093 ownership to cities. Deadline: December 31, 2019.

1094

1095 **Action GMPC 2 (Was Action 18): Review the Four to One Program.** The County's Four to One Program has
1096 been very effective in implementing Growth Management Act goals to reduce sprawl and encourage retention of
1097 open space. This is done through discretionary actions by the County Council, following a proposal being
1098 submitted by a landowner(s) to the County. Over time, there have been proposals that vary from the existing
1099 parameters of the program; these have included possible conversion of urban zoning for lands not contiguous to
1100 the original 1994 Urban Growth Area, allowing the open space to be non-contiguous to the urban extension, use
1101 of transfer of development rights, providing increased open space credit for preserved lands with high ecological
1102 value (such as lands that could provide for high value floodplain restoration, riparian habitat, or working
1103 resource lands), and consideration of smaller parcels or parcels with multiple ownerships. Allowing these
1104 changes have the potential for increasing the use of the tool, with attendant risks and benefits. The Growth
1105 Management Planning Council would review the Four to One program and determine whether changes to the
1106 existing program should be implemented that will strengthen the program and improve implementation of the
1107 Comprehensive Plan, including evaluation of the proposals listed above.

1108

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

1109 ~~Action GMPC-3 (Was Action 19):~~ As required by the Growth Management Act, King County and the 39 cities
 1110 participate in the Buildable Lands Program to evaluate their capacity to accommodate forecasted growth of
 1111 housing units and jobs. The program, administered by the Washington State Department of Commerce, requires
 1112 certain counties to determine whether the county and its cities are achieving urban densities within urban growth
 1113 areas by comparing assumptions and targets regarding growth and development with actual growth and
 1114 development in the county and cities. Since issuance of the first Buildable Lands Report in 2002, jurisdictions
 1115 and stakeholders have expressed the potential for possible refinements of the methodology used by King County
 1116 and the cities. The Growth Management Planning Council would work with stakeholders to review the
 1117 methodology, including testing the accuracy of the Buildable Lands Report model and results, for potential
 1118 refinements.))

1119

1120 **Action 1: Comprehensive Plan Performance Measures Framework Update**

1121 Through adoption of Motion 15014 in 2017, King County established a Performance Measures Program for the
 1122 Comprehensive Plan. The Program is intended to monitor Comprehensive Plan implementation and to help
 1123 inform whether plan amendments are needed to better achieve the plan's goals, as reflected in the
 1124 Comprehensive Plan Guiding Principles. As established in the reporting timelines in King County Code
 1125 Chapter 20.18, Program reporting occurs in advance of, and with the intent of informing, establishing the scope
 1126 of work for 10-year Comprehensive Plan updates.

1127

1128 The Executive issued the first Performance Measures Report under the new program in 2022 via Report 2022-
 1129 RPT0045. In developing the report, department staff indicated that the measures could be further refined to
 1130 better tell a more accurate picture of plan performance. The approved framework also does not align with the
 1131 current Comprehensive Plan update cycle. As required by Motion 15014, any changes to the performance
 1132 measures framework must be approved via a motion that is passed by the Council.

1133

- 1134 • Deliverables: The Executive should file with the Council a motion updating the Performance Measures
 1135 Program Framework.
- 1136 • Timeline: The Performance Measures Program Framework Motion should be filed with the Council by
 1137 December 31, 2029. Council review, refinement, and possible approval of the Motion should be
 1138 completed by March 31, 2030, to allow for completion of the next Performance Measures Report that is
 1139 due by December 31, 2030, to inform scoping for the 2034 10-year Comprehensive Plan update.
- 1140 • Lead Agency: Office of Performance, Strategy and Budget.
- 1141 • Support Agency(ies): Comprehensive Planning Interdepartmental Team.

1142

1143 **Action 2: Comprehensive Plan Public Participation Code Update**

1144 The public participation requirements for updates to the King County Comprehensive Plan and development
 1145 regulations are guided by state law, adopted Comprehensive Plan policies, and King County Code Chapter
 1146 20.18. The majority of the requirements in code have not been amended since they were first adopted in 1998.
 1147 The 2024 Comprehensive Plan made some code changes to align with current state law, reflect current practice,

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

1148 and provide clarity. However, additional work is needed to ensure the code reflects and supports equitable
1149 engagement goals and outcomes.

1150
1151 Equitable engagement process improvements were integrated into the 2024 Comprehensive Plan update process.
1152 Those 2024 engagement efforts were not inconsistent with the current code; however, the code could be
1153 strengthened to further support this work in the future. Additionally, there are more opportunities to improve
1154 the engagement process to make it more equitable. Given this, additional updates to the public participation
1155 code in Chapter 20.18 work are warranted. This work would be disingenuous without thoughtful community
1156 engagement on the changes, especially with communities that have been historically excluded from the planning
1157 process. This Work Plan Action directs that work to occur outside of a major Comprehensive Plan update to
1158 allow for focused engagement on these important issues.

- 1159
1160 • Deliverables: The Executive should file with the Council an ordinance updating the public participation
1161 elements of King County Code Chapter 20.18.
1162 • Timeline: The ordinance should be transmitted to the Council by June 30, 2028. If there is a
1163 Comprehensive Plan midpoint update authorized at that time, the code changes should be part of the
1164 midpoint transmittal package.
1165 • Lead Agency: Office of Performance, Strategy and Budget.
1166 • Support Agency(ies): Office of Equity and Racial and Social Justice, and Department of Local Services.

1167
1168 **Action 3: Mandatory Inclusionary Housing and Community Preference Review**

1169 In 2022, the County adopted inclusionary housing regulations for Skyway-West Hill and North Highline, which
1170 included: (1) mandatory inclusionary housing in the commercial cores of both communities, (2) voluntary
1171 inclusionary housing in the remaining areas of those communities, and (3) a requirement for a community
1172 preference program for any inclusionary housing development. The 2024 Comprehensive Plan expanded the
1173 voluntary inclusionary housing provisions to other geographies (all of urban unincorporated King County and
1174 the Rural Towns of Vashon and Snoqualmie Pass).

1175
1176 The 2024 Comprehensive Plan Equity Work Group, as well as public input received during development of the
1177 2024 plan, expressed support for also expanding the mandatory inclusionary housing and community preference
1178 provisions to some or all of the new geographies that the voluntary provisions in the 2024 changes would apply
1179 to. Additional time and resources are needed to review how or if these elements could successfully be
1180 implemented in additional communities without unintended consequences.

1181
1182 Given this, this Work Plan Action directs evaluation of whether it would be appropriate to potentially expand
1183 mandatory inclusionary housing and/or community preference regulations to the other geographies that
1184 currently have voluntary inclusionary housing, including consideration of displacement risk, market conditions,
1185 and public engagement with potentially affected communities.

1186

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

- 1187 • Deliverables: The Executive should file with the Council a Mandatory Inclusionary Housing and
 1188 Community Preference Review report and a proposed ordinance implementing the recommendations in
 1189 the report.
- 1190 • Timeline: The Mandatory Inclusionary Housing and Community Preference Review report and ordinance,
 1191 if recommended, should be filed with the Council by December 31, 2027.
- 1192 • Lead Agency: Department of Community and Human Services.
- 1193 • Support Agency(ies): Department of Local Services.

1194

1195 **Action 4: Multifamily Housing Tax Exemption Feasibility**

1196 In 2021, the Washington State Legislature authorized use of Multifamily Housing Tax Exemptions (MFTEs) in
 1197 unincorporated areas via Engrossed Second Substitute Senate Bill 5287. MFTE programs are property tax
 1198 waiver programs enacted by cities and counties to support local housing goals. Under Chapter 84.14 Revised
 1199 Code of Washington, local governments can give exemptions for new construction, conversion, and
 1200 rehabilitation of multifamily residential improvements with at least four units. Under these exemptions, a
 1201 property owner does not have to pay property taxes on the residential improvements for a given number of years.
 1202 The property owner still pays tax on the land and on non-residential improvements like the commercial portion
 1203 of a mixed-use building.

1204

1205 MFTEs give financial incentives to help meet housing goals without the need for direct funding. This can
 1206 support development of affordable housing, but it can also incentivize market-rate housing in a way that
 1207 complies with state constitutional requirements. It can also potentially result in either a loss of tax revenue to the
 1208 community or a tax shift where other property owners will pay more in taxes.

1209

1210 This Work Plan Action directs King County to explore whether to allow use of a MFTE in unincorporated King
 1211 County, including analysis of:

- 1212 a. potential program design that would incentivize affordable units;
 1213 b. impacts of a tax exemption, and whether that financial impact is sustainable; and
 1214 c. potential program administrative needs, including monitoring, oversight, reporting;
 1215 d. ongoing program updates to ensure sufficient incentive to maximize public benefits; and
 1216 e. public input received during engagement on this action item.

1217

- 1218 • Deliverables: The Executive should file with the Council a Multifamily Housing Tax Exemption Feasibility
 1219 report and a proposed ordinance implementing the recommendations in the report.
- 1220 • Timeline: The Multifamily Housing Tax Exemption Feasibility report and ordinance, if recommended,
 1221 should be filed with the Council by December 31, 2027.
- 1222 • Lead Agency: Department of Community and Human Services.
- 1223 • Support Agency(ies): Department of Local Services, Office of Performance Strategy and Budget.

1224

1225 **Action 5: Old Growth Corridors Strategies**

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

1226 Mature forests with broad range of native tree species and age classes – key characteristics of what are commonly
 1227 referred to as “old growth” forests – provide a wealth of ecological and social benefits including, but not limited
 1228 to, healthy habitat; clean and cool water; water storage to mitigate downstream flooding, providing summer
 1229 flows to rivers and streams, and supplying drinking water; wildfire resilience; diversity of flora, fauna, fungal,
 1230 and microbial communities; and recreation. Old growth forests in western Washington are also of enormous
 1231 cultural importance to sovereign Indian tribes. In addition to providing ecological, social, and cultural benefits,
 1232 mature forests in the Pacific Northwest also sequester carbon and are more resilient to the effects of climate
 1233 change than younger or less diverse forests.

1234

1235 The 2024 Comprehensive Plan includes policies directing King County to identify and implement strategies to
 1236 protect forests in ways that build resilience and maximize social and ecological values while carefully
 1237 considering any effects of changes to forestland management on the timber resource economy. The Plan directs
 1238 King County to identify opportunities to establish and maintain large blocks of forest, particularly in upper
 1239 watershed areas and along major river corridors given the importance of contiguous forest cover in these areas
 1240 for preventing flooding, improving water quality, and protecting salmon and other wildlife habitat.

1241 This work plan action item directs review scientific literature and recommend potential strategies and tactics to
 1242 accelerate establishment of “old growth corridors” in upper watersheds and along major river corridors,
 1243 especially in areas with a predominance of existing public ownership.

1244

1245 This work should include identifying and analyzing: appropriate geographies; feasible programmatic and project
 1246 actions King County has control to implement such as acquisitions, incentive programs, and regulatory changes;
 1247 potential partnerships with public and private landowners, land managers, and Indian tribes; and existing and
 1248 potential funding sources.

1249

- 1250 • *Deliverables:* The Executive should file with the Council an Old Growth Corridors Strategies report
 1251 outlining scientific findings, geographies of relevance, and potential strategies for establishing old
 1252 growth corridors.
- 1253 • *Timeline:* The Old Growth Corridors Strategies report should be transmitted to the Council by June 1,
 1254 2026.
- 1255 • *Lead Agency:* Department of Natural Resources and Parks.

1256

1257 **Action 6: Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan**

1258 Properties and infrastructure along the Vashon-Maury Island shoreline are potentially at risk to damage from
 1259 coastal flooding, tsunamis, landslides, and sea level rise. The extent to which these hazards affect specific
 1260 locations will vary depending on site-specific factors, including topography, the proximity of infrastructure to the
 1261 shoreline, and the ability to implement adaptive measures in any given location. Existing studies have not gotten
 1262 to this level of specificity for these hazards, however. This makes it difficult to determine where and what
 1263 specific hazard mitigation approaches may be needed and how to sequence that work.

1264

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

1265 King County will conduct a detailed assessment of the Vashon and Maury Island shoreline inclusive of public
 1266 and private infrastructure and natural systems to better understand which locations face a higher risk from
 1267 coastal flooding, tsunamis, landslides, and sea level rise due to site constraints or other factors. Results from the
 1268 study will inform long-range planning for these hazards and the development of additional actions, policies,
 1269 development regulations, and/or zoning changes, as needed, to address these risks. These changes would be
 1270 included in future updates of the Comprehensive Plan and/or King County Code.

1271

1272 The study will draw on available data and studies, as well as a new coastal storm surge model for the King
 1273 County shoreline being developed by USGS (due summer 2024). The County intends to apply for grant funding
 1274 to complete this work.

1275

1276 • Deliverables: The Executive should file with the Council the Vashon-Maury Island Coastal Hazard
 1277 Vulnerability Assessment and Response Plan. If policy and/or code changes are recommended by
 1278 the Assessment, they should be transmitted to the Council in the next appropriate update to the
 1279 Comprehensive Plan and/or the King County Code.

1280 • Timeline: The Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan
 1281 should be transmitted to the Council by December 31, 2026.

1282 • Lead agency: Department of Natural Resources and Parks

1283 • Support agency(ies): Department of Local Services, Public Health - Seattle & King County

1284

1285 **Action 7: Wildfire Risk Assessment**

1286 Large wildfires across the Pacific Northwest over the last decade, combined with recent local fires in King
 1287 County and increasing concern about the impacts of climate change on wildfire potential, have contributed to a
 1288 growing awareness of the need to prepare for an increased risk of wildfire in or adjacent to the wildland-urban
 1289 interface (WUI).

1290

1291 King County issued its first Wildfire Risk Reduction Strategy in 2022 and has since been working to develop and
 1292 implement the identified actions. This includes implementing state building code changes related to building in
 1293 the WUI in 2023, as well as adopting wildfire risk policy and code changes in the 2024 Comprehensive Plan.
 1294 However, additional information is needed to better understand wildfire risks in unincorporated King County
 1295 and whether additional regulatory measures are needed to further reduce wildfire risk.

1296

1297 This workplan will include completing a wildfire risk assessment for unincorporated King County to better
 1298 understand where and how communities and critical infrastructure are vulnerable to wildfire; the degree to
 1299 which current codes and policies address the risk; and what additional actions, policy, development regulation,
 1300 or zoning changes, if any, may be needed to reduce wildfire risk. Potential external partners for the study
 1301 include King County fire districts, the Washington State Dept. of Natural Resources, and utilities. The results of
 1302 this work will inform future updates of the Comprehensive Plan and/or King County Code. The County intends
 1303 apply for grant funding to complete this work.

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

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- Deliverable: The Executive should file with the Council the Wildfire Risk Assessment report. If policy and/or code changes are recommended by the report, they should be transmitted to the

1306

1307

Council in the next appropriate update to the Comprehensive Plan and/or the King County Code.

1308

- Timeline: The Wildfire Risk Assessment report should be transmitted to the Council by December 31, 2026.

1309

1310

- Lead agency: Department of Natural Resources and Parks

1311

- Support agency(ies): King County Office of Emergency Management Department of Local Services – Permitting Division.

1312

1313

1314 ~~((VII.))~~ Incentives

1315

To ensure that the vision, goals, objectives, and policies of ~~((this))~~ the Comprehensive Plan become a reality, it will require adjusting policy and budget priorities by King County government. It will require individuals to reconsider their daily decisions and choices relating to the management or development of their lands. The decisions and choices of large scale public/private partnerships during the development of major projects will be critical factors contributing to the effective implementation of ~~((this))~~ the Comprehensive Plan. Incentives, ~~((like))~~ such as the Transfer of Development Rights Program, must encourage the types of growth and development patterns desired by King County and its residents.

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1323 **I-601**

King County should develop incentives for the Urban Growth Area that encourage the development industry to provide a broad range of housing affordable to all income levels and business space, including areas of the county with the most disparate outcomes in health, economic prosperity and housing conditions, where residents may be at high risk of displacement. Incentives could include:

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- a. ~~((Identification of geographic areas with infill opportunities, granting budget priority status and allowing more flexible development standards;~~**

1330

1331

1332

- b. ~~Density bonuses for site designs which provide public benefits (for example, grid roads that connect with other developments and limit impacts on arterials);~~**

1333

1334

1335

- c. ~~Incentives which lower financial development risk;~~**

1336

1337

- d.) Density bonuses and/or other regulatory flexibilities for inclusionary housing;**

1338

1339

- b. Joint development opportunities at ((e))County-owned or operated facilities, utilization of air rights on ((e))County-owned or operated facilities, and the establishment of transit-supportive design guidelines and regulations; and**

1340

1341

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

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((e.)) c. County ((capital improvement)) funding for public urban amenities, including transportation, parks, open space, cultural, and other facilities, for cities participating in the King County Transfer of Development Rights Program.

Chapter 12 Implementation, Amendments, and Evaluation
3/8/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
I-102 King County property owners are entitled to have their property assessed at the true and fair value of real property for taxation purposes so that those portions of the property that are not developed or redeveloped due to physical or environmental constraints shall be assessed to reflect the presence of such constraints. Property appraisals shall be consistent with the King County Comprehensive Plan, development regulations, zoning, and any other governmental policies or practices in effect at the time of appraisal that affect the use of property, as well as physical and environmental influences as required by RCW 84.40.030.)	Clarification of existing policy intent	This is a mandate in state law and a policy is not needed	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
((I-201 The update process shall provide continuing review and evaluation of Comprehensive Plan policies and development regulations.))	Clarification of existing policy intent	Consolidated in I-202	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
I-202 Through the update process, ((King County)) Comprehensive Plan policies and ((supporting)) implementing development regulations shall be subject to continuing review, evaluation, and amendment according to the annual, midpoint, and ((eight)) 10-year update schedule in accordance with Revised Code of Washington 36.70A.130 ((+ and -)) and the King County Code.	Clarification of existing policy intent	Consolidating I-201. Reflecting recent comprehensive planning cycle changes in state law. Other edits for clarity.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
I-202a Except as provided in I-202b, ((P)) proposed amendments to the King County Comprehensive Plan, including the Land Use Map, shall be considered by the King County Council only once each calendar year in accordance with the State Growth Management Act and so that the cumulative effect of the proposals can be determined.	Clarification of existing policy intent	Relocated from I-207, with edits to align with new policy I-202b	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
I-202b <u>After appropriate public participation, amendments may be considered more than once each calendar year as follows:</u> a. <u>For initial adoption of a subarea plan;</u> b. <u>Adoption or amendment of a shoreline master program;</u> c. <u>Amendment of the capital facilities element of a comprehensive plan that is part of the adoption or amendment of the County budget;</u> d. <u>To resolve an appeal of a comprehensive plan filed with the Growth Management Hearings Board or with the court; or</u> e. <u>If an emergency exists, if:</u> 1. <u>Based on the King County Council finding that the amendment is necessary for the immediate preservation of public peace, health, or safety or for the support of County government and its existing public institutions; and</u> 2. <u>Public notice and an opportunity for public comment precede the adoption of the amendments.</u>	New policy	To reflect existing allowance in K.C.C. 20.18.030 and to reflect requirements in WAC 365-196-640	Additional clarity for processing emergency Comprehensive Plan updates, ensuring opportunity for public notice and comment	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Regulatory Description of proposed regulations: Sub-e is added to K.C.C. Chapter 20.18 Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.

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<p>I-203 Except as otherwise provided in this policy, the annual update shall not consider proposed amendments to the ((King County)) Comprehensive Plan that require substantive changes to Comprehensive Plan policies ((and development regulations)) or that alter the Urban Growth Area ((B)) boundary. Substantive amendments may be considered in the annual update only to consider the following:</p> <p>a. Changes required by existing Comprehensive Plan policies; b. Changes to technical appendices and any amendments required thereby; c. Adoption of Community Service Area subarea plans; d. Comprehensive updates of subarea plans initiated by motion; e. Changes required by amendments to the Countywide Planning Policies or state or federal law; f. Amendments resulting from the comprehensive plan implementation progress report required by Revised Code of Washington 36.70A.130; g. Land use map or shoreline master program map amendments resulting from a site-specific application or an area zoning and land use zoning study, provided that the amendments do not require substantive change to policy language or alter the Urban Growth Area boundary, except to correct mapping errors; h. Amendments to add or remove lands from the Agricultural Production District under policy R-656a and/or R-656b for King County safety, preservation, and/or fish passage road projects that are in the adopted six-year Capital Improvement Program; i. ((A)) Four-to-One proposals ((that changes the Urban Growth Area Boundary)); ((b. An amendment regarding the provision of wastewater services to a Rural Town. Such amendments shall be limited to policy amendments and adjustments to the boundaries of the Rural Town as needed to implement a preferred option identified in a Rural Town wastewater treatment study; e-)) j. Amendments necessary for the conservation, protection, and recovery of threatened and endangered species; or ((d. Adoption of Community Service Area subarea plans; e-)) k. Amendments to the Comprehensive Plan ((w))Work ((p))Plan to change deadlines ((-or f. Amendments to update the Comprehensive Plan schedule to respond to adopted ordinances to improve alignment with the Growth Management Act, multicounty and countywide planning activities)).</p>	<p>Substantive change</p>	<p>The list of what's allowed to change in an annual Comprehensive Plan update currently lives in both this policy and in K.C.C. 20.18.030, but the lists do not currently match. So, the policy is updated to align with the code (with edits for clarity), and the code will now point to the policy to avoid mismatched lists in the future.</p> <p>Substantive changes to the list:</p> <ul style="list-style-type: none"> remove an outdated provision for wastewater services in a Rural Town (the study has been completed and no boundary changes are needed); add an allowance for annual changes needed to address new implementation progress reporting to the state; and add an annual allowance for changes needed to mitigate removal of Agricultural Production District lands for road projects to improve feasibility of implementation of polices R-656a and R-656b <p>Other edits for clarity, consistent with existing intent (such as development regulations can be amended at any time)</p>	<p>Improved clarity and consistency in the regulation of Comprehensive Plan Amendments; alignment with current planning needs</p>	<p>n/a</p>	<ul style="list-style-type: none"> <u>Planned implementation of proposal:</u> Programmatic and Regulatory <u>Description of proposed regulations:</u> Proposed change to K.C.C. 20.18.030 to rely on the standards in this policy for annual updates <u>Anticipated resource need:</u> No <u>Anticipated timeline:</u> 2025 	<ul style="list-style-type: none"> Moving the list of types of changes that would be allowed with an annual KCCP update to Chapter 12 of the KCCP is a policy choice; moving the language to the KCCP may limit when the list can be changed. The County is in the process of selecting the next long-term solid waste disposal option for when the Cedar Hills landfill reaches capacity. Council may want to consider adding a related allowance to the annual update for policy adjustments that may be necessary for implementation of the selected disposal option. Lead-in text elsewhere in Chapter 12 describes a new GMA requirement for an "implementation progress report" to be completed by the Executive. In Policy I-203, updates needed as a result of this implementation progress report would authorize policy changes needed because of this progress report as part of an annual update. Executive staff indicate that if a KCCP update is needed to address the progress report, that would likely be in the 2031 update.
<p>I-204 The ((eight)) 10-year update shall consider proposed amendments that could be considered in the annual update ((and also those outside the scope of the annual update)), proposed amendments relating to substantive changes to Comprehensive Plan policies ((and development regulations,)) and proposals to alter the Urban Growth Area ((B)) boundary in accordance with applicable provisions of Countywide Planning Policies.</p>	<p>Clarification of existing policy intent</p>	<p>Reflecting recent comprehensive planning cycle changes in state law</p> <p>Other edits for clarity and consistency (such as development regulations can be amended at any time)</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <u>Planned implementation of proposal:</u> n/a <u>Description of proposed regulations:</u> n/a <u>Anticipated resource need:</u> n/a <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> The 10-year update is also the statutory update under the GMA. This policy could include language to recognize that.
<p>I-204a The midpoint update is an optional process that allows for consideration of a smaller range of substantive <u>policy changes and amendments to the Urban Growth Area boundary</u> at the ((four)) five-</p>	<p>Clarification of existing policy intent</p>	<p>Reflecting recent comprehensive planning cycle changes in state law</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <u>Planned implementation of proposal:</u> n/a 	<ul style="list-style-type: none"> No issues identified. Executive staff note that the 2029 midpoint update is expected to

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<p>year point of the ((eight)) 10-year update schedule. Midpoint updates are only authorized by a motion that establishes the scope of work. ((A smaller range of substantive changes to policies and amendments to the Urban Growth Area boundary may be considered as part of the midpoint update.)) Workplan action items may be added or amended if related to a topic identified in the scope of work.</p>		<p>Other edits for clarity consistency, and streamlining</p>			<ul style="list-style-type: none"> • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<p>include changes related to the new climate change and resiliency element that is required to be partially implemented in 2029 update, and fully implemented in the 2034 update.</p>
<p>I-205 ((In accordance with RCW 36.70A.140 and the State Environmental Policy Act, as applicable,)) King County shall <u>use equitable engagement strategies</u> to ensure public participation in the update process for Comprehensive Plan policies and development regulations, particularly from populations historically <u>underrepresented or excluded from planning processes</u>. King County shall disseminate information regarding public involvement in the Comprehensive Plan update process, including, but not limited to, the following: description of procedures and schedules for proposing amendments to Comprehensive Plan policies and development regulations; guidelines for participating in the docket process; public meetings to obtain comments from the public or other agencies; provision of public review documents; and dissemination of information relating to the Comprehensive Plan update process on the Internet or through other methods.</p>	<p>Substantive change</p>	<p>Updated to advance equity goals and to align with changes in RP-102</p> <p>Removes not-applicable language about the State Environmental Protection Act</p>	<p>Improved engagement with priority populations, which can result in more equitable outcomes for those populations in County plans</p>	<p>Countywide Planning Policies, FW-6 and FW-8</p> <p>Equity and Social Justice Strategic Plan</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> Yes • <u>Anticipated timeline:</u> Ongoing 	<ul style="list-style-type: none"> • No issues identified. • Note: Work Plan action 2 is related to this.
<p>I-207 ((Proposed amendments to the King County Comprehensive Plan, including the Land Use Map, shall be considered by the King County Council only once each calendar year in accordance with the State Growth Management Act and so that the cumulative effect of the proposals can be determined.)) All proposed Comprehensive Plan <u>policy</u> amendments ((should)) shall include the following analysis:</p> <p>a. <u>Rationale and effect:</u> a detailed statement of ((what is proposed to be changed and why;</p> <p>b. <u>Effect:</u> a statement detailing the anticipated outcome of the change on the geographic area affected, populations affected, and environment;</p> <p>c. <u>Compliance:</u> a statement confirming compliance with the:</p> <p>1. <u>Growth Management Act, including statutory references where applicable; and</u></p> <p>2. <u>Countywide Planning Policies, including policy references where applicable;</u></p> <p>3. <u>King County Strategic Plan, including policy, objective or strategy references where applicable; and</u></p> <p>d. <u>Public Review:</u> an indication that the proposed policy amendment was included in the executive's public review draft or a statement of the public review process used to solicit comments on the proposal));</p> <p>1. <u>Whether the proposed change is a new policy or substantive policy change, is clarification of existing intent, or is technical with no policy change intended;</u></p> <p>2. <u>The rationale for the proposed change;</u></p> <p>3. <u>The anticipated outcome of the proposed change, including effects on the geographic area(s) and populations affected; and</u></p>	<p>Substantive change</p>	<p>To provide improved information about proposed Comprehensive Plan changes</p>	<p>Improved clarity about intent and effect of proposed changes for the public and decision makers to</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> No • <u>Anticipated timeline:</u> Ongoing 	<ul style="list-style-type: none"> • No issues identified.

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<p>4. Consistency of the proposed change with any other related plans and policies, including specific plan names and policy references, where applicable; and</p> <p>b. Implementation: a description of the anticipated implementation of the proposed change, including:</p> <p>1. Whether implementation of the proposed change is regulatory, programmatic, or a capital project, or a combination;</p> <p>2. If the change is regulatory, a description of the development regulations transmitted with the Comprehensive Plan update that implement the proposed change, in conformance with Policy I-208;</p> <p>3. If the change is programmatic or a capital project, whether it needs additional resources to implement the proposed change; and</p> <p>3. If the change is programmatic or a capital project, the anticipated timing for implementation.</p>						
<p>I-208 Proposed amendments to the Comprehensive Plan policies ((should) shall be accompanied by any changes to development regulations, ((as well as modifications to capital improvement programs, subarea, neighborhood, and functional plans required for implementation so that regulations will be consistent with the Comprehensive Plan)) when necessary to implement the policy change.</p>	Substantive change	<p>Updated to align with requirements in the Growth Management Act and King County Code</p> <p>Removed language is addressed in I-209</p>	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>I-209 Adopted Comprehensive Plan policy changes shall be integrated into future regularly scheduled updates to the Capital Improvement Program, subarea plans, and functional plans, when necessary to implement the change.</p>	Clarification of existing policy intent	<p>Moved from I-208, and edited to align with current practice. These updates do not occur as part of Comprehensive Plan updates; they get integrated during the next regularly scheduled update of the applicable plans. Neighborhood plans are removed, as those are no longer part of the County's current practice</p>	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Subarea plans are elements of the Comprehensive Plan. They are different than functional plans or the capital improvement program, which are implementation tools that should also be consistent with subarea plans. Council may wish to delete subarea plans from the list here.
<p>I-301 King County shall:</p> <p>a. Monitor ((and benchmark)), measure, assess, and report on the progress of the ((Countywide Planning Policies and King County)) Comprehensive Plan toward achieving ((their)) its objectives, inclusive of those relating to growth targets, the environment, development patterns, housing needs, the economy, transportation, ((and)) the provision of public services, and health and social equity outcomes of residents((-)); and</p> <p>b. Use results of such monitoring, measurement, assessment, and reporting to ((encourage)) identify implementation actions and inform policy revisions, as appropriate, to achieve the planning objectives found within the Growth Management Act, Countywide Planning Policies, and ((King County)) Comprehensive Plan.</p>	Clarification of existing policy intent	<p>Updates to align with various current Comprehensive Plan performance measurement programs and actions</p> <p>Reference to Countywide Planning Policies is removed, as that is addressed through the Growth Management Planning Council (consistent with Countywide Planning Policy FW-2)</p> <p>Other edits for clarity, consistency, and current terminology</p>	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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<p>((1-404)) <u>I-500</u> King County's regulation of land use should:</p> <p>a. Protect public health, safety and general welfare, and property rights;</p> <p>b. Protect consumers from fraudulent practices in land use, land sales and development;</p> <p>c. Implement and be consistent with the Comprehensive Plan and other adopted land use goals, policies, and plans;</p> <p>d. Be expeditious, predictable, clear, straightforward, and internally consistent;</p> <p>e. Provide clear direction for resolution of regulatory conflict;</p> <p>f. Be enforceable, efficiently administered, and provide appropriate incentives and penalties;</p> <p>g. Be consistently and effectively enforced;</p> <p>h. ((Create public and private benefits worth their cost;</p> <p>h.)) Be coordinated with timely provision of necessary public facilities and services;</p> <p>((j-)) <u>i.</u> Encourage creativity and diversity in meeting ((e)) County goals and policies;</p> <p>((k-)) <u>i.</u> Be coordinated with cities, special purpose districts, and other public agencies to promote compatible development standards throughout King County;</p> <p>((l-)) <u>k.</u> Be responsive, understandable, and accessible to the public;</p> <p>((m-)) <u>l.</u> Provide effective public notice and reasonable opportunities for the public ((t)), especially those directly affected((t)), to be heard and to influence decisions;</p> <p>((n-)) <u>m.</u> Avoid intruding on activities involving constitutionally protected freedoms of speech, petition, expression, assembly, association, and economic competition, except when essential to protect public health, safety and welfare ((t)), and then the restriction should be no broader than necessary((t));</p> <p>((o-)) <u>n.</u> Treat all members of the public equitably. Base regulatory decisions wholly on the applicable criteria and code requirements, including application of the ((e)) County's ((E)) equity and racial and ((S)) social ((J)) justice goals;</p> <p>((p-)) <u>o.</u> Make development requirements readily accessible to the public through up-to-date codes, technical assistance materials, and other relevant documents; and</p> <p>((q-)) <u>p.</u> Provide for relief from existing regulations when they would deprive a property of uses allowed to similar properties with the same zoning or environmental or other constraints, and when such relief would neither endanger public health and safety nor conflict with adopted use policies. This policy is not intended for relief from rules governing the subdividing of land.</p>	<p>Clarification of existing policy intent</p>	<p>Sub-i is removed as it conflicts with some mandates, such as stormwater and critical areas</p> <p>Other edits for grammar and current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>((1-404)) <u>I-500a</u> The King County ((Zoning)) Code's ((zone)) zoning classifications and development standards and the ((official zoning maps)) King County Zoning Atlas shall be consistent with the Comprehensive Plan ((and functional plans)).</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>I-501 When needed infrastructure and facilities are not available in a timely manner, development approvals shall ((either)):</p> <p>a. ((b)) Be denied ((or));</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a 	<ul style="list-style-type: none"> No issues identified.

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<p>b. _____((d)) Divided into phases ((, or the project proponents should)); or c. _____((p)) Provide the needed facilities and infrastructure to address impacts directly attributable to their project ((, or as may be provided by the proponent on a voluntary basis)).</p>					<ul style="list-style-type: none"> • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	
<p>I-504 King County shall enforce its ((land use and environmental)) <u>development</u> regulations by ((pursuing)) <u>responding to</u> code enforcement complaints and by providing ((oversight)) <u>inspection services</u> during the process of site development on all sites for which it issues permits.</p>	<p>Clarification of existing policy intent</p>	<p>Updated to reflect current practice: the County is required to enforce all development regulations, not just land use and environmental ones; K.C.C. Title 23 and associated resources does not allow for the County to proactively "pursue" complaints – the County responds to complaints; oversight implies more than what actually occurs, which is just inspections and monitoring of certain permit conditions when required</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.
<p>I-505 King County shall develop, as a part of the ((buildable lands)) Urban Growth Capacity analysis, a zoning yield and housing production monitoring program to determine whether housing capacity is being lost in the context of compliance with the Endangered Species Act, and shall propose revisions to the Countywide Planning Policies to implement such a program.</p>	<p>Technical change</p>	<p>Current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • This policy will be analyzed as part of the Critical Areas Ordinance (CAO) update.
<p>((I-404a)) I-505a Equity and racial and social justice principles ((will)) shall be used by King County as an important consideration in developing zoning and development regulations governing public and private uses, in siting public facilities, and in evaluating land use decisions. Results from ((the E)) equity ((+)) impact ((R)) reviews ((Tool will)) shall be used where appropriate.</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen. Updates for current terminology and that "equity impact review" is proposed to be defined in the Comprehensive Plan and provide flexibility for how the current Equity Impact Review Tool might change over time.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.
<p>Action 1: Implementation of the Community Service Area Subarea Planning Program Action 2: Develop a Performance Measures Program for the Comprehensive Plan. Action 3: Implement a Transfer of Development Rights Unincorporated Urban Receiving Area Amenity Funding Pilot Project Action 4: Transfer of Development Rights Program Review Action 5: Review 2016 King County Comprehensive Plan Implementation Needs Action 6: Alternative Housing Demonstration Project Action 7: Agricultural Related Uses Zoning Code Updates Action 8: Cottage Housing Regulations Review Action 9: Carbon Neutral King County Plan Action 10: Green Building Handbook Review Action 11: Bicycle Network Planning Report Action 12: Update Plat Ingress/Egress Requirements</p>	<p>Technical change</p>					<ul style="list-style-type: none"> • The Executive is proposing to remove all of the Work Plan actions adopted between 2016 and 2020. Most of the actions were completed, except: <ul style="list-style-type: none"> ○ Action 5: Implementation Needs: these code and policy changes are being proposed as part of the 2024 KCCP. ○ Action 16: Streamlining the Comprehensive Plan: The Executive has proposed some streamlining of lead-in text and policies; however more could be done to remove repetition, jargon, and unnecessary text.

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<p>Action 13: Water Availability and Permitting Study Action 14: 2020 Comprehensive Plan Update Action 15: Annual DLS Briefing at Local Services Committee Action 16: Streamlining the Comprehensive Plan Action 17: Update the Residential Density Incentive Code Action 18: Greenhouse Gas Mitigation Action 19: Skyway West Hill and North Highline Anti-Displacement Strategies Action 20: Fossil Fuel Facilities Risk Bonds Action 21: Greenhouse Gas Mitigation. Action GMPC 1 (Was Action 17): Develop a Countywide Plan to Move Remaining Unincorporated Urban Potential Annexation Areas Toward Annexation. Action GMPC 2 (Was Action 18): Review the Four to One Program. Action GMPC 3 (Was Action 19):</p>						
<p>Action 1: Comprehensive Plan Performance Measures Framework Update <u>Through adoption of Motion 15014 in 2017, King County established a Performance Measures Program for the Comprehensive Plan. The Program is intended to monitor Comprehensive Plan implementation and to help inform whether plan amendments are needed to better achieve the plan's goals, as reflected in the Comprehensive Plan Guiding Principles. As established in the reporting timelines in King County Code Chapter 20.18, Program reporting occurs in advance of, and with the intent of informing, establishing the scope of work for 10-year Comprehensive Plan updates.</u></p> <p><u>The Executive issued the first Performance Measures Report under the new program in 2022 via Report 2022-RPT0045. In developing the report, department staff indicated that the measures could be further refined to better tell a more accurate picture of plan performance. The approved framework also does not align with the current Comprehensive Plan update cycle. As required by Motion 15014, any changes to the performance measures framework must be approved via a motion that is passed by the Council.</u></p> <ul style="list-style-type: none"> <u><i>Deliverables:</i> The Executive should file with the Council a motion updating the Performance Measures Program Framework.</u> <u><i>Timeline:</i> The Performance Measures Program Framework Motion should be filed with the Council by December 31, 2029. Council review, refinement, and possible approval of the Motion should be completed by March 31, 2030, to allow for completion of the next Performance Measures Report that is due by December 31, 2030, to inform scoping for the 2034 10-year Comprehensive Plan update.</u> <u><i>Lead Agency:</i> Office of Performance, Strategy and Budget.</u> <u><i>Support Agency(ies):</i> Comprehensive Planning Interdepartmental Team.</u> 	<p>Substantive</p>					<ul style="list-style-type: none"> This is one of seven Work Plan actions proposed by the Executive. Including this is a policy choice. Due date for the resulting study is December 2029 for the new framework.

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>Action 2: Comprehensive Plan Public Participation Code Update <u>The public participation requirements for updates to the King County Comprehensive Plan and development regulations are guided by state law, adopted Comprehensive Plan policies, and King County Code Chapter 20.18. The majority of the requirements in code have not been amended since they were first adopted in 1998. The 2024 Comprehensive Plan made some code changes to align with current state law, reflect current practice, and provide clarity. However, additional work is needed to ensure the code reflects and supports equitable engagement goals and outcomes.</u></p> <p><u>Equitable engagement process improvements were integrated into the 2024 Comprehensive Plan update process. Those 2024 engagement efforts were not inconsistent with the current code; however, the code could be strengthened to further support this work in the future. Additionally, there are more opportunities to improve the engagement process to make it more equitable. Given this, additional updates to the public participation code in Chapter 20.18 work are warranted. This work would be disingenuous without thoughtful community engagement on the changes, especially with communities that have been historically excluded from the planning process. This Work Plan Action directs that work to occur outside of a major Comprehensive Plan update to allow for focused engagement on these important issues.</u></p> <ul style="list-style-type: none"> <u>Deliverables:</u> The Executive should file with the Council an ordinance updating the public participation elements of King County Code Chapter 20.18. <u>Timeline:</u> The ordinance should be transmitted to the Council by June 30, 2028. If there is a Comprehensive Plan midpoint update authorized at that time, the code changes should be part of the midpoint transmittal package. <u>Lead Agency:</u> Office of Performance, Strategy and Budget. <u>Support Agency(ies):</u> Office of Equity and Racial and Social Justice, and Department of Local Services. 	Substantive					<ul style="list-style-type: none"> Including this proposed work plan action is a policy choice. Due date for the resulting study is June 2028.
<p>Action 3: Mandatory Inclusionary Housing and Community Preference Review <u>In 2022, the County adopted inclusionary housing regulations for Skyway-West Hill and North Highline, which included: (1) mandatory inclusionary housing in the commercial cores of both communities, (2) voluntary inclusionary housing in the remaining areas of those communities, and (3) a requirement for a community preference program for any inclusionary housing development. The 2024 Comprehensive Plan expanded the voluntary inclusionary housing provisions to other geographies (all of urban unincorporated King County and the Rural Towns of Vashon and Snoqualmie Pass).</u></p> <p><u>The 2024 Comprehensive Plan Equity Work Group, as well as public input received during development of the 2024 plan, expressed support for also expanding the mandatory inclusionary housing and community preference provisions to some or all of the new geographies that the voluntary provisions in the 2024 changes would apply to. Additional time and resources are needed to review how or</u></p>	Substantive					<ul style="list-style-type: none"> Including this proposed work plan action is a policy choice. Due date for the resulting study is December 2027.

Chapter 12 Implementation, Amendments, and Evaluation
3/8/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><u>if these elements could successfully be implemented in additional communities without unintended consequences.</u></p> <p><u>Given this, this Work Plan Action directs evaluation of whether it would be appropriate to potentially expand mandatory inclusionary housing and/or community preference regulations to the other geographies that currently have voluntary inclusionary housing, including consideration of displacement risk, market conditions, and public engagement with potentially affected communities.</u></p> <ul style="list-style-type: none"> <u>Deliverables:</u> The Executive should file with the Council a Mandatory Inclusionary Housing and Community Preference Review report and a proposed ordinance implementing the recommendations in the report. <u>Timeline:</u> The Mandatory Inclusionary Housing and Community Preference Review report and ordinance, if recommended, should be filed with the Council by December 31, 2027. <u>Lead Agency:</u> Department of Community and Human Services. <u>Support Agency(ies):</u> Department of Local Services. 						
<p>Action 4: Multifamily Housing Tax Exemption Feasibility <u>In 2021, the Washington State Legislature authorized use of Multifamily Housing Tax Exemptions (MFTEs) in unincorporated areas via Engrossed Second Substitute Senate Bill 5287. MFTE programs are property tax waiver programs enacted by cities and counties to support local housing goals. Under Chapter 84.14 Revised Code of Washington, local governments can give exemptions for new construction, conversion, and rehabilitation of multifamily residential improvements with at least four units. Under these exemptions, a property owner does not have to pay property taxes on the residential improvements for a given number of years. The property owner still pays tax on the land and on non-residential improvements like the commercial portion of a mixed-use building.</u></p> <p><u>MFTEs give financial incentives to help meet housing goals without the need for direct funding. This can support development of affordable housing, but it can also incentivize market-rate housing in a way that complies with state constitutional requirements. It can also potentially result in either a loss of tax revenue to the community or a tax shift where other property owners will pay more in taxes.</u></p> <p><u>This Work Plan Action directs King County to explore whether to allow use of a MFTE in unincorporated King County, including analysis of:</u></p> <ul style="list-style-type: none"> <u>a. potential program design that would incentivize affordable units;</u> <u>b. impacts of a tax exemption, and whether that financial impact is sustainable; and</u> <u>c. potential program administrative needs, including monitoring, oversight, reporting;</u> <u>d. ongoing program updates to ensure sufficient incentive to maximize public benefits; and</u> <u>e. public input received during engagement on this action item.</u> 	<p>Substantive</p>					<ul style="list-style-type: none"> Including this proposed work plan action is a policy choice. Due date for the resulting study is December 2027.

Chapter 12 Implementation, Amendments, and Evaluation
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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<ul style="list-style-type: none"> <u>Deliverables</u>: The Executive should file with the Council a Multifamily Housing Tax Exemption Feasibility report and a proposed ordinance implementing the recommendations in the report. <u>Timeline</u>: The Multifamily Housing Tax Exemption Feasibility report and ordinance, if recommended, should be filed with the Council by December 31, 2027. <u>Lead Agency</u>: Department of Community and Human Services. <u>Support Agency(ies)</u>: Department of Local Services, Office of Performance Strategy and Budget. 						
<p>Action 5: Old Growth Corridors Strategies <u>Mature forests with broad range of native tree species and age classes – key characteristics of what are commonly referred to as “old growth” forests – provide a wealth of ecological and social benefits including, but not limited to, healthy habitat; clean and cool water; water storage to mitigate downstream flooding, providing summer flows to rivers and streams, and supplying drinking water; wildfire resilience; diversity of flora, fauna, fungal, and microbial communities; and recreation. Old growth forests in western Washington are also of enormous cultural importance to sovereign Indian tribes. In addition to providing ecological, social, and cultural benefits, mature forests in the Pacific Northwest also sequester carbon and are more resilient to the effects of climate change than younger or less diverse forests.</u></p> <p><u>The 2024 Comprehensive Plan includes policies directing King County to identify and implement strategies to protect forests in ways that build resilience and maximize social and ecological values while carefully considering any effects of changes to forestland management on the timber resource economy. The Plan directs King County to identify opportunities to establish and maintain large blocks of forest, particularly in upper watershed areas and along major river corridors given the importance of contiguous forest cover in these areas for preventing flooding, improving water quality, and protecting salmon and other wildlife habitat.</u></p> <p><u>This work plan action item directs review scientific literature and recommend potential strategies and tactics to accelerate establishment of “old growth corridors” in upper watersheds and along major river corridors, especially in areas with a predominance of existing public ownership.</u></p> <p><u>This work should include identifying and analyzing: appropriate geographies; feasible programmatic and project actions King County has control to implement such as acquisitions, incentive programs, and regulatory changes; potential partnerships with public and private landowners, land managers, and Indian tribes; and existing and potential funding sources.</u></p> <ul style="list-style-type: none"> <u>Deliverables</u>: The Executive should file with the Council an Old Growth Corridors Strategies report outlining scientific findings, geographies of relevance, and potential strategies for establishing old growth corridors. 	Substantive					<ul style="list-style-type: none"> Including this proposed work plan action is a policy choice. Due date for the resulting study is June 2026.

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<ul style="list-style-type: none"> <u>Timeline</u>: The Old Growth Corridors Strategies report should be transmitted to the Council by June 1, 2026. <u>Lead Agency</u>: Department of Natural Resources and Parks. 						
<p>Action 6: Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan <u>Properties and infrastructure along the Vashon-Maury Island shoreline are potentially at risk to damage from coastal flooding, tsunamis, landslides, and sea level rise. The extent to which these hazards affect specific locations will vary depending on site-specific factors, including topography, the proximity of infrastructure to the shoreline, and the ability to implement adaptive measures in any given location. Existing studies have not gotten to this level of specificity for these hazards, however. This makes it difficult to determine where and what specific hazard mitigation approaches may be needed and how to sequence that work.</u></p> <p><u>King County will conduct a detailed assessment of the Vashon and Maury Island shoreline inclusive of public and private infrastructure and natural systems to better understand which locations face a higher risk from coastal flooding, tsunamis, landslides, and sea level rise due to site constraints or other factors. Results from the study will inform long-range planning for these hazards and the development of additional actions, policies, development regulations, and/or zoning changes, as needed, to address these risks. These changes would be included in future updates of the Comprehensive Plan and/or King County Code.</u></p> <p><u>The study will draw on available data and studies, as well as a new coastal storm surge model for the King County shoreline being developed by USGS (due summer 2024). The County intends to apply for grant funding to complete this work.</u></p> <ul style="list-style-type: none"> <u>Deliverables</u>: The Executive should file with the Council the Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan. If policy and/or code changes are recommended by the Assessment, they should be transmitted to the Council in the next appropriate update to the Comprehensive Plan and/or the King County Code. <u>Timeline</u>: The Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan should be transmitted to the Council by December 31, 2026. <u>Lead agency</u>: Department of Natural Resources and Parks <u>Support agency(ies)</u>: Department of Local Services, Public Health - Seattle & King County 	Substantive					<ul style="list-style-type: none"> Including this proposed work plan action is a policy choice. Due date for the resulting study is December 2026.
<p>Action 7: Wildfire Risk Assessment <u>Large wildfires across the Pacific Northwest over the last decade, combined with recent local fires in King County and increasing concern about the impacts of climate change on wildfire potential, have contributed to a growing awareness of the need to prepare for an increased risk of wildfire in or adjacent to the wildland-urban interface (WUI).</u></p>	Substantive					<ul style="list-style-type: none"> Including this proposed work plan action is a policy choice. Due date for the resulting study is December 2026.

Chapter 12 Implementation, Amendments, and Evaluation
3/8/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p><u>King County issued its first Wildfire Risk Reduction Strategy in 2022 and has since been working to develop and implement the identified actions. This includes implementing state building code changes related to building in the WUI in 2023, as well as adopting wildfire risk policy and code changes in the 2024 Comprehensive Plan. However, additional information is needed to better understand wildfire risks in unincorporated King County and whether additional regulatory measures are needed to further reduce wildfire risk.</u></p> <p><u>This workplan will include completing a wildfire risk assessment for unincorporated King County to better understand where and how communities and critical infrastructure are vulnerable to wildfire; the degree to which current codes and policies address the risk; and what additional actions, policy, development regulation, or zoning changes, if any, may be needed to reduce wildfire risk. Potential external partners for the study include King County fire districts, the Washington State Dept. of Natural Resources, and utilities. The results of this work will inform future updates of the Comprehensive Plan and/or King County Code. The County intends apply for grant funding to complete this work.</u></p> <ul style="list-style-type: none"> <u>Deliverable:</u> The Executive should file with the Council the Wildfire Risk Assessment report. If policy and/or code changes are recommended by the report, they should be transmitted to the Council in the next appropriate update to the Comprehensive Plan and/or the King County Code. <u>Timeline:</u> The Wildfire Risk Assessment report should be transmitted to the Council by December 31, 2026. <u>Lead agency:</u> Department of Natural Resources and Parks <u>Support agency(ies):</u> King County Office of Emergency Management Department of Local Services – Permitting Division. 						

Chapter 12 Implementation, Amendments, and Evaluation
3/8/24

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>I-601 King County should develop incentives for the Urban Growth Area that encourage the development industry to provide a broad range of housing affordable to all income levels and business space, including areas of the county with the most disparate outcomes in health, economic prosperity and housing conditions, where residents may be at high risk of displacement. Incentives could include:</p> <p>a. ((Identification of geographic areas with infill opportunities, granting budget priority status and allowing more flexible development standards;</p> <p>b. Density bonuses for site designs which provide public benefits (for example, grid roads that connect with other developments and limit impacts on arterials);</p> <p>c. Incentives which lower financial development risk;</p> <p>d.) <u>Density bonuses and/or other regulatory flexibilities for inclusionary housing;</u></p> <p><u>b.</u> Joint development opportunities at ((e))County-owned or operated facilities, utilization of air rights on ((e))County-owned or operated facilities, and the establishment of transit-supportive design guidelines and regulations; and</p> <p>((e.)) <u>c.</u> County ((capital improvement)) funding for public urban amenities, including transportation, parks, open space, cultural, and other facilities, for cities participating in the King County Transfer of Development Rights Program.</p>	<p>Substantive change</p>	<p>Updated to reflect: 2022 House Bill 1220 and Countywide Planning Policy housing mandates; and current incentive strategies</p> <p>Other edits for grammar and clarity</p>	<p>Development of more housing that is accessible to all</p>	<p>Countywide Planning Policies H-1, H-15</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Regulatory • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • The examples in the subs could be deleted. They aren't necessary to the policy.



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance

Proposed No. 2023-0438.1

Sponsors Perry

1 AN ORDINANCE adopting and ratifying amendments to
2 the Urban Growth Area policies and Four-to-One program
3 in the 2021 King County Countywide Planning Policies.

4 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

5 SECTION 1. Findings:

6 A. The 2021 King County Countywide Planning Policies ("CPPs") were adopted
7 and ratified by King County on December 14, 2021, by Ordinance 19384. The CPPs
8 were ratified by the cities and towns in King County on April 6, 2022.

9 B. Ordinance 19384 established a workplan for the King County Growth
10 Management Planning Council ("GMPC") to review the Urban Growth Area policies and
11 Four-to-One program in the CPPs, King County Comprehensive Plan ("Plan"), and King
12 County Code ("K.C.C.").

13 C. Following almost two years of work, on September 25, 2023, the GMPC
14 approved Motion 23-4, which recommended amendments to the CPPs, Plan, and K.C.C.,
15 consistent with the requirements in Ordinance 19384.

16 SECTION 2. The amendments to the CPPs, as shown in Attachment A to this
17 ordinance, are hereby adopted by King County and ratified on behalf of the population of
18 unincorporated King County.

Ordinance

19 **SECTION 3. Severability.** If any provision of this ordinance or its application to
20 any person or circumstance is held invalid, the remainder of the ordinance or the
21 application of the provision to persons or circumstances is not affected.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Dave Upthegrove, Chair

ATTEST:

Melani Hay, Clerk of the Council

APPROVED this ____ day of _____, _____.

Dow Constantine, County Executive

Attachments: None

ATTACHMENT A

Attachment A to GMPC Motion 23-4: GMPC Recommended Amendments to the Countywide Planning Policies related to Urban Growth Area Amendments through the Four-to-One Program

King County Countywide Planning Policies, as adopted (Ordinance 19553) on 12/6/2022, and ratified by 03/31/2023

In the Development Patterns chapter, beginning on page 25, amend as follows:

- 1 **DP-17** Allow expansion of the Urban Growth Area only if at least one of the following criteria is
2 met:
- 3 a) A countywide analysis determines that the current Urban Growth Area is insufficient in
4 size and additional land is needed to accommodate the housing and employment
5 growth targets, including institutional and other non-residential uses, and there are
6 no other reasonable measures, such as increasing density or rezoning existing urban
7 land, that would avoid the need to expand the Urban Growth Area; or
- 8 b) A proposed expansion of the Urban Growth Area is accompanied by dedication of
9 permanent open space to the King County Open Space System, where the acreage
10 of the proposed open space:
- 11 1) Is at least four times the acreage of the land added to the Urban Growth Area;
- 12 2) Is ~~((contiguous with))~~ adjacent to the original Urban Growth Area boundary
13 adopted in the 1994 King County Comprehensive Plan, with at least ((a
14 portion)) half of the site to be placed in dedicated open space ((surrounding))
15 and shall fully buffer the proposed Urban Growth Area expansion from
16 surrounding Rural Area and Natural Resource Lands; and
- 17 3) Preserves high quality habitat, critical areas, or unique features that contribute
18 to the band of permanent open space along the edge of the Urban Growth
19 Area; or
- 20 c) The area is currently a King County park being transferred to a city to be maintained
21 as a park in perpetuity~~((or is park land that has been owned by a city since 1994 and~~
22 ~~is less than thirty acres in size)).~~
- 23
- 24 **DP-18** Add land to the Urban Growth Area only if expansion of the Urban Growth Area is
25 warranted based on the criteria in DP-17(a) or DP-17(b), and it meets all of the following criteria:
- 26 a) For expansions based on DP-17(a) only:

ATTACHMENT A

- 27 1. Is adjacent to the existing Urban Growth Area((
 28 b) ~~For expansions based on DP-17(a) only, is~~);
- 29 2. Is no larger than necessary to promote compact development that
 30 accommodates anticipated growth needs;
- 31 ((e))b) Can be efficiently provided with urban services and does not require supportive
 32 facilities or services to cross or be located in the Rural Area;
- 33 ((e))c) Follows topographical features that form natural boundaries, such as rivers and
 34 ridge lines and does not extend beyond natural boundaries, such as watersheds, that
 35 impede the provision of urban services;
- 36 ((e))d) Is not currently designated as Natural Resource Land;
- 37 ((f))e) Is sufficiently free of environmental constraints to be able to support urban
 38 development without significant adverse environmental impacts, unless the area is
 39 designated as an Urban Separator by interlocal agreement between King County
 40 and the annexing city; (~~and~~)
- 41 f) Is not expanding the Urban Growth Area from a location that was previously expanded
 42 through the Four-to-One program;
- 43 g) Is subject to an agreement between King County and the city or town adjacent to the
 44 area that the area will be added to the city's Potential Annexation Area. Upon
 45 ratification of the amendment, the Countywide Planning Policies will reflect both the
 46 Urban Growth Area change and Potential Annexation Area change; and
- 47 h) For expansions of the Urban Growth Area based on the criteria in DP-17 (b) where
 48 the area is adjacent to an incorporated area, no development proposal or activity
 49 shall be allowed until the land added to the Urban Growth Area is annexed into a city
 50 or town.
- 51
- 52 **DP-19** Allow redesignation of Urban land currently within the Urban Growth Area to Rural land
 53 outside of the Urban Growth Area if the land is not needed to accommodate projected urban
 54 growth, is not served by public sewers, is (~~contiguous with~~) adjacent to the Rural Area, and:
- 55 a) Is not characterized by urban development;
- 56 b) Is currently developed with a low-density lot pattern that cannot be realistically
 57 redeveloped at an urban density; or
- 58 c) Is characterized by environmentally sensitive areas making it inappropriate for higher
 59 density development.



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CHAPTER 2

URBAN COMMUNITIES

The Urban Communities chapter brings together many of the major elements that combine to make a healthy and vibrant urban community whole: culture, recreation, business centers, jobs, and sustainability. By merging these elements of urban life into one chapter, King County emphasizes the importance each plays as part of a livable, sustainable, and equitable community.

The chapter first defines the Urban Growth Area, where most growth has, will, and should continue to occur, and major land uses within it. The chapter then provides the framework to guide the development of new urban communities and redevelopment of existing communities within the unincorporated portion of the Urban Growth Area.

~~((Related components in the plan include Chapter 4, Housing and Human Services, Chapter 7, Parks, Open Space and Cultural Resources, Chapter 8, Transportation and others.~~

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12

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

13 It is the goal of King County to work toward a model sustainable community to balance growth with natural
 14 resource protection while addressing climate change. Sustainable development creates a balance between
 15 people, economy, and environment, balancing using resources to meet current needs while ensuring future
 16 generations can benefit from equivalent resources. Sustainable development seeks to achieve this goal by
 17 addressing the impacts of the built environment in which the residents of King County live and work. To
 18 highlight the importance of sustainable development and to consolidate policies applicable to both Rural Areas
 19 and Natural Resource Lands as well as urban communities, text and policies regarding sustainable development
 20 for public projects can be found in Chapter 9, Services, Facilities and Utilities, Section II (Facilities and
 21 Services), subpart D (Capital Facility Planning). Text and policies regarding sustainable development in the
 22 private sector can be found in Chapter 10, Economic Development, Section V (Sustainable Development in the
 23 Private Sector:))
 24

25 **~~((I.))~~ Urban Communities**

26 A critical challenge for King County ((and its residents)) is to ((create)) encourage urban communities that
 27 provide ((the sense of place and the range of choices people want for a quality urban life and experience, as well
 28 as to respond to the cultural and economic needs of diverse urban communities. Urban areas need more than
 29 physical infrastructure. They also need a broad range of amenities and human services that make them attractive
 30 and safe places to work and live, while protecting the physical environment and maintaining the region's quality
 31 of life. In short, they need to become and be sustained as healthy and equitable communities. The design goals
 32 of healthy communities include making it easier for people to live healthy lives by encouraging mixed)) a
 33 healthy, safe built environment for people from all backgrounds at all stages of life, as well as accommodate
 34 housing affordable to all income levels. Components of such a community include: cultivating a sense of place;
 35 responding to cultural and economic needs; supporting access to affordable and healthy food and housing;
 36 providing a broad range of amenities; and planning for a mix of land uses and greater land density to shorten
 37 distances between housing, workplaces, transit, schools, and recreation so people can choose to ((walk or
 38 bicycle)) use active transportation to more easily ((to)) these destinations. The County can meet this challenge
 39 through periodic review and updates to its development regulations and functional and long-range plans.
 40

41 People are more likely to walk to their destination if the distance is less than one-half mile ("walking distance")
 42 or to bicycle if the distance is less than three miles ("bicycling distance"). Incorporating high comfort pedestrian
 43 and bicycle infrastructure for all ages and abilities, especially sidewalks and bicycle paths that are separated from
 44 ((automobile)) vehicle traffic, can increase the safety and frequency of bicycle, pedestrian, and transit trips.
 45 ((Healthy communities provide opportunities for people to be physically active and socially engaged as part of
 46 their daily routine and include access to open space and parks. People can, if they choose, age in place and
 47 remain in their community as their lifestyle changes or as they face changing physical capabilities. This
 48 contributes to a healthy community, as does ensuring access to affordable, healthy food, especially fruits and
 49 vegetables, and limiting access to unhealthy substances. An integral part of a healthy community is "healthy

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

50 housing," which protects residents from exposure to harmful substances and environments, and reduces the risk
51 of injury. These goals can be achieved, in part, through implementing building practices that promote health.))

52
53 **U-101** **Development within the Urban Growth Area should create and maintain safe,**
54 **healthy, and diverse communities. These communities should contain a range of**
55 **affordable, healthy housing, and employment opportunities, as well as school**
56 **and recreational facilities, and should be designed to protect the natural**
57 **environment and significant cultural resources.**
58

59 **((A.)) The Urban Growth Area**

60 The Growth Management Act requires the ((e))County to designate an Urban Growth Area where most growth
61 and development forecasted for King County will be accommodated. By designating an Urban Growth Area
62 and focusing growth within it, King County ((and other counties in the state will)) can:

- 63 • Limit sprawling development;
- 64 • Improve efficiencies and ((R))reduce costs of service provision by encouraging concentrated
65 development;
- 66 • ((Improve the efficiency of transportation and utilities;
- 67 • Improve equitable access to human services;)
- 68 • Protect the Rural Area and Natural Resource Lands;
- 69 • Enhance the preservation of open space; and
- 70 • ((Mitigate the impacts of climate change and adapt to its effects)) Reduce greenhouse gas emissions by
71 creating walkable, transit-oriented communities that are less reliant on single-occupant vehicles.

72
73 The Urban Growth Area for King County is designated on the official Land Use Map ((adopted with this
74 Comprehensive Plan)), which is generally depicted at the end of Chapter 1, Regional Growth Management
75 Planning. The original Countywide Planning Policies provided the framework that the Metropolitan King
76 County Council used when adopting the Urban Growth Area as part of the 1994 Comprehensive Plan.(([†]))

77
78 The Urban Growth Area includes all cities within the county, including the Urban Growth Area((s)) for Cities in
79 the Rural Area, the cities' Potential ((a))Annexation ((a))Areas, and other land within the unincorporated part of
80 the county characterized by urban-type growth((–The Urban Growth Area also includes the Bear Creek Urban
81 Planned Developments)) such as the Redmond Ridge, Redmond Ridge East, and Trilogy neighborhoods east of
82 Redmond. ((See Chapter 3, Rural Areas and Natural Resource Lands, for additional policy guidance on growth
83 within the annexation areas of Cities in the Rural Area.

(([†] As amended by Ordinance 17687.))

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

84

85 King County's total Urban Growth Area covers 461 square miles, less than one quarter of the county's total land
86 area of 2,130 square miles. Cities comprise most of the land mass of the Urban Growth Area, at 418 square
87 miles; the unincorporated portion of the Urban Growth Area is now about 43 square miles. A general
88 representation of the official Land Use Map is located at the end of Chapter 1, Regional Growth Management
89 Planning.))

90

91 The Urban Growth Area is also where King County plans for and accommodates housing need for
92 unincorporated King County, consistent with housing need allocations in the Countywide Planning Policies;
93 policies in Comprehensive Plan Chapter 4, Housing and Human Services; and analysis in Appendix B, Housing
94 Needs Assessment.

95

96 **U-101a** **The Urban Growth Area is considered long-term and can only be amended**
97 **consistent with the Countywide Planning Policies, and the King County**
98 **Comprehensive Plan policies.**

99

100 **U-102** **The Urban Growth Area designations shown on the official Land Use Map include**
101 **enough land to provide the countywide capacity, as required by the Growth**
102 **Management Act, to accommodate residential (including housing affordable to all**
103 **income levels), commercial, and institutional growth expected ~~((over the period~~**
104 **2006-2034)) between 2019 and 2044. These lands should include only those**
105 **lands that meet the following criteria:**

- 106 **a.1.** **Are characterized by urban development that can be efficiently**
107 **and cost effectively served by roads, water, sanitary sewer and**
108 **storm drainage, schools, and other urban governmental**
109 **services within the next 20 years;**
- 110 ~~((b.))~~ **2.** **Do not extend beyond natural boundaries, such as watersheds,**
111 **which impede provision of urban services;**
- 112 ~~((c.))~~ **3.** **Respect topographical features that form a natural edge, such**
113 **as rivers and ridge lines;**
- 114 ~~((d.))~~ **4.** **Are sufficiently free of environmental constraints to be able to**
115 **support urban growth without major environmental impacts,**
116 **unless such areas are designated as an urban separator by**
117 **interlocal agreement between jurisdictions;**
- 118 ~~((e.))~~ **Are included within the Bear Creek Urban Planned Development**
119 **sites; and**
- 120 ~~f.))~~ **5.** **Are not Rural Area or Natural Resource Lands; and**
121 **6. Are not within the 100-year floodplain of any river or river**
122 **segment that has a mean annual flow of 1,000 or more cubic feet**
123 **per second as determined by the Washington State Department**

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

124 of Ecology, unless otherwise exempted under Chapter 36.70A
125 Revised Code of Washington; or

126 b. Are included within the Redmond Ridge, Redmond Ridge East, and
127 Trilogy neighborhoods.

- 129 **U-103** Parcels that are split by the Urban Growth Area boundary (~~((line))~~) should be
130 reviewed for possible redesignation to either all urban area or all Rural Area or
131 Natural Resource Lands taking into consideration:
- 132 a. Whether the parcel is split to recognize (~~((environmentally sensitive~~
133 ~~features))~~ critical areas;
 - 134 b. The parcel's geographic features;
 - 135 c. Whether the parcel will be added to an adjoining city's Potential
136 Annexation Area; and
 - 137 d. The requirements of interlocal agreements, or the requirements of King
138 County plans.

140 ~~((Some cities that border the Urban Growth Area operate parks in the Rural Area. These parks may have been
141 acquired by the city through a direct purchase or through a transfer agreement with King County. Cities can
142 continue to operate parks in the Rural Area consistent with rural development standards. In specific
143 circumstances, cities can request that these parks be redesignated to urban to allow future annexation by the
144 city.))~~

- 146 **U-104** Rural zoned properties that are immediately adjacent to a city and are planned or
147 designated for park purposes by that city may be redesignated to urban when the
148 city has committed to designate the property in perpetuity in (~~((a form satisfactory~~
149 ~~to))~~ an interlocal agreement or conservation easement adopted by the King
150 County Council for park purposes and:
- 151 a. The property is (~~((no more))~~ less than 30 acres in size and was acquired
152 by the city prior to 1994; or
 - 153 b. (~~((The property is no more than 30 acres in size and receives county~~
154 ~~support through a park or recreation facility transfer agreement between~~
155 ~~King County and a city; or~~
 - 156 e-)) The property is (~~((or was formerly))~~) a King County park and is being (~~((or~~
157 ~~has been))~~) transferred to a city.

159 ~~((U-105 Existing or proposed churches in the Rural Area may be included within the
160 Urban Growth Area when all of the following criteria are met:~~

- 161 ~~a. The church property must have an interior lot line as defined by King
162 County Code 21A.06.730 that is adjacent to the original Urban Growth
163 Area boundary as established by the 1994 King County Comprehensive
164 Plan, excluding the Urban Growth Areas of Cities in the Rural Area and~~

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Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

- 165 ~~excluding Urban Growth Area boundaries established through the~~
166 ~~Four to One Program;~~
167 ~~b. The church property shall not be adjacent to an Agricultural Production~~
168 ~~District or the Forest Production District;~~
169 ~~c. Sewer service is required once the property is included in the Urban~~
170 ~~Growth Area;~~
171 ~~d. Direct vehicular access to a principal arterial road is required; and~~
172 ~~e. The church property shall be included in the Potential Annexation Area~~
173 ~~of the appropriate city at the same time it is included in the Urban~~
174 ~~Growth Area.~~
175

176 **L.) Growth in Urban Centers and the Promotion of Public Health for All**

177 The Multicounty and Countywide Planning Policies guide the development of urban centers, which are
178 principally located in cities, and should accommodate concentrations of housing and employment. Focusing
179 growth into centers helps achieve the goals of a sustainable and equitable community. However, in its
180 unincorporated urban area, King County has a ~~((small))~~ number of smaller-scale urban centers, which includes
181 ~~((an))~~ unincorporated activity centers, community business centers, and neighborhood business centers. These
182 are represented on the Urban Centers map at the end of this chapter. The two unincorporated activity centers
183 (Skyway and White Center) meet the criteria for countywide center designation in the Countywide Planning
184 Policies. King County intends to apply for this designation following adoption of the 2024 Comprehensive Plan.

185
186 Focusing development in urban areas can have a positive effect on public health while also addressing climate
187 change. The percentage of King County residents who are overweight or obese has risen rapidly since the late
188 1980s. With obesity comes increased risk for diabetes, hypertension, and heart disease. Evidence suggests one
189 major reason for rising obesity is the lack of physical activity. Growth patterns in suburban areas, which
190 discourage active transportation modes such as walking and bicycling and promote a reliance on private ~~((auto))~~
191 vehicle use, have contributed to this public health problem.

192
193 Communities that feature a variety of land uses; access to healthy, affordable foods; higher housing density;
194 sidewalks; bicycle infrastructure; and street connections to nearby services promote health and quality of life.
195 Tobacco remains a major contributor to the leading cause of death for King County residents. Zoning
196 regulations ~~((can be used to reduce concentrated exposure to alcohol, tobacco and marijuana by regulating the~~
197 ~~number of outlets that can sell these products and))~~ support equitable outcomes when they limit circumstances
198 where tobacco and cannabis retail activities, including advertising that is in view of the general public, are
199 disproportionately located in areas with a high percentage of youth and/or Black, Indigenous, and other People
200 of Color residents. Tobacco use also creates environmental tobacco smoke, which contains more than 4,000
201 substances and has been classified by the Environmental Protection Agency as a Group A carcinogen. Tobacco-
202 free area policies reduce this hazard.

203

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

204 While creating communities that have a positive effect on public health, the ((e))County is also ((creating))
 205 supporting the creation of communities that will have a positive effect on climate change. When people replace
 206 their ((auto)) vehicle trips with transit, walking, or biking, they are improving their health and reducing their
 207 carbon footprint at the same time. Communities that have integrated street networks, a mix of uses, and
 208 residential densities supportive of public transportation can reduce vehicle miles traveled because ((auto)) vehicle
 209 trips are being replaced with more walking, biking, and transit use.

210

211 **U-106** Most population and employment growth should locate in the contiguous Urban
 212 Growth Area in western King County, especially in cities and their Potential
 213 Annexation Areas. Cities in the Rural Area should accommodate growth in
 214 accordance with adopted growth targets.

215

216 **U-107** King County should support ((land use and zoning)) actions that promote public
 217 health ((by increasing opportunities for every resident to be more physically
 218 active)); address racially and environmentally disparate outcomes; support safe
 219 and convenient daily physical activity and social connectivity; protect from
 220 exposure to harmful substances and environments; increase life opportunities
 221 and access to employment; and support housing in high-opportunity areas((-
 222 Land use and zoning actions include)), through activities such as:

223 a. ____((e))Concentrating growth, infrastructure, and services into the Urban
 224 Growth Area;

225 b. ____((p))Promoting urban centers;

226 c. ____((a))Allowing mixed-use developments;

227 d. ____((s))Supporting access to healthy, affordable retail foods; and

228 e. ____((a))Adding pedestrian and bicycle facilities and connections.

229

230 ~~((U-108) King County should support the development of Urban Centers to meet the
 231 region's needs for housing, jobs, services, culture and recreation and to promote
 232 healthy communities; improving access to these services helps address social
 233 and economic needs of all residents, including disadvantaged communities.
 234 Strategies may include exploring opportunities for joint development or
 235 transit-oriented development, siting civic uses in mixed-use areas, and
 236 leveraging or utilizing existing county assets in urban centers.~~

237

238

239 ~~U-109 King County should concentrate facilities and services within the Urban Growth
 240 Area to make it a desirable place to live and work, to increase the opportunities
 241 for walking and biking within the community, to more efficiently use existing
 242 infrastructure capacity and to reduce the long-term costs of infrastructure
 243 maintenance.~~

244

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Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

245 ~~U-109a~~ ~~King County should encourage development, facilities and policies that lead to~~
246 ~~compact communities that transit can serve efficiently and effectively. As~~
247 ~~funding permits, King County should partner with jurisdictions and the private~~
248 ~~sector to spur development of compact communities and infrastructure~~
249 ~~investments that enhance alternatives to single-occupant vehicles such as~~
250 ~~transit, safe walking paths and trails, bicycle facilities, car and van pools, and~~
251 ~~other modes.))~~

252

253 **U-110** King County shall work with cities, especially those designated as Urban
254 Centers, in collaborative efforts that result in transfers of development rights
255 from the Rural Area and Natural Resource Lands.

256

257 **U-111** Development standards for urban areas should emphasize ways to allow
258 maximum permitted densities and uses of urban land while not compromising
259 the function of critical environmental areas. Mitigating measures should serve
260 multiple purposes, such as drainage control, groundwater recharge, stream
261 protection, air quality improvement, open space preservation, cultural and
262 historic resource protection, and landscaping preservation. When technically
263 feasible, standards should be simple and measurable, so they can be
264 implemented without lengthy review processes.

265

266 ~~((U-132a))~~ **U-111a** King County shall allow and support the development of ~~((innovative))~~
267 community gardens and urban agriculture throughout ~~((the public realm of))~~
268 residential and commercial areas.

269

270 While there are many benefits of focusing growth into centers, one impact of climate change is a greater
271 likelihood ~~((that the frequency of hazardous))~~ of extreme heat in urban heat islands ~~((in urban areas will~~
272 ~~increase)).~~ The term “heat island” refers to ~~((urban))~~ areas where air and surface temperatures that are higher
273 than the nearby Rural Areas and Natural Resource Lands due to development. Heat islands form as cities
274 replace natural land cover with pavement, buildings, and other built infrastructure. Heat islands can affect the
275 health of residents living in those areas. The heat island effect can be reduced by requiring cool roofs, cool
276 pavements, tree canopy, and other vegetation. ~~((These tools are discussed in King County's Green Building~~
277 ~~Handbook.))~~

278

279 **U-112** King County ~~((will))~~ shall work with cities, communities, residents, and
280 developers to ~~((design communities and development projects that))~~ employ
281 green infrastructure and other ~~((techniques))~~ approaches that help reduce heat
282 islands ~~((throughout the community and the region))~~ and the health effects of
283 extreme heat on residents, particularly in frontline communities and historically
284 underserved neighborhoods with less tree canopy and open spaces.

285

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

286 ((King County is successfully promoting and supporting policies and programs that focus on the health of
287 students at school. However, the school environment is only one aspect of the overall health of the student.))
288 The environment surrounding a school and the routes a typical student travels to school or nearby school-related
289 destinations ((also must be considered, including)) can affect health outcomes of youths. Strategies to improve
290 these factors include managing density of retail uses that primarily sell alcohol, tobacco ((and marijuana)),
291 cannabis, and low-nutrition products; enhancing green space sites; creating safe areas to walk and bicycle to
292 school; providing for transit and related facilities; and((;)) reducing exposure to environmental toxins and other
293 types of unsafe environments

294

295 **U-113 King County shall promote children’s health by encouraging and supporting land**
296 **uses in the environment surrounding a school and on travel routes to schools**
297 **that complement and strengthen other formal programs, such as Safe Routes to**
298 **School.**

299

300 **~~((2.))~~ Urban Growth Area Targets**

301

302 The Growth Management Act requires the ((e))County and ((its)) cities to plan for future housing and
303 employment growth target ranges for each jurisdiction. ((In 1994, the Growth Management Planning Council
304 adopted household and job targets for each jurisdiction to distribute the expected growth in the Countywide
305 Planning Policies.

306

307 Growth target ranges represent regional agreement on jurisdictions' policy choices regarding the amount of
308 growth they intend to accommodate. King County and its cities have also developed targets for employment to
309 foster a local balance between population and employment. The countywide and unincorporated King County's
310 housing growth target and employment targets are contained in the Countywide Planning Policies. In 2008,
311 VISION 2040 was adopted and established a Regional Growth Strategy that provides guidance to countywide
312 target setting. The Regional Growth Strategy built upon King County's target setting process and now requires
313 the establishment of housing and employment targets.

314

315 In November 2009, consistent with the new guidance found in VISION 2040, a new set of housing and job
316 growth targets were established to guide growth for the period 2006-2031. Each urban jurisdiction including
317 unincorporated King County was assigned a growth target based on land capacity and other factors. The
318 complete table of city growth targets approved in December 2010, and updated for annexations through 2016, is
319 included in this chapter to provide the regional context for the unincorporated area targets.)) Growth targets are
320 adopted in the Countywide Planning Policies for each city and unincorporated urban area in King County. The
321 targets are updated on timelines consistent with the state's 10-year comprehensive planning periodic update
322 schedule to incorporate current demographic data and to align with the current Regional Growth Strategy
323 adopted in VISION. Jurisdictions must then reflect the adopted targets in their local comprehensive plans.

324

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

325 The following Figure, Table DP-1 King County Jurisdiction Growth Targets 2019-2044, portrays the housing
 326 and job growth targets for each jurisdiction as adopted in the Countywide Planning Policies. The complete
 327 table, including city growth targets, is included here to provide regional context for the unincorporated area
 328 targets.

329

330 The table includes targets for Potential Annexation Areas with development capacity. Portions of growth targets
 331 for Potential Annexation Areas will transfer into cities when annexation takes place in the future. Although they
 332 may be refined through future planning with affected communities and adjacent cities, these urban
 333 unincorporated targets are intended to be used as a guide for future planning of land uses and decisions on
 334 services and infrastructure.

335

336 **Figure: Table DP-1: King County Jurisdiction Growth Targets 2019-2044**

		Net New Units and Jobs	
	Jurisdiction	2019-2044 Housing Target	2019-2044 Jobs Target
<u>Metro Cities</u>	<u>Bellevue</u>	<u>35,000</u>	<u>70,000</u>
	<u>Seattle</u>	<u>112,000</u>	<u>169,500</u>
<u>Metropolitan Cities Subtotal</u>		<u>147,000</u>	<u>239,500</u>
<u>Core Cities</u>	<u>Auburn</u>	<u>12,000</u>	<u>19,520</u>
	<u>Bothell</u>	<u>5,800</u>	<u>9,500</u>
	<u>Burien</u>	<u>7,500</u>	<u>4,770</u>
	<u>Federal Way</u>	<u>11,260</u>	<u>20,460</u>
	<u>Issaquah</u>	<u>3,500</u>	<u>7,950</u>
	<u>Kent</u>	<u>10,200</u>	<u>32,000</u>
	<u>Kirkland</u>	<u>13,200</u>	<u>26,490</u>
	<u>Redmond</u>	<u>20,000</u>	<u>24,000</u>
	<u>Renton</u>	<u>17,000</u>	<u>31,780</u>
	<u>SeaTac</u>	<u>5,900</u>	<u>14,810</u>
	<u>Tukwila</u>	<u>6,500</u>	<u>15,890</u>
<u>Core Cities Subtotal</u>		<u>112,860</u>	<u>207,170</u>
<u>High Capacity Transit Communities</u>	<u>Des Moines</u>	<u>3,800</u>	<u>2,380</u>
	<u>Federal Way PAA*</u>	<u>1,020</u>	<u>720</u>
	<u>Kenmore</u>	<u>3,070</u>	<u>3,200</u>
	<u>Lake Forest Park</u>	<u>870</u>	<u>550</u>
	<u>Mercer Island</u>	<u>1,239</u>	<u>1,300</u>
	<u>Newcastle</u>	<u>1,480</u>	<u>500</u>
	<u>North Highline PAA*</u>	<u>1,420</u>	<u>1,220</u>
	<u>Renton PAA* - East Renton</u>	<u>170</u>	<u>0</u>
	<u>Renton PAA* – Fairwood</u>	<u>840</u>	<u>100</u>
	<u>Renton PAA* - Skyway/West Hill</u>	<u>670</u>	<u>600</u>
	<u>Shoreline</u>	<u>13,330</u>	<u>10,000</u>

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		Net New Units and Jobs	
Jurisdiction		2019-2044 Housing Target	2019-2044 Jobs Target
<u>Woodinville</u>		<u>2,033</u>	<u>5,000</u>
High Capacity Transit Communities Subtotal		29,942	25,570
<u>Cities and Towns</u>	<u>Algona</u>	<u>170</u>	<u>325</u>
	<u>Beaux Arts</u>	<u>1</u>	<u>0</u>
	<u>Black Diamond</u>	<u>2,900</u>	<u>680</u>
	<u>Carnation</u>	<u>799</u>	<u>450</u>
	<u>Clyde Hill</u>	<u>10</u>	<u>10</u>
	<u>Covington</u>	<u>4,310</u>	<u>4,496</u>
	<u>Duvall</u>	<u>890</u>	<u>990</u>
	<u>Enumclaw</u>	<u>1,057</u>	<u>989</u>
	<u>Hunts Point</u>	<u>1</u>	<u>0</u>
	<u>Maple Valley</u>	<u>1,720</u>	<u>1,570</u>
	<u>Medina</u>	<u>19</u>	<u>0</u>
	<u>Milton</u>	<u>50</u>	<u>900</u>
	<u>Normandy Park</u>	<u>153</u>	<u>35</u>
	<u>North Bend</u>	<u>1,748</u>	<u>2,218</u>
	<u>Pacific</u>	<u>135</u>	<u>75</u>
	<u>Sammamish</u>	<u>2,100</u>	<u>728</u>
	<u>Skykomish</u>	<u>10</u>	<u>0</u>
<u>Snoqualmie</u>	<u>1,500</u>	<u>4,425</u>	
<u>Yarrow Point</u>	<u>10</u>	<u>0</u>	
Cities and Towns Subtotal		17,583	17,891
<u>Urban Unincorporated</u>	<u>Auburn PAA*</u>	<u>12</u>	<u>0</u>
	<u>Bellevue PAA*</u>	<u>17</u>	<u>0</u>
	<u>Black Diamond PAA*</u>	<u>328</u>	<u>0</u>
	<u>Issaquah PAA*</u>	<u>35</u>	<u>0</u>
	<u>Kent PAA*</u>	<u>3</u>	<u>300</u>
	<u>Newcastle PAA*</u>	<u>1</u>	<u>0</u>
	<u>Pacific PAA*</u>	<u>134</u>	<u>0</u>
	<u>Redmond PAA*</u>	<u>120</u>	<u>0</u>
	<u>Sammamish PAA*</u>	<u>194</u>	<u>0</u>
	<u>Unaffiliated Urban Unincorporated</u>	<u>448</u>	<u>400</u>
Urban Unincorporated Subtotal		1,292	700
Urban Growth Area Total		308,677	490,831

*PAA means Potential Annexation Area

337

338

339 U-114

Land use policies and regulations shall accommodate a growth target of approximately ((11,140)) 5,412 housing units and approximately ((6,840)) 3,340

340

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341 jobs by ((2034)) 2044, as established in the Countywide Planning Policies for the
342 unincorporated portion of the Urban Growth Area.

343 **a. As part of accommodating the housing growth target, King County shall**
344 **plan for and accommodate its jurisdictional housing need, as**
345 **established in the Countywide Planning Policies; and**

346 **b. The targets allocated to urban unincorporated King County shall be**
347 **monitored and may be refined through future planning that includes the**
348 **community, adjacent cities, and service providers.**

349

350 **U-115** King County shall provide adequate land capacity for residential (including to
351 plan for and accommodate housing affordable to all income levels), commercial,
352 industrial, and other non-residential growth in the urban unincorporated area. As
353 required under the Growth Management Act, this land capacity shall:

354 **a. ((b))Be calculated on a countywide basis and be consistent with the**
355 **Countywide Planning Policies; and**

356 **b. ((shall-i))Include both redevelopment opportunities as well as**
357 **opportunities for development on vacant lands.((²))**

358

359 ~~**((U-116) King County shall use housing and employment targets to implement the**~~
360 ~~**Comprehensive Plan in urban communities. The targets allocated to subareas of**~~
361 ~~**unincorporated King County will be monitored and may be refined through future**~~
362 ~~**planning that includes communities, affected cities and service providers.**~~

363

364 The following Figure: King County Growth Targets Update: Revised Table DP 1 – adjusted 2015, portrays
365 housing and job growth targets for each jurisdiction. It has been updated to reflect annexations that occurred
366 between 2010 and 2016 in the cities of Burien, Kent, Kirkland, Bellevue, Bothell, Sammamish and Tukwila.
367 These cities annexed large areas of unincorporated King County, shifting those areas' Potential Annexation Area
368 (PAA) targets into the respective cities. That adjustment of Potential Annexation Area targets into cities was
369 acknowledged by the Growth Management Planning Council, adopted by the County Council, and ratified by
370 the cities in 2012-2013 and adjusted again in 2015. The time horizon remains 2006-2031, and the targets for all
371 other jurisdictions remain the same.

372

373 The table further provides guidance, in the Potential Annexation Area columns, for transfer of portions of
374 growth targets into cities when annexation takes place in the future. Although they may be refined through
375 future planning with affected communities and adjacent cities, these ranges are intended to be used as a guide for
376 future planning of land uses and decisions on services and infrastructure.

377

((²As amended by Ordinance 17687.))

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378

Figure: King County Growth Targets Update: Revised Table DP-1—adjusted 2015

Regional Geography	Housing Target	PAA Housing Target	Employment Target	PAA Emp. Target
— City / Subarea	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
Metropolitan Cities				
— Bellevue	17,290		53,000	
— Seattle	86,000		146,700	
Total	103,290		199,700	
Core Cities				
— Auburn	9,620		19,350	—
— Bothell	3,810	810	5,000	
— Burien	4,440		5,610	
— Federal Way	8,100	2,390	12,300	290
— Kent	9,270	90	13,280	210
— Kirkland	8,570	0	20,850	0
— Redmond	10,200	640	23,000	—
— Renton	14,835	3,895	29,000	470
— SeaTac	5,800		25,300	
— Tukwila	4,850	50	17,550	0
Total	79,495		170,590	
Larger Cities				
— Des Moines	3,000		5,000	
— Issaquah	5,750	110	20,000	
— Kenmore	3,500		3,000	
— Maple Valley**	1,800	1,060	2,000	
— Mercer Island	2,000		1,000	
— Sammamish	4,180	350	1,800	
— Shoreline	5,000		5,000	
— Woodinville	3,000		5,000	
Total	28,230		42,800	
Small Cities				
— Algona	190		210	
— Beaux Arts	3		3	
— Black Diamond	1,900		1,050	
— Carnation	330		370	
— Clyde Hill	10		—	
— Covington	1,470		1,320	
— Duvall	1,140		840	
— Enumclaw	1,425		735	
— Hunts Point	1		—	

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Regional Geography	Housing Target	PAA Housing Target	Employment Target	PAA Emp. Target
— City / Subarea	Net New Units	Net New Units	Net New Jobs	Net New Jobs
	2006-2031	2006-2031	2006-2031	2006-2031
— Lake Forest Park	475		210	
— Medina	49		—	
— Milton	50	90	160	
— Newcastle	1,200		735	
— Normandy Park	120		65	
— North Bend	665		1,050	
— Pacific	285	135	370	
— Skykomish	40		—	
— Snoqualmie	1,615		1,050	
— Yarrow Point	14		—	
Total	10,922		8,168	
Urban Unincorporated				
— Potential Annexation Areas	8,760		970	
— North Highline	820		2,170	
— Bear Creek Urban Planned Dev	910		3,580	
— Unclaimed Urban Unincorp.	650		90	
Total	11,140		6,810	
King County UGA Total	233,077		428,068	

* King County Growth Management Planning Council, adopted October 2009 and ratified by cities in 2010. These were re-adopted with the countywide planning policies in 2012 and ratified in 2013.

— Targets base year is 2006. PAA / city targets have been adjusted to reflect annexations through 2016.

** Target for Maple Valley PAA is contingent on approval of city-county joint plan for Summit Place.)

379

380 **((B-)) Residential Land Use**

381 ((Housing is the major use of urban land in King County, occupying well over half of the county's developed
382 land area. This plan supports the creation of a full range of housing choices for county residents.)) The
383 Comprehensive Plan supports planning for and accommodating housing that is affordable to all economic
384 segments of the population, promoting a variety of residential densities and types, and encouraging preservation
385 of existing housing stock.

386

387 **U-118 New residential development in the Urban Growth Area should occur where**
388 **facilities and services can be provided at the lowest public cost and in a timely**
389 **fashion. The Urban Growth Area ((should have)) shall include zoning that**
390 **provides for a variety of housing types and prices, including mobile home parks,**

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391 ~~((multifamily development))~~ **apartments, middle housing, townhouses, and**
 392 **small-lot((;)) single((-family)) detached home development.**
 393

394 **~~((1.)) Residential Densities~~**

395 ~~((The density of eight homes per acre expressed below is a long term goal and would be an average density of~~
 396 ~~single family and multifamily developments. Single family homes will continue to account for most of the land~~
 397 ~~area used for new development in the county. This pl)) The Comprehensive Plan proposes ways to develop
 398 single((-family)) detached homes and densities so that urban land is used more efficiently, homes are more
 399 affordable, more housing choices are available, and densities are adequate to support effective and efficient
 400 transit services. Housing at higher densities can promote public health by creating urban communities that
 401 support public transportation and nearby services and thereby increase opportunities for walking or biking.
 402~~

403 **U-119 King County shall seek to achieve through future planning efforts, over the next**
 404 **20 years, including collaborative efforts with cities, an average zoning density of**
 405 **at least eight homes per acre in the Urban Growth Area through a mix of**
 406 **densities and housing types. A lower density zone may be used to recognize**
 407 **existing subdivisions with little or no opportunity for infill or redevelopment.**

408 **U-120 King County should apply the urban residential, low land use designation in**
 409 **limited circumstances in unincorporated urban areas ((in order)) to protect((;))**
 410 **floodplains, critical aquifer recharge areas, high function wetlands and unstable**
 411 **slopes from degradation, and the link these environmental features have to a**
 412 **network of open space, fish and wildlife habitat, and urban separators. The**
 413 **residential density for land so designated should be maintained at one unit per**
 414 **acre, and lands that are sending sites under the Transfer of Development Rights**
 415 **Program may transfer density at a rate of at least four units per acre.**
 416

417 **U-121 New multifamily housing should be built to the scale and design of the existing**
 418 **community or neighborhood, while contributing to an area-wide density and**
 419 **development pattern that supports transit and allows for a range of housing**
 420 **choices. Multifamily housing in unincorporated urban areas should be sited as**
 421 **follows:**
 422
 423 **a. In or next to unincorporated activity centers or next to community or**
 424 **neighborhood business centers;**
 425 **b. In mixed-use developments in centers and activity areas; and**
 426 **c. On small, scattered parcels integrated into existing urban residential**
 427 **areas. Over time, zoning should encourage a larger proportion of**
 428 **multifamily housing to be located on small, scattered sites rather than on**
 429 **larger sites.**
 430

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431 ~~((U-122~~ Land zoned for multifamily uses should be allowed to be converted to
432 nonresidential zone categories only after new multifamily sites are identified and
433 rezoned to replace the multifamily housing capacity lost due to the conversion.))
434

435 U-122a King County ~~((should))~~ shall explore zoning policies and provisions and tools
436 that increase housing density and affordable housing opportunities within
437 unincorporated urban ~~((growth))~~ areas, with a focus on areas near frequent
438 transit and commercial areas.
439

440 **((2.)) Minimum Density**

441 In accordance with the Countywide Planning Policies, King County has included a minimum density
442 requirement in its zoning regulations for all new urban residential development with a zoned density of four or
443 more homes per acre.
444

445 U-123 King County should apply minimum density requirements to all unincorporated
446 urban residential zones of four or more homes per acre, except under limited
447 circumstances such as the:
448 a. Presence of significant physical constraints such as those noted in
449 policy U-120, or
450 b. Implementation of standards applied to a property through a
451 property-specific development condition((;)) or special district overlay((;))
452 ~~or subarea study~~)).
453

454 **((3.)) Increases of Zoning Density**

455 While King County supports higher densities in unincorporated urban areas, increased densities that would be
456 incompatible with existing neighborhoods or cause significant impacts on roads, services and the environment
457 are discouraged. The following policies will guide decisions on application of densities and proposed rezones.
458

459 U-124 Requests for increases in density of unincorporated urban residential property
460 zoned for one dwelling unit per acre shall be considered unless the property
461 meets the criteria for low land use designation in set forth in Policy U-120.

462 U-125 King County should support proposed zoning changes to increase density within
463 the unincorporated urban area when consistent with the King County
464 Comprehensive Plan Land Use Map and when the following conditions are
465 present:
466 a. The development will be compatible with the character and scale of the
467 surrounding neighborhood;
468 b. Urban public facilities and services are adequate, consistent with
469 adopted levels of service and meet Growth Management Act
470

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- 471 concurrency requirements, including King County transportation
 472 concurrency standards;
- 473 c. The proposed density change will not increase unmitigated adverse
 474 impacts on environmentally critical areas or increase unmitigated
 475 adverse displacement impacts on residents or businesses, either on site
 476 or in the vicinity of the proposed development;
- 477 d. The proposed density increase will be consistent with or contribute to
 478 achieving the goals and policies of ~~((this))~~ the ((e)) Comprehensive
 479 ~~((p))~~ Plan((;)) and the subarea plan ((or subarea study)) for that
 480 geography, if applicable((;or));
- 481 e. ~~((t))~~ The development is within walking distance of transit corridors or
 482 transit activity centers, retail and commercial activities, and is accessible
 483 to parks and other recreation opportunities; and
- 484 ~~((e-))~~ f. An equity impact analysis has been completed that identifies all potential
 485 equity impacts and displacement risk to residents or businesses located
 486 on or adjacent to the site proposed for zoning reclassification:
- 487 1. For ~~((area zoning or))~~ zoning reclassifications initiated by the
 488 County in a subarea plan or area zoning and land use study, the
 489 analysis shall include, at a minimum, ~~((use of the County's Equity~~
 490 ~~Impact Review tool))~~ an equity impact review.
 - 491 2. For zoning reclassifications not initiated by the County, a
 492 community meeting shall be held that meets the requirements of
 493 ~~((K.C.C.))~~ King County Code 20.20.035 prior to submittal of the
 494 application. Notice of the community meeting should be provided,
 495 at a minimum, in the top six languages ~~((identified by the tier map of~~
 496 ~~limited-English-proficient persons maintained by the office of equity~~
 497 ~~and social justice and the county demographer))~~ spoken in that
 498 community.

500 **U-126** King County, when evaluating rezone requests, shall consult with the city whose
 501 Potential Annexation Area includes the property under review; if a
 502 pre-annexation agreement exists, King County shall work with the city to ensure
 503 compatibility with the city's pre-annexation zoning for the area. King County
 504 shall also notify special purpose districts and local providers of urban utility
 505 services and should work with these service providers on issues raised by the
 506 proposal.

507
 508 ~~((As part of its voluntary program with the Federal Aviation Administration to reduce aircraft noise inside~~
 509 ~~residences surrounding the King County International Airport, the County completed a Federal Aviation~~
 510 ~~Administration Part 150 Noise and Land Use Compatibility Study. As part of the study, noise contours were~~
 511 ~~developed and plotted as part of a Noise Mitigation Boundary. Over the past seven years and with available~~

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512 ~~Federal Aviation Administration funding, the County completed a residential sound mitigation program within~~
 513 ~~the Noise Mitigation Boundary. The program provided a variety of noise mitigation components, including~~
 514 ~~insulation, windows, and ventilation to 609 homes surrounding the airport. The program was completed in~~
 515 ~~2015.))~~

516

517 **U-127 King County shall not support requests for residential density increases or**
 518 **conversion of non-residential property to residential uses on lands located within**
 519 **the outer boundaries of the Federal Aviation Administration approved Noise**
 520 **Mitigation Boundary as identified by Seattle-Tacoma International Airport and**
 521 **King County International Airport.**

522

523 ~~((Development in the Unincorporated Urban Growth Area at a greater density than permitted by the minimum~~
 524 ~~zoning density, but equal to or less than the maximum zoning density allowed under the Residential Density~~
 525 ~~Incentive Program, will be allowed in exchange for public amenities such as low-income housing, preservation of~~
 526 ~~designated historic features or extra energy conservation measures, or through the transfer of development rights~~
 527 ~~from other parts of the county.~~

528

529 ~~**U-128 Density incentives should encourage private developers to: provide affordable**~~
 530 ~~**housing, significant open space, trails and parks; use the Transfer of**~~
 531 ~~**Development Rights Program, Low Impact Development and Green Building;**~~
 532 ~~**locate development close to transit; participate in historic preservation; and**~~
 533 ~~**include energy conservation measures.))**~~

534

535 **((4.)) Mixed-Use Development**

536 Mixed-use development combines higher density residential units with retail or office uses in the same building
 537 or within an integrated development on the same lot. Quality mixed-use developments can provide convenient
 538 shopping and services to both residents of the development and those who live nearby. They can help to build a
 539 sense of community, as neighboring merchants and residents get to know each other.

540

541 Mixed-use is traditional in older downtowns and commercial areas, where offices and retail typically occupy the
 542 first floor and residences are upstairs. Mixed-use developments can help meet projected housing needs, promote
 543 public health, and help provide mitigation for climate change by providing opportunities for people to walk or
 544 bicycle to retail shopping, such as grocery stores with fresh fruits and vegetables and locally produced
 545 value-added food products, such as cheese, meats, and preserves. It provides an opportunity to support
 546 ~~((disadvantaged))~~ historically underserved communities by clustering public services. If people can replace some
 547 of their driving trips with walking, biking, or transit, then vehicle miles traveled will decrease. Further, by
 548 placing shopping and services close to where people live, even if some of the trips are made by ~~((auto))~~ vehicle,
 549 they will be shorter than if the uses had been separated.

550

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551 **U-129** King County ~~((supports))~~ should allow mixed use developments in the urban area
552 in community and neighborhood business centers, unincorporated activity
553 centers, and in areas designated commercial outside of centers.

554

555 **U-130** Design features of mixed-use developments should include the following:
556 a. Integration of the retail and/or office uses and residential units within the
557 same building or on the same parcel;
558 b. Quality and appropriate ground level spaces built to accommodate retail
559 and office uses;
560 c. Off-street parking behind or to the side of the buildings, or enclosed
561 within buildings; and
562 d. Opportunities to have safe, accessible pedestrian connections and
563 bicycle facilities within the development and to adjacent residential
564 developments.

565

566 **U-131** In a mixed-use development where residential and nonresidential uses are
567 proposed in separate structures and the residential uses are proposed to be
568 constructed prior to the nonresidential uses, permitting and development
569 reviews should be through a process that ensures an integrated design.

570

571 **U-132** In a mixed-use development, incentives such as increases in residential density
572 or floor area ratio should be used to encourage the inclusion of well-designed
573 and accessible public gathering spaces in the site design.

574

575 ~~((U-132a King County shall allow and support the development of innovative community
576 gardens and urban agriculture throughout the public realm of residential and
577 commercial areas.))~~

578

579 **U-132b** King County shall allow and support mixed-use food innovation districts
580 supportive of affordable, healthy local food.

581

582 **~~((5.))~~ Urban Residential Neighborhood Design and Infill/Redevelopment**

583 King County unincorporated urban areas should be designed so that residents enjoy them both for their unique
584 character and for the amenities they provide. These areas, through local subarea planning processes and
585 permitting and design standards, should support development that is of the same quality as adjacent cities.

586

587 The high level of amenities and development include outdoor spaces that are usable, attractive, comfortable, and
588 enjoyable. The design of urban streets, including features such as parking strips, street trees, alleys and off-street
589 parking all contribute to the character of urban neighborhoods. Careful site planning can incorporate
590 neighborhood features, contribute to aesthetic value, minimize site disturbance, conserve energy, reduce urban

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591 heat, and, in some cases, reduce development costs. Neighborhood shopping, grocery stores with fresh fruits
592 and vegetables, libraries, larger parks, schools, and public golf courses are examples of uses that provide
593 amenities for nearby residents.

594

595 Small retail establishments integrated into residential development ~~((e.g.,))~~ such as a laundromat) can provide
596 convenient services and help residents reduce ~~((automobile))~~ vehicle trips. Urban areas that are interesting and
597 safe for pedestrians and bicyclists, and that provide many necessary services close to residential developments,
598 can promote public health by increasing opportunities for physical activity during daily activities.

599

600 **U-133** King County shall encourage ~~((s))~~ affordable, innovative, quality infill
601 development and redevelopment in existing unincorporated urban areas. A
602 variety of regulatory, incentive, and program strategies ~~((euld))~~ should be
603 considered, including:
604 a. Special development standards for infill sites;
605 b. Assembly and resale of sites to providers of affordable and healthy
606 housing;
607 c. ~~((Impact mitigation fee structures that favor infill developments;~~
608 ~~d.))~~ Greater regulatory flexibility in allowing standards to be met using
609 innovative techniques;
610 ~~((e-))~~ d. Coordination with incentive programs of cities affiliated to annex the
611 area;
612 ~~((f-))~~ e. Green ~~((B))~~ building techniques that create sustainable development; and
613 ~~((g-))~~ f. Joint public/private loan guarantee pools.

614

615 **U-134** Single ~~((family))~~ detached homes, accessory dwelling units, townhomes,
616 ~~((duplexes))~~ middle housing, and apartments shall be allowed in all urban
617 residential zones, provided that apartments, duplexes, triplexes, and fourplexes
618 shall not be:
619 a. ~~((Apartments shall not be a))~~ Allowed in the R-1 zone unless 50 ~~((%))~~
620 percent or more of the site is environmentally constrained; and
621 b. ~~((Apartments in R-1, R-4, R-6 and R-8 shall not be d))~~ Developed at
622 densities in excess of 18 units per acre in the net buildable area in the R-
623 1, R-4, R-6, or R-8 zone.

624

625 **U-135** Urban residential neighborhood design should preserve historic structures,
626 natural features and neighborhood identity, while accommodating housing
627 affordable to all income levels and providing privacy, community space, and
628 safety and mobility for pedestrians and bicyclists of all ages and abilities.

629

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- 630 **U-136** Site planning tools, such as clustering, shall be permitted ~~((in order))~~ to allow
631 preservation or utilization of unique natural features within a development.
632
- 633 **U-137** New urban residential developments should provide recreational space,
634 community facilities, and neighborhood circulation for pedestrians and bicyclists
635 to increase opportunities for physical activity and ensure access to transit
636 facilities where they exist or are planned.
637
- 638 **U-138** Residential developments should provide a variety of housing types and lot
639 patterns through lot clustering, flexible setback requirements, and mixed
640 attached and detached housing.
641
- 642 **U-139** Nonresidential uses, such as schools, ~~((religious facilities))~~ places of worship,
643 libraries, and small-scale retail and personal services, should be integrated into
644 urban residential neighborhoods to create viable neighborhoods with reduced
645 dependence on ~~((the automobile))~~ vehicles. These uses should be sited,
646 designed, and scaled to be compatible with existing residential character and
647 should provide convenient and safe walking and bicycling connections to
648 neighboring residences.
649
- 650 **U-139a** King County shall support policy and system changes that increase access to
651 affordable, healthy foods in neighborhoods.
652
- 653 **U-139b** King County should allow the creation of local improvement districts, where
654 required to carry out important public functions that are not otherwise able to be
655 carried out by existing local governments.
656
- 657 Multifamily residential development is important to King County's housing supply because it uses land and
658 energy efficiently and provides opportunities for affordable rental and ownership housing. Multifamily
659 development is defined as one building that contains two or more separate dwelling units. Multifamily
660 developments can be apartments, ~~((duplexes))~~ middle housing, townhouses, or ~~((other))~~ innovative housing
661 types.
662
- 663 **U-140** **Multifamily residential development should provide common and private open
664 space; variation in facades and other building design features that may include
665 varying window treatments, building colors, and materials; and light fixtures that
666 will give a residential scale and identity to multifamily development.**
667
- 668 ~~((Generally, larger parcels of buildable vacant land in the Urban Growth Area have been preferred for
669 development. Development of these large parcels, especially for attached units at higher densities, often
670 provoked concerns about compatibility due to their scale and design.~~

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671

672 As larger vacant lots become increasingly scarce, attention will turn more and more towards smaller vacant lots
 673 often located within built neighborhoods (i.e., infill) and to redevelopment. Residential development proposals
 674 on small lots and redevelopment often can be an unobtrusive and desirable means of increasing density and
 675 affordable housing within existing neighborhoods.) Infill development and redevelopment are necessary to
 676 achieve growth management objectives such as maximizing the efficient use of land and increasing the variety of
 677 housing choices and prices.

678

679 **U-141** King County should support infill and redevelopment proposals in
 680 unincorporated urban areas that serve to improve the overall character of
 681 existing communities or neighborhoods. New development should consider the
 682 scale and character of existing buildings.

683

684 **~~(6.)~~ Residential Site Improvement Standards and Public Services**

685 The following policies govern King County land use regulations and functional plans that contain improvement
 686 standards for the review of proposed rezones, residential subdivisions, short subdivisions, multifamily buildings
 687 and construction permits.

688

689 **U-142** Residential developments within the unincorporated urban area, including mobile
 690 home parks, shall provide the following improvements:

- 691 a. Paved streets (and alleys if appropriate), curbs and sidewalks, and
 692 internal walkways when appropriate;
- 693 b. Adequate parking and consideration of access to transit activity centers
 694 and transit corridors;
- 695 c. Street lighting and street trees;
- 696 d. Stormwater treatment and control;
- 697 e. Public water supply;
- 698 f. Public sewers; and
- 699 g. Landscaping around the perimeter and parking areas of multifamily
 700 developments.

701

702 The design and construction quality of development in unincorporated urban
 703 areas should meet or exceed the quality in the area's designated annexation city.

704

705 **U-143** Common facilities such as recreation space, internal walkways that provide
 706 convenient and safe inter- and intra-connectivity, roads, parking (including
 707 secure bicycle parking), and solid waste and recycling areas with appropriate
 708 levels of landscaping should be included in multifamily developments. Areas of
 709 multifamily buildings that are open to the public (such as common hallways and
 710 elevators) shall be smoke-free and vapor-product free to the extent allowed by

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711 state and local regulations to avoid exposure to secondhand tobacco smoke and
712 emissions from electronic smoking and vaping devices.

713

714 Neighborhood recreation space and parks are important amenities for residents. The higher the density, the
715 more essential such amenities become to a desirable living environment. If the site of a proposed development is
716 large enough, a park site dedication or private park site can be required as a condition of a rezone, subdivision,
717 or site plan approval.

718

719 **U-144** Recreation space based on the size of the developments shall be provided on
720 site, except that in limited cases, fee payments for local level park and outdoor
721 recreation needs may be accepted by King County.

722

723 **U-145** Recreation spaces located within ~~((a residential))~~ the following developments,
724 except those for elderly or other special needs populations, shall include a
725 child's play area:
726 a. single detached subdivisions;
727 b. apartment, townhouse, and mixed-use developments, of more than four
728 units in the UR and R-4 through R-48 zones; and
729 c. stand-alone townhouse developments in the NB zone of more than four
730 units on property designated commercial outside of center in the urban
731 area.

732

733 **U-146** Recreation spaces located in residential developments in the Urban Area should
734 include amenities such as play equipment, open grassy areas, barbecues,
735 benches, bicycle racks, trails, and picnic tables.

736

737 **((C.)) Commercial Land Use**

738 The Countywide Planning Policies call for a significant share of new jobs and housing to occur within cities and
739 in ~~((urban))~~ regional and countywide growth centers, which are areas of concentrated employment and housing.
740 ~~((The designated urban centers are to accommodate 15,000 jobs within a one-half mile radius of a major transit~~
741 ~~stop, an average employment density of 50 jobs per gross acre and an average of 15 housing units per gross~~
742 ~~acre.))~~ Criteria related to densities, planning, and infrastructure for growth centers are included in the
743 Multicounty Planning Policies and Countywide Planning Policies. ((All of the urban)) Regional centers are
744 designated by the Puget Sound Regional Council ((as Regional Growth Centers)) and all are located in cities.
745 Countywide centers are designated by the Growth Management Planning Council and are located in both
746 incorporated and unincorporated areas. The County's two unincorporated activity centers (Skyway and White
747 Center) meet the criteria for countywide center designation. King County intends to apply for this designation
748 following adoption of the 2024 Comprehensive Plan.

749

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750 ((In addition to the urban centers, cities and unincorporated urban King County have existing intensive
751 industrial, commercial, and residential areas that will continue to grow and provide employment, services,
752 shopping, and housing opportunities, but not at the same level as urban centers.)) Three categories of centers are
753 established for urban unincorporated areas of King County. Higher density, more-concentrated developed
754 industrial and commercial areas are classified as unincorporated activity centers and are intended to the primary
755 location for this type of commercial development. Midrange centers are called community business centers and
756 smaller, local centers are called neighborhood business centers. The locations of these centers are shown on the
757 Urban Centers map at the end of this chapter. This Comprehensive Plan also recognizes existing commercial
758 and industrial development that is outside of unincorporated activity centers, community business centers, and
759 neighborhood business centers.

760

761 **U-147 Business((/)) and office park developments should be located in or adjacent to an**
762 **unincorporated activity center. They may serve as a transition between office((/))**
763 **and retail areas and residential areas. They should be designed to take**
764 **advantage of on-site or nearby structured parking, and/or bus service and**
765 **passenger facilities should be compatible with the objective of higher**
766 **employment densities.**

767

768 **U-148 New commercial and office development shall locate in designated**
769 **unincorporated activity centers, community and neighborhood business centers,**
770 **and in areas designated commercial outside of centers.**

771

772 Warehouse-style retail businesses, large retail complexes, stadiums, large ((churches)) places of worship, and
773 colleges are examples of land uses that serve as destinations from throughout the region. Such uses require a full
774 range of urban services including transit, substantial parking, and access to arterials and freeways, and therefore
775 should locate in the urban area where these services are available. In addition, these land uses have traffic and
776 impervious surface impacts that are inappropriate for the Rural Area and Natural Resource Lands.

777

778 **U-149 New facilities and businesses that draw from throughout the region, such as**
779 **large retail uses, large public assembly facilities, and ((institutions-of)) higher**
780 **education institutions should locate in the Urban Growth Area.**

781

782 **((1.)) Unincorporated Activity Centers**

783 Unincorporated activity centers are the primary locations for commercial and industrial development in urban
784 unincorporated King County. White Center and Skyway are the only designated unincorporated activity
785 centers. ((The North Highline Community Service Area Subarea Plan establishes the size of, and mix of uses
786 allowed in, the White Center Unincorporated Activity Center. The Skyway West Hill Community Service Area
787 Subarea Plan establishes the size and mix of uses in the Skyway Unincorporated Activity Center.)) The Land
788 Use Map designates unincorporated activity centers. The North Highline Community Service Area Subarea

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789 Plan and Skyway-West Hill Community Service Area Subarea Plan establishes policy direction for development
790 and uses in each respective activity center.

791

792 **U-150** **Unincorporated activity centers in urban areas should provide employment,**
793 **housing, shopping, services and leisure-time amenities to meet the needs of the**
794 **local economy. The mix of uses may include:**

- 795 a. **Health, human service and public safety facilities;**
796 b. **Retail stores and services;**
797 c. **Professional offices;**
798 d. **Business/office parks;**
799 e. **Multifamily housing and mixed-use developments;**
800 f. **Heavy commercial and industrial uses, when there is direct freeway or**
801 **rail access;**
802 g. **Light manufacturing;**
803 h. **Parks and open space; and**
804 i. **Farmers Markets.**

805

806 **U-151** **Within unincorporated activity centers, the following zoning is appropriate:**
807 **Urban Residential, with a density of ((twelve)) 12 to ((forty-eight)) 48 dwelling**
808 **units per acre; Community Business; Neighborhood Business; Office; and**
809 **Industrial.**

810

811 **U-152** **King County may designate new unincorporated activity centers or expand**
812 **existing unincorporated activity centers only through a subarea planning**
813 **process that should address:**

- 814 a. **The relationship and role of the ((entire)) center to its surrounding uses,**
815 **including adjacent cities, and to other nearby centers;**
816 b. **Availability of supporting public services;**
817 c. **~~((The function of the center to other centers in the sub-region;~~**
818 **~~d.))~~ **The need for additional commercial and industrial development;**
819 **~~((e.))~~ d. **The size and boundaries of the center; and**
820 **~~((f.))~~ e. **Zoning.********

821

822 **U-153** **The size, uses, and boundaries of unincorporated activity centers should ((be**
823 **consistent with the following criteria)):**

- 824 a. **Be ((M))more than ((forty)) 40 acres in size, excluding land needed for**
825 **surface water management or protection of environmentally critical**
826 **areas;**
827 b. **Include ((R))retail space based on the amount of residential development**
828 **planned for the surrounding area to provide for community and local**
829 **shopping needs; and**

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- 830 c. Limit ((R))retail space ((should not exceed)) to a maximum of 60 acres
 831 and 600,000 square feet unless ((it is served by direct freeway access
 832 by)) located on a principal or minor arterial that connects directly to a
 833 freeway and the retail space is well served by transit.
 834
- 835 **U-154 Design features of unincorporated activity centers should include the following:**
 836 a. **Safe and attractive walkways and bicycle facilities for all ages and**
 837 **abilities with access to each major destination, including schools,**
 838 **community centers, and commercial areas;**
 839 b. **Buildings close to sidewalks to promote walking and access to transit;**
 840 c. **Compact design with close grouping of compatible uses;**
 841 d. **Off-street parking in multistory structures located to the side or rear of**
 842 **buildings or underground;**
 843 e. **Public art;**
 844 f. **Public spaces, such as plazas and building atriums;**
 845 g. **Retention of attractive natural features, historic buildings, and**
 846 **established character;**
 847 h. **Aesthetic design and compatibility with adjacent uses through setbacks,**
 848 **building orientation, landscaping, and traffic control;**
 849 i. **Screening of unsightly views, such as heavy machinery, outdoor storage**
 850 **areas, loading docks, and parking areas from the view of adjacent uses**
 851 **and from arterials; and**
 852 j. **Signs should be regulated to reduce glare and other adverse visual**
 853 **impacts on nearby residences, without limiting their potential**
 854 **contribution to the color and character of the center.**
 855
- 856 **U 158 New major residential, commercial, and mixed-use developments in**
 857 **unincorporated activity centers should include low impact design features and**
 858 **should promote public health by increasing opportunities for physical activity in**
 859 **daily life. The development should include: safe walkways and bicycle facilities**
 860 **for all ages and abilities with access to commercial areas, schools, and**
 861 **community facilities; trails; and pocket parks.**
 862

863 **((2.)) Community Business Centers**

864 Community business centers are primarily retail developments designed to serve a moderately-sized nearby
 865 market area ~~((of 15,000 to 40,000 people. Community business centers should be sited so they do not adversely~~
 866 ~~affect other centers and are easily accessible by motor vehicles or public transportation, walking or bicycling.~~
 867 ~~Community business centers should be designed to be compatible with adjacent residential uses, and should~~
 868 ~~promote pedestrian and bicycle access)).~~ As shown on the Urban Centers map at the end of this chapter, these
 869 centers include Fairwood, Roxhill, Glendale, and Top Hat.

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870

871 **U-159**

Community business centers in the urban areas should provide primarily shopping and personal services for nearby residents. Offices and multifamily housing are also encouraged. Industrial and heavy commercial uses should be excluded. Community business centers should include the following mix of uses:

876

a. Retail stores and services;

877

b. Professional offices;

878

c. Community and human services;

879

d. Multifamily housing as part of a mixed-use development, with residential densities of at least 12 units per acre when well served by transit; and

880

881

e. Stands or small outlets that offer fresh, affordable fruit and produce and locally produced value-added food products.

882

883

884 **U-160**

Designated community business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or designation of new community business centers shall be permitted only through a subarea plan or area zoning and land use study. Redevelopment and infill development of existing community business centers is encouraged.

885

886

887

888

889

890 **U-161**

Within community business centers, the following zoning is appropriate: Neighborhood Business, Community Business, and Office.

891

892

893 **U-162**

The specific size and boundaries of community business centers should be ~~((consistent with the criteria listed below))~~;

894

895

a. More than 10 acres and up to 40 acres in size, excluding land needed for surface water management or protection of environmentally critical areas;

896

897

898

b. Designed to provide shopping and services for a market population of 15,000 to 40,000 people;

899

900

c. Located one to three miles from an unincorporated activity center or from another community business center. May be located less than two miles from a neighborhood business center when it is demonstrated the neighborhood business center will not be adversely affected; and

901

902

903

904

d. ~~((Must be 1))~~ Located at the intersection of two principal or minor arterials.

905

906

907 **U-163**

Design features of community business centers should include the following:

908

a. Safe and attractive walkways and bicycle facilities for all ages and abilities;

909

910

b. Close grouping of stores;

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- 911 c. Off-street parking behind or to the side of buildings, or enclosed within
912 buildings;
913 d. Public art;
914 e. Retention of attractive natural features, historic buildings, and
915 established character;
916 f. Landscaping, which may include planters and street trees;
917 g. Appropriate signage;
918 h. Public seating areas; and
919 i. Architectural features that provide variation between buildings or
920 contiguous storefronts.
921

922 **((3.)) Neighborhood Business Centers**

923 Neighborhood business centers are shopping areas offering convenience goods and services to local residents.
924 Neighborhood business centers are intended to be small and compatible with adjacent residential areas and often
925 are used on the way to another destination (for example, a fuel stop before or after commuting). Sometimes they
926 consist of only one use or business. Neighborhood business centers should be designed to promote pedestrian
927 and bicycle access.
928

929 As shown on the Urban Centers map at the end of this chapter, King County has seven of these centers,
930 including Avondale Corner, Beverly Park, Jovita, Lake Geneva, Martin Luther King Jr. Way/60th Ave.-64th
931 Ave. S, Rainier Ave. S./S. 114th St.-S. 117th St., and Spider Lake.
932

933 **U-164 Neighborhood business centers in urban areas should include primarily retail
934 stores and offices designed to provide convenient shopping and other services
935 for nearby residents. Industrial and heavy commercial uses should be excluded.**
936 **Neighborhood business centers should include the following mix of uses:**

- 937 a. Retail stores and services;
938 b. Professional offices;
939 c. Multifamily housing as part of a mixed-use development with residential
940 densities up to 12 units per acre when convenient to a minor arterial.
941 Higher densities are appropriate when the center is a walkable
942 community, convenient to a principal arterial or well-served by transit;
943 and
944 d. Farmers Markets.
945

946 **U-165 Designated neighborhood business centers are shown on the Comprehensive
947 Plan Land Use Map. Expansion of existing or the designation of new
948 neighborhood business centers shall only be permitted through a subarea plan**

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Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

949 or area zoning and land use study. Redevelopment and infill development of
950 existing neighborhood business centers is encouraged.

951
952 **U-166** Within neighborhood business centers, the following zoning is appropriate:
953 **Neighborhood Business and Office.**

954
955 **U-167** The specific size and boundaries of neighborhood business centers should be
956 ~~((consistent with the criteria listed below.))~~;

- 957 a. Ten acres or less in size, excluding land needed for surface water
958 management or protection of ~~((environmentally sensitive features))~~
959 critical areas;
- 960 b. Designed to provide convenience shopping for a market population of
961 8,000 to 15,000 people;
- 962 c. Located within walking distance of transit corridors or transit activity
963 centers; and
- 964 d. Located one to three miles from another neighborhood business center.

965
966 **U-168** Design features of neighborhood business centers should include the following:

- 967 a. Safe and attractive walkways and bicycle facilities for all ages and
968 abilities;
- 969 b. Close grouping of stores;
- 970 c. Off-street parking behind or to the side of buildings, or enclosed within
971 buildings;
- 972 d. Public art;
- 973 e. Retention of attractive natural features, historic buildings, or established
974 character;
- 975 f. Landscaping, which may include planters and street trees;
- 976 g. Appropriate signage;
- 977 h. Public seating areas; and
- 978 i. Architectural features that provide variation between buildings or
979 contiguous storefronts.

980

981 **~~((4.)) Commercial Development Outside of Centers~~**

982 The Commercial Outside of Center ~~((CO))~~ Land Use designation recognizes commercial uses predating the
983 adoption of the ~~((e))~~ County's first Growth Management Act -mandated Comprehensive Plan. These isolated
984 unincorporated urban areas were and remain located outside a designated urban center (unincorporated activity
985 center, community business center, or neighborhood business center). The ~~((CO))~~ Commercial Outside of
986 Center designation is also appropriate as a transitional designation within certain potential annexation areas. In
987 these areas, the ~~((c))~~ County will utilize the memorandum of understanding and applicable Comprehensive Plan
988 policies to determine the appropriate zoning to implement this transitional designation.

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989

990 U-169

Stand-alone commercial developments legally established outside designated centers in the unincorporated urban area may be recognized with the ~~((CQ))~~ Commercial Outside of Center designation and appropriate commercial zoning, including any identified potential zoning classification. An action to implement a potential zoning classification shall not require ~~((a detailed subarea))~~ an area zoning or land use study, if the current ~~((CQ))~~ Commercial Outside of Center designation is to remain unchanged. When ~~((more detailed))~~ subarea plans are prepared, these developments may be designated as centers and allowed to grow if appropriate, or may be encouraged to redevelop consistent with the residential density and design policies of the Comprehensive Plan.

1000

1001 U-170

The ~~((CQ))~~ Commercial Outside of Center designation may be applied as a transitional designation in Potential Annexation Areas identified in a signed memorandum of understanding between a city and the ~~((C))~~ County for areas with a mix of urban uses and zoning ~~((in order))~~ to facilitate the joint planning effort directed by the memorandum of understanding. Zoning to implement this transitional designation should recognize the mix of existing and planned uses. No zone changes to these properties to allow other nonresidential uses, or zone changes to allow expansion of existing nonresidential uses onto other properties, should occur unless or until a subarea plan or area zoning and land use study ~~((with the city))~~ is completed in consultation with the city.

1011

((5.)) Commercial Site Improvement Standards and Public Services

The following policy governs King County land use regulations and functional plans that contain improvement standards for the review of proposed rezones and commercial construction permits.

1015

1016 U-171

Commercial, retail and industrial developments in the unincorporated urban area should foster community, create enjoyable outdoor areas, and balance needs of ~~((automobile))~~ vehicle movement with pedestrian and bicycle mobility and safety. Commercial and industrial developments shall provide the following improvements:

1017

1018

1019

1020

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- 1021 a. Paved streets;
- 1022 b. Sidewalks for all ages and abilities and bicycle facilities in commercial
- 1023 and retail areas;
- 1024 c. Adequate parking for employees and business users;
- 1025 d. Landscaping along or within streets, sidewalks, and parking areas to
- 1026 provide an attractive appearance;
- 1027 e. Adequate stormwater control, including curbs, gutters, and stormwater
- 1028 retention facilities;
- 1029 f. Public water supply;
- 1030 g. Public sewers;
- 1031 h. Controlled traffic access to arterials and intersections; and
- 1032 i. Where appropriate, in commercial areas, common facilities, such as
- 1033 shared streets, walkways, and waste disposal and recycling with
- 1034 appropriate levels of landscaping.
- 1035
- 1036 The design and construction quality of development in unincorporated urban
- 1037 areas should meet or exceed the quality in the area's designated annexation city.
- 1038

1039 **((6.)) Industrial Development**

1040 Maintaining a strong industrial land supply is an important factor in maintaining the county's economic base and

1041 providing family-wage jobs. The following policies assure that industrial development is supported and is also

1042 compatible with adjacent land uses while providing appropriate services for employees. In addition, King

1043 County is committed to helping return contaminated sites to productive use.

1044

1045 **U-172** Within the Urban Growth Area(~~(, but outside unincorporated activity centers,)~~)

1046 properties with existing industrial uses shall be protected. The ~~((e))~~ County may

1047 use tools such as special district overlays to identify them for property owners

1048 and residents of surrounding neighborhoods.

1049

1050 **U-173** Industrial development should have direct access from arterials or freeways.

1051 Access points should be combined and limited in number to allow smooth traffic

1052 flow on arterials. Access through residential areas should be avoided.

1053

1054 **U-174** Small amounts of retail and service uses in industrial areas may be allowed for

1055 convenience to employees and users.

1056

1057 **U-175** King County, in collaboration with cities and the development community, should

1058 create and fund a process to clean up and reclaim polluted industrial areas ~~((in~~

1059 ~~order))~~ to expand the land available for industrial development.

1060

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1061 **~~((D-))~~ Urban Planned Developments and Fully Contained Communities**

1062 The Growth Management Act allows, within the designated Urban Growth Area, development of large land
1063 ownerships that may offer the public and the property owner opportunities to realize mutual benefits when such
1064 development is coordinated through the review process as an Urban Planned Development. ~~((Possible public
1065 benefits include greater preservation of public open space, proponent contributions to major capital improvement
1066 needs, diversity in housing types and affordability, and the establishment of the specific range and intensity of
1067 uses for the entire Urban Planned Development. A property owner and the public could benefit from the
1068 efficiency of combined hearings and land use decision making, as well as the establishment of comprehensive
1069 and consistently applied project wide mitigations guiding the review of subsequent land use approvals.))~~ In the
1070 mid-1990s, King County approved the Bear Creek Urban Planned Developments (also referred to as the Novelty
1071 Hill Urban Planned Developments) in the communities of Redmond Ridge, Redmond Ridge East, and Trilogy.

1072
1073 The Growth Management Act also allows counties to establish a process, as part of the Urban Growth Area
1074 designation, for reviewing proposals to authorize new Fully Contained Communities. The Bear Creek Urban
1075 Planned Developments were also approved as Fully Contained Communities.

1076
1077 The Bear Creek Urban Planned Development agreements and Fully Contained Community approvals expired in
1078 2020 and 2023. At that time, the former Urban Planned Development and Fully Contained Community areas
1079 were redesignated in the Comprehensive Plan consistent with their developed conditions. Their zoning was also
1080 changed to ensure the areas could continue to be used in a manner consistent with the Comprehensive Plan land
1081 use designations.

1082
1083 At this time, there are no longer large, undeveloped unincorporated urban areas that would be suitable for future
1084 designation and development of additional Urban Planned Developments or Fully Contained Communities.

1085
1086 ~~**((U-176) Sites for potential new Urban Planned Developments may be designated within
1087 the established Urban Growth Area to realize mutual benefits for the public and
1088 the property owner. Two Urban Planned Developments areas have been
1089 designated by the county: the Bear Creek Urban Planned Development area,
1090 comprised of the Redmond Ridge (formerly known as Northridge) Urban Planned
1091 Development, the Trilogy at Redmond Ridge (formerly known as Blakely Ridge)
1092 Urban Planned Development, and the Redmond Ridge East Urban Planned
1093 Development; and Cougar Mountain Village Urban Planned Development. Future
1094 Urban Planned Development sites in the Urban Growth Area shall be designated
1095 through a subarea planning process, or through a Comprehensive Plan
1096 amendment initiated by the property owner.**~~

1097

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- 1098 ~~U-177~~ ~~_____~~ ~~The creation of Urban Planned Developments is intended to serve as a model for~~
 1099 ~~achieving a mix of uses, appropriate development patterns, and high quality~~
 1100 ~~design, as well as providing for public benefits that shall include:~~
 1101 ~~a. _____ Open space and critical areas protection;~~
 1102 ~~b. _____ Diversity in housing types and affordability;~~
 1103 ~~c. _____ Quality site design; and~~
 1104 ~~d. _____ Transit and nonmotorized transportation opportunities.~~
 1105

1106 ~~The Bear Creek Urban Planned Development area was first designated for urban development in 1989 in the~~
 1107 ~~Bear Creek Community Plan. The urban designation of this area under the Growth Management Act was~~
 1108 ~~established in the Countywide Planning Policies in 1992 and affirmed in 1994. The Bear Creek Urban Planned~~
 1109 ~~Development area was included in the Urban Growth Area designated in the 1994 King County Comprehensive~~
 1110 ~~Plan. Since the adoption of the 1994 Comprehensive Plan, both Redmond Ridge and Trilogy have been~~
 1111 ~~approved as Urban Planned Developments and King County has entered into development agreements~~
 1112 ~~governing the development of these sites. The legality of these development approvals was challenged and these~~
 1113 ~~legal challenges have been rejected. Therefore, these sites will be, and are being, developed at urban densities.~~
 1114

1115 ~~Through the adoption of the 2000 King County Comprehensive Plan update, King County reaffirmed its urban~~
 1116 ~~designation of the Bear Creek Urban Planned Development area. In addition to the reasons that led the County~~
 1117 ~~(and the region) to originally include this area within the County's Urban Growth Area, when the County~~
 1118 ~~adopted the 2000 update, it noted that: two sites within this area had been approved for urban development after~~
 1119 ~~the adoption of the original Growth Management Act Comprehensive Plan; significant infrastructure~~
 1120 ~~improvements had been made at these sites; and the ultimate development of these sites was proceeding in~~
 1121 ~~accordance with issued permit approvals. The existence of these urban improvements further supported a~~
 1122 ~~conclusion that this area is characterized by urban growth within the meaning of the Growth Management Act~~
 1123 ~~and was therefore appropriately included within the County's Urban Growth Area.~~
 1124

1125 ~~Since the county considered and adopted the 2000 update, significant development within the Bear Creek Urban~~
 1126 ~~Planned Development area has taken place. The Urban Planned Development permits approved by the county~~
 1127 ~~required the construction of infrastructure needed to support urban development of the Bear Creek Urban~~
 1128 ~~Planned Development area. Those infrastructure improvements have now been completed or are under~~
 1129 ~~construction. This includes sanitary sewer trunk lines and pump stations; water trunk lines, pump stations, and~~
 1130 ~~storage facilities; stormwater collection, detention, treatment and discharge facilities; other utilities; a park and~~
 1131 ~~open space system linked by trails; and required road improvements. In addition, King County has granted final~~
 1132 ~~plat approval for lots for more than 2,100 of the dwelling units approved by the Redmond Ridge and Trilogy~~
 1133 ~~Urban Planned Development permits and more than 1,600 of those dwelling units have been built, are under~~
 1134 ~~construction, or have been permitted. Furthermore, major community facilities and services such as the 18-hole~~
 1135 ~~golf course and clubhouse, the Redmond Ridge Community Center, and the retail center and grocery store have~~
 1136 ~~been completed or are under construction. All of these developments support the conclusion that the Redmond~~
 1137 ~~Ridge and Trilogy Urban Planned Development sites are now fully characterized by and irrevocably committed~~

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1138 to urban growth, and the county therefore reaffirms its urban designation of the Bear Creek Urban Planned
1139 Development area.

1140

1141 The urban designation of the Bear Creek, now referred to as Redmond Ridge East, has an approved Urban
1142 Planned Development permit and a Fully Contained Community permit that authorized the urban development
1143 of Redmond Ridge East. Redmond Ridge East is served by the urban infrastructure that has already been
1144 constructed to serve the Redmond Ridge and Trilogy Urban Planned Development sites.

1145

1146 The county reaffirms its urban designation of the Redmond Ridge East for the following reasons: this site has
1147 always been treated by King County as part of the Bear Creek Urban Planned Development urban area; this site
1148 is adjacent to the urban development that has already occurred and that will continue to occur at Trilogy and
1149 Redmond Ridge; this site is located in relationship to the rest of the Bear Creek Urban Planned Development
1150 area so as to be appropriate for urban growth; and this site is an area that will be served by existing urban public
1151 facilities and services that have been provided in accordance with Trilogy and Redmond Ridge Urban Planned
1152 Development permit requirements.

1153

1154 The Growth Management Act allows counties to establish a process, as part of the Urban Growth Area
1155 designation, for reviewing proposals to authorize new Fully Contained Communities. Criteria for approval of
1156 Fully Contained Communities are contained in Revised Code of Washington (RCW) 36.70A.350. If a county
1157 establishes in its comprehensive plan a process for authorizing Fully Contained Communities, it must adopt
1158 procedures for approving Fully Contained Communities in its development regulations. King County has
1159 established a Fully Contained Community consisting of the Bear Creek Urban Planned Development area.

1160

1161 **~~U-178~~ King County has established a Fully Contained Community. This one area is
1162 ~~designated through this Comprehensive Plan and is shown on the Land Use Map~~
1163 ~~as the urban planned community of the Bear Creek Urban Planned Development~~
1164 ~~area comprised of Trilogy at Redmond Ridge, Redmond Ridge, and Redmond~~
1165 ~~Ridge East Urban Planned Development sites. Nothing in these policies shall~~
1166 ~~affect the continued validity of the approved Urban Planned Development permits~~
1167 ~~for these sites. This Fully Contained Community designation may be~~
1168 ~~implemented by separate or coordinated Fully Contained Community permits.~~**

1169

1170 **~~U-179~~ The population, household, and employment growth targets and allocations for
1171 ~~the county's Urban Growth Area in this plan include the Bear Creek Urban~~
1172 ~~Planned Development area. Accordingly, the requirements in Revised Code of~~
1173 ~~Washington 36.70A.350(2) that the county reserve a portion of the 20-year~~
1174 ~~population projection for allocation to new Fully Contained Communities has~~
1175 ~~been satisfied.~~**

1176

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- 1177 **U-180** ~~—————~~ ~~The review and approval process for a Fully Contained Community permit shall~~
 1178 ~~be the same as that for an Urban Planned Development permit, except the~~
 1179 ~~following additional criteria shall be met, pursuant to the provisions of RCW~~
 1180 ~~36.70A.350:~~
- 1181 ~~a. ———~~ ~~New infrastructure (including transportation and utilities infrastructure)~~
 1182 ~~is provided for and impact fees are established and imposed on the Fully~~
 1183 ~~Contained Community consistent with the requirements of RCW~~
 1184 ~~82.02.050;~~
- 1185 ~~b. ———~~ ~~Transit-oriented site planning and traffic demand management programs~~
 1186 ~~are implemented in the Fully Contained Community. Pedestrian, bicycle,~~
 1187 ~~and high-occupancy vehicle facilities are given high priority in design~~
 1188 ~~and management of the Fully Contained Community;~~
- 1189 ~~c. ———~~ ~~Buffers are provided between the Fully Contained Community and~~
 1190 ~~adjacent non-Fully Contained Community areas. Perimeter buffers~~
 1191 ~~located within the perimeter boundaries of the Fully Contained~~
 1192 ~~Community delineated boundaries, consisting of either landscaped~~
 1193 ~~areas with native vegetation or natural areas, shall be provided and~~
 1194 ~~maintained to reduce impacts on adjacent lands;~~
- 1195 ~~d. ———~~ ~~A mix of uses is provided to offer jobs, housing, and services to the~~
 1196 ~~residents of the new Fully Contained Community. No particular~~
 1197 ~~percentage formula for the mix of uses should be required. Instead, the~~
 1198 ~~mix of uses for a Fully Contained Community should be evaluated on a~~
 1199 ~~case-by-case basis, in light of the geography, market demand area,~~
 1200 ~~demographics, transportation patterns, and other relevant factors~~
 1201 ~~affecting the proposed Fully Contained Community. Service uses in the~~
 1202 ~~Fully Contained Community may also serve residents outside the Fully~~
 1203 ~~Contained Community, where appropriate;~~
- 1204 ~~e. ———~~ ~~Affordable housing is provided within the new Fully Contained~~
 1205 ~~Community for a broad range of income levels, including housing~~
 1206 ~~affordable by households with income levels below and near the median~~
 1207 ~~income for King County;~~
- 1208 ~~f. ———~~ ~~Environmental protection has been addressed and provided for in the~~
 1209 ~~new Fully Contained Community, at levels at least equivalent to those~~
 1210 ~~imposed by adopted King County environmental regulations;~~
- 1211 ~~g. ———~~ ~~Development regulations are established to ensure urban growth will not~~
 1212 ~~occur in adjacent nonurban areas. Such regulations shall include but~~
 1213 ~~are not limited to: rural zoning of adjacent Rural Areas; Fully Contained~~
 1214 ~~Community permit conditions requiring sizing of Fully Contained~~
 1215 ~~Community water and sewer systems so as to ensure urban growth will~~
 1216 ~~not occur in adjacent nonurban areas; and/or Fully Contained~~
 1217 ~~Community permit conditions prohibiting connection by property~~

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- 1218 owners in the adjacent Rural Area (except public school sites) to the
1219 Fully Contained Community sewer and water mains or lines;
1220 h. ~~Provision is made to mitigate impacts of the Fully Contained Community~~
1221 ~~on designated agricultural lands, forest lands, and mineral resource~~
1222 ~~lands; and~~
1223 i. ~~The plan for the new Fully Contained Community is consistent with the~~
1224 ~~development regulations established for the protection of critical areas~~
1225 ~~by King County pursuant to RCW 36.70A.170.~~

1226
1227 ~~For purposes of evaluating a Fully Contained Community permit the following~~
1228 ~~direction is provided: The term "fully contained" is not intended to prohibit all~~
1229 ~~interaction between a Fully Contained Community and adjacent lands but to limit~~
1230 ~~impacts on adjacent lands and contain them within the development site as much~~
1231 ~~as possible. "Fully contained" should be achieved through the imposition of~~
1232 ~~development conditions that limit impacts on adjacent and nearby lands and do~~
1233 ~~not increase pressures on adjacent lands for urban development. "Fully~~
1234 ~~contained" is not intended to mandate that all utilities and public services~~
1235 ~~needed by an urban population both start and end within the property (since~~
1236 ~~sewer, water, power, and roads, are of such a nature that the origin and/or outfall~~
1237 ~~cannot reasonably exist within the property boundaries), but that the costs and~~
1238 ~~provisions for those utilities and public services that are generated primarily by~~
1239 ~~the Fully Contained Community (schools, police, parks, employment, retail~~
1240 ~~needs) be reasonably accommodated within its boundaries and not increase~~
1241 ~~pressure for more urban development on adjacent properties.))~~

1242
1243 **U-181** ~~((Except for existing Fully Contained Community designations, n))~~No new Urban
1244 Planned Developments or Fully Contained Communities shall be designated or
1245 approved in King County.
1246

1247 **~~((E.)) Urban Separators and the Four-to-One Program~~**

1248 The Countywide Planning Policies call for the ~~((e))~~County and cities to implement urban separators. Different
1249 from the Rural Area and Natural Resource Lands, these are low-density areas within the Urban Growth Area
1250 that create open space corridors, provide a visual contrast to continuous development, and reinforce the unique
1251 identities of communities. Urban separators can play a significant role in preserving environmentally critical
1252 areas and in providing habitat for fish and wildlife. They also provide recreational benefits, such as parks and
1253 trails, and meet the Growth Management Act's requirement for greenbelts and open space in the Urban Growth
1254 Area. Urban Separators are ~~((mapped on the Land Use 2008 map in))~~ designated in the Countywide Planning
1255 Policies and are shown in the Land Use Map at the end of Chapter 1, Regional Growth Management Planning.
1256

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1257 **U-182** Urban separators are corridors of land that define community or municipal
 1258 identities and boundaries, provide visual breaks in the urban landscape, and link
 1259 parks and open space within and outside the Urban Growth Area. These urban
 1260 corridors should include and link parks and other lands that contain significant
 1261 ~~((environmentally sensitive features))~~ **critical areas**, provide wildlife habitat or
 1262 critical resource protection, contain defining physical features, or contain
 1263 historic resources. The residential density for land so designated should be
 1264 maintained at one unit per acre, and lands that are sending sites under the
 1265 Transfer of Development Rights Program may transfer density at a rate of at least
 1266 four units per acre.

1268 **U-183** King County should ~~((actively pursue designating urban separators in the
 1269 unincorporated area and))~~ work with the cities to establish **and maintain**
 1270 permanent urban separators within the incorporated area that link with and
 1271 enhance King County's urban separator corridors.

1273 **U-184** Designated urban separators should be preserved through park, trail, and open
 1274 space acquisitions; incentive programs such as the Transfer of Development
 1275 Rights Program; the Public Benefit Rating System Program; and regulatory
 1276 measures.

1278 While urban separators complement the regional open space system by helping to define urban communities, the
 1279 King County Four-to-One Program provides an opportunity to add land to the regional open space system
 1280 through the dedication of permanent open space. The Four-to-One Program has been recognized as an
 1281 innovative land use technique under the Growth Management Act⁽³⁾ and for King County, the purpose of the
 1282 program is to create a contiguous band of open space, running north and south along the ~~((main))~~ Urban Growth
 1283 Area ~~((B))~~ boundary. Since its inception in 1994, just over ~~((1,300))~~ **360** acres have been added to the Urban
 1284 Growth Area while nearly ~~((4,500))~~ **1,300** acres of permanent open space have been conserved **through the Four-**
 1285 **to-One Program**. Changes to the Urban Growth Area through this program are processed as ~~((L))~~ land ~~((U))~~ use
 1286 ~~((A))~~ amendments to the King County Comprehensive Plan, subject to the provisions in King County Code
 1287 ~~((e))~~ Chapter 20.18.

1289 **U-185** Through the Four-to-One Program, King County shall actively pursue dedication
 1290 of open space along the original Urban Growth Area ~~((line))~~ **boundary** adopted in
 1291 the 1994 King County Comprehensive Plan. Through this program, one acre of
 1292 Rural Area zoned land may be added to the Urban Growth Area in exchange for a
 1293 dedication to King County of four acres of permanent open space. ~~((Land added
 1294 to the Urban Growth Area for drainage facilities that are designed as mitigation to~~

⁽³⁾ 36.70A.070(5)(b) and .090 Revised Code of Washington)

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1295 ~~have a natural looking visual appearance in support of its development, does not~~
 1296 ~~require dedication of permanent open space.))~~

1297

1298 **U-186** King County shall evaluate Four-to-One proposals for both quality of open space
 1299 and feasibility of urban development and annexation. The highest-quality
 1300 proposals shall be recommended for adoption as amendments to the Urban
 1301 Growth Area. Lands preserved as open space shall retain their Rural Area
 1302 designations ((and should)); generally be configured in such a way as to connect
 1303 with open space on adjacent properties; include half of the site in dedicated open
 1304 space; and fully buffer the new urban area from surrounding Rural Area lands
 1305 and Natural Resource Lands.

1306

1307 **U-187** King County shall use the following criteria for evaluating open space in
 1308 Four-to-One proposals:
 1309 a. Quality of fish and wildlife habitat areas;
 1310 b. Connections to regional open space systems;
 1311 c. Protection of wetlands, stream corridors, ground water and water
 1312 bodies;
 1313 d. Unique natural, biological, cultural, historical, or archeological features;
 1314 e. Size of proposed open space dedication and connection to other open
 1315 space dedications along the Urban Growth Area ~~((line))~~ boundary; and
 1316 f. The land proposed as open space shall remain undeveloped, except for
 1317 those uses allowed in ~~((U-488))~~ in King County Code 20.18.180.

1318

1319 **U-188** King County shall preserve the open space acquired through the Four-to-One
 1320 Program primarily as natural areas, passive recreation sites, or resource lands
 1321 for farming or forestry. King County may allow ~~((the following))~~ additional uses
 1322 only if located on a small portion of the open space, provided that these uses are
 1323 found to be compatible with the site's natural open space values and functions,
 1324 such as those listed in ~~((the preceding policy:~~

1325 a. ~~Trails;~~
 1326 b. ~~Compensatory mitigation of wetland losses on the urban designated~~
 1327 ~~portion of the project, consistent with the King County Comprehensive~~
 1328 ~~Plan and the Critical Area Ordinance; and~~
 1329 c. ~~Active recreation uses not to exceed five percent of the total open space~~
 1330 ~~area. Support services and facilities for the active recreation uses may~~
 1331 ~~locate within the active recreation area only, and shall not exceed five~~
 1332 ~~percent of the active recreation area. An active recreation area shall not~~
 1333 ~~be used to satisfy the active recreation requirements for the urban~~
 1334 ~~designated portion of the project as required by)) King County Code~~
 1335 ~~((Title 24A)) King County Code 20.18.180.~~

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

1336

1337 **U-189**

Land added to the Urban Growth Area under the Four-to-One Program shall:

1338

a. Not expand the Urban Growth Area from a location that was previously expanded through the Four-to-One Program;

1339

1340

b. Be limited to residential development and have a minimum density of ((four)) eight dwellings per acre ((and));

1341

1342

c. ((shall be)) Be ((physically contiguous)) adjacent to the original Urban Growth Area boundary adopted in the 1994 Comprehensive Plan, unless there are limitations due to the presence of critical areas((- and));

1343

1344

1345

d. ((shall be)) Be able to be served by sewers and other efficient urban services and facilities(;;), provided that such sewer and other urban services and facilities shall be provided directly from the urban area and ((shall)) not cross the open space or Rural Area or Natural Resource Lands((-);

1346

1347

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1349

e. ((Drainage facilities to s)) Support the urban development ((shall be)) with drainage facilities that are located within the urban portion of the development((-);

1350

1351

1352

f. ((In some cases, lands must m)) Meet affordable housing requirements under this program((-); and

1353

1354

1355

g. ((The total area)) Not result in more than a total of 4,000 acres being added to the Urban Growth Area as a result of this ((policy shall not exceed 4,000 acres)) program.

1356

1357

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1359 **U-190**

~~((King County shall amend))~~ Amendments to the Urban Growth Area to add Rural Area lands to the Urban Growth Area ((consistent with Policy U-185)) through the Four-to-One Program may be made during the annual, midpoint, or 10-year Comprehensive Plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a Rural Area land use designation and associated zoning during the next annual ((review of)) update to the King County Comprehensive Plan.

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1369 **U-190a**

For Four-to-One proposals adjacent to an incorporated area, development proposals and/or activities shall not be allowed until the land added to the Urban Growth Area is annexed into a city.

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1371

1372

~~((F.)) Eastside Rail Corridor~~

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1374

The Eastside Rail Corridor is a former freight rail facility railbanked under the National Trails System Act, 16 USC 1247(d), extending approximately 19 miles on its mainline from Renton to Woodinville with an

1375

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

1376 approximately seven mile “spur” extending from Woodinville to Redmond. King County, the cities of Redmond
 1377 and Kirkland, Sound Transit, and Puget Sound Energy have acquired Burlington Northern Santa Fe Railway’s
 1378 (BNSF) property interests in the Eastside Rail Corridor and have established a shared policy goal of dual use
 1379 (recreational trail and public transportation), supporting mobility through transit, nonmotorized and active
 1380 transportation, including access to transit outside the corridor, consistent with its federal railbanked status. The
 1381 owners share other multiple objectives for the corridor, including accommodating utilities, parks, recreation and
 1382 cultural amenities, and encouraging equitable access to these facilities, and to housing and jobs, in support of
 1383 economic opportunity for all King County residents.

1384

1385 **~~U-191~~ King County shall collaborate with all Eastside Rail Corridor owners, adjacent**
 1386 **~~and neighboring jurisdictions, and other interested and affected parties in~~**
 1387 **~~support of achieving a vision for the corridor that includes dual use (recreational~~**
 1388 **~~trail and public transportation) and supports multiple objectives, consistent with~~**
 1389 **~~federal railbanking.~~**

1390

1391 **~~U-192~~ King County shall identify and implement actions that support development of**
 1392 **~~the Eastside Rail Corridor to include dual use (recreational trail and public~~**
 1393 **~~transportation), consistent with federal railbanking, and to achieve multiple~~**
 1394 **~~objectives, such as actions to include property management and maintenance,~~**
 1395 **~~service and capital planning and improvements, community and stakeholder~~**
 1396 **~~engagement, securing funding to implement priority activities, and other actions.~~**

1397

1398 **~~U-193~~ King County shall work within all appropriate planning venues and processes to**
 1399 **~~integrate the Eastside Rail Corridor into land use plans, transportation system~~**
 1400 **~~plans, trail system plans, utility plans, and other plans, including significant~~**
 1401 **~~capital projects or plans that affect and relate to dual use (recreational trail and~~**
 1402 **~~public transportation), consistent with federal railbanking, and achieving multiple~~**
 1403 **~~objectives for the corridor.))~~**

1404

1405 **~~((H.))~~ Potential Annexation Areas**

1406 The annexation of urban unincorporated areas is good public policy. The ((State)) Growth Management Act
 1407 and the regionally adopted Countywide Planning Policies stipulate that counties are the appropriate providers of
 1408 regional services and of local services to the Rural Area and Natural Resource Lands. For their part, cities are
 1409 the appropriate providers of local urban services to all areas within the designated Urban Growth Area
 1410 ((B))boundary. This logical split of government services is in part a reflection of the greater taxing authority
 1411 afforded to cities by the state Legislature. Annexation is a means to achieve the desired governmental service
 1412 and land use vision set forth in regional policy and state law so that residents of urban areas receive urban level
 1413 services.

1414

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

1415 King County’s annexation efforts are particularly important given the impacts of historical patterns of
 1416 annexation. Over time, higher tax revenue-generating areas – retail, industrial, and commercial centers and
 1417 more affluent residential neighborhoods – have incorporated or annexed first, while lower income, ethnically
 1418 diverse communities remained unincorporated. Given the County’s limited taxing authority, promoting
 1419 annexation of these areas into cities, where a higher level of service can be provided, is ~~((the best way to advance~~
 1420 ~~equity))~~ will foster more equitable and socially just outcomes for residents in unincorporated urban areas.

1421
 1422 Although it is the policy of the County to support and promote annexation, its formal ability to do so is
 1423 extremely limited. State laws provide the cities, county residents and property owners with the authority to
 1424 initiate the annexation process. A successful annexation initiative depends on establishing a collaborative and
 1425 ongoing dialogue between the three affected interest groups: residents, the County, and the affected city.
 1426 However, King County has a successful history of engaging in annexation discussions with urban
 1427 unincorporated area residents. ~~((Most recently, from 2008 to 2019, there have been six major annexations:~~

- 1428 • ~~Lea Hill and Auburn West Hill into Auburn;~~
- 1429 • ~~Benson Hill into Renton;~~
- 1430 • ~~North Highline Area X into Burien;~~
- 1431 • ~~Panther Lake into Kent;~~
- 1432 • ~~Juanita Finn Hill Kingsgate into Kirkland; and~~
- 1433 • ~~Klahanie into Sammamish.~~

1434
 1435 ~~As a result of these and some smaller annexations, by 2016, King County's urban unincorporated population~~
 1436 ~~dropped by more than 110,000 persons from its 2007 level, to an estimated population of 119,900 (comparable to~~
 1437 ~~the population of Kent, the third largest city in the county).))~~

1438
 1439 Much of the remaining urban unincorporated area is made up of geographically isolated islands surrounded by
 1440 cities or adjacent to the ~~((u))~~Urban ((g))Growth Area boundary. Because these areas are scattered across the
 1441 county, the provision of local services is costly. ~~((Covering the cost of serving these areas reduces the amount of~~
 1442 ~~revenue available for regional services and for local services in the Rural Area and Natural Resource Lands.~~
 1443 ~~Therefore, King County has a strong fiscal interest in seeing the remaining urban unincorporated areas annexed~~
 1444 ~~to cities within the next several years.))~~

1445
 1446 The policies in this section are intended to guide the ~~((e))~~County's decision making on annexation-related issues
 1447 to ensure the needs of residents in the urban unincorporated area are considered, the perspective of the future
 1448 annexing city is considered, and that a smooth transition from ~~((e))~~County to city government occurs.

1449
 1450 **U-201 ((In order to))To meet the Growth Management Act and ((the regionally adopted))**
 1451 **Countywide Planning Policies goal of becoming a regional service provider for all**

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

1452 county residents and a local service provider in the Rural Area and Natural
 1453 Resource Lands, King County shall encourage annexation of the remaining
 1454 urban unincorporated area. The ((e))County may also act as a contract service
 1455 provider where mutually beneficial.
 1456

1457 **U-201a** In all urban unincorporated areas, King County shall consider equity and racial
 1458 and social justice in its planning, project development, and service delivery
 1459 approach.
 1460

1461 **U-202** To help create an environment that is supportive of annexations, King County
 1462 shall work with cities and with neighborhood groups, local business
 1463 organizations, public service providers, and other ((stakeholders)) affected
 1464 parties on annexation-related activities to move the remaining urban islands
 1465 towards annexation by the city most appropriate to serve it. King County ((will))
 1466 shall also seek changes at the state level that would facilitate annexation of
 1467 urban unincorporated areas.
 1468

1469 **U-202a** The County should seek state legislative authority to impose taxes in
 1470 unincorporated urban areas consistent with the taxing authorities and rates of
 1471 cities, and seek to impose rates consistent with the city to improve service
 1472 delivery and infrastructure levels.
 1473

1474 **U-203** The Potential Annexation Areas Map adopted by the Growth Management
 1475 Planning Council illustrates city-designated ((p))Potential ((a))Annexation
 1476 ((a))Areas ((PAAs)). This may include contested areas (where more than one
 1477 city claims a ((PAA)) Potential Annexation Area), and those few areas that are
 1478 unclaimed by any city. For contested areas, the ((e))County should attempt to
 1479 help resolve the matter, or to enter into an interlocal agreement with each city for
 1480 the purpose of bringing the question of annexation before voters. For unclaimed
 1481 areas, King County should work with adjacent cities and service providers to
 1482 develop a mutually agreeable strategy and time frame for annexation. For areas
 1483 affiliated with a city for annexation, King County should proactively support
 1484 annexations.
 1485

1486 **U-204** King County shall support annexation proposals that are consistent with the
 1487 Countywide Planning Policies and the Washington State Growth Management
 1488 Act, when the area proposed for annexation is wholly within the annexing city's
 1489 officially adopted ((PAA)) Potential Annexation Area, and when the area is not
 1490 part of a contested area.
 1491

((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD

- 1492 **U-205** King County shall not support annexation proposals that would:
- 1493 a. Result in illogical service areas;
- 1494 b. Create unincorporated islands, unless the annexation is preceded by an
- 1495 interlocal agreement in which the city agrees to pursue annexation of the
- 1496 remaining island area in a timely manner;
- 1497 c. Focus solely on areas that would provide a distinct economic gain for
- 1498 the annexing city at the exclusion of other proximate areas that should
- 1499 logically be included;
- 1500 d. Move designated Agricultural and/or Forest Production District lands
- 1501 into the Urban Growth Area, except as allowed in Policies R-656 and R-
- 1502 656a; or
- 1503 e. Apply zoning to maintain or create permanent, low-density residential
- 1504 areas, unless such areas are part of an urban separator or are
- 1505 environmentally constrained, rendering higher densities inappropriate.
- 1506
- 1507 **U-206** King County shall favor annexation over incorporation as the preferred method
- 1508 of governance transition. King County ~~((will))~~ shall not support incorporations
- 1509 when the proposed incorporation area is financially infeasible.
- 1510
- 1511 **U-207** King County shall work with cities to develop pre-annexation or annexation
- 1512 interlocal agreements to address the transition of services from the ~~((e))~~ County
- 1513 to the annexing cities. The development of such agreements should include a
- 1514 public outreach process to include but not be limited to residents and property
- 1515 owners in the Potential Annexation Areas, as well as residents and property
- 1516 owners in the surrounding areas. Such agreements may address a range of
- 1517 considerations, including but not limited to:
- 1518 a. Establishing a financing partnership between the ~~((e))~~ County, city, and
- 1519 other service providers to address needed infrastructure;
- 1520 b. Providing reciprocal notification of development proposals in Potential
- 1521 Annexation Areas, and opportunities to identify and/or provide
- 1522 mitigation associated with such development;
- 1523 c. Supporting the city's desire, to the extent possible, to be the designated
- 1524 sewer or water service provider within the Potential Annexation Area,
- 1525 where this can be done without harm to the integrity of existing systems
- 1526 and without significantly increasing rates;
- 1527 d. Assessing the feasibility and/or desirability of reverse contracting in
- 1528 order for the city to provide local services on the ~~((e))~~ County's behalf
- 1529 prior to annexation, as well as the feasibility and/or desirability of the
- 1530 ~~((e))~~ County continuing to provide some local services on a contract
- 1531 basis after annexation;

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- 1532 e. Exploring the feasibility of modifying development, concurrency, and
1533 infrastructure design standards prior to annexation, when a specific and
1534 aggressive annexation timeline is being pursued;
- 1535 f. Assessing which ((e))County-owned properties and facilities should be
1536 transferred to city control, and the conditions under which such
1537 transfers should take place;
- 1538 g. Transitioning ((e))County employees to city employment where
1539 appropriate;
- 1540 h. Ensuring that land use plans for the annexation area are consistent with
1541 the Countywide Planning Policies with respect to planning for urban
1542 densities and efficient land use patterns; provision of urban services,
1543 affordable housing, and transportation; the protection of critical areas;
1544 and the long-term protection of urban separators;
- 1545 i. Continuing equivalent protection of cultural resources, and county
1546 landmarks and historic resources listed on the King County Historic
1547 Resource Inventory;
- 1548 j. Maintaining existing equestrian facilities and establishing equestrian
1549 linkages; and
- 1550 k. Establishing a timeline for service transitions and for the annexation.

1551

1552 King County will explore new options to affiliate unincorporated urban areas with cities, and to make the
1553 provision of services to such areas financially sustainable.

- 1554
- 1555 **U-208** King County should engage in joint planning processes for the urban
1556 unincorporated areas with the area's designated annexation city. Alternatively,
1557 upon a commitment from the city to annex through an interlocal agreement, King
1558 County ((will)) shall engage in joint planning processes for the urban
1559 unincorporated areas in tandem with the annexing city. Such planning may
1560 consider land use tools such as:
- 1561 a. ~~((traditional s))~~Subarea plans(~~(, subarea studies))~~ or area ~~((rezoning))~~
1562 zoning and land use studies;
- 1563 b. ~~((a))~~Allowing additional commercial and high-density residential
1564 development through the application of new zoning;
- 1565 c. Transfers of Development Rights that add units to new development
1566 projects; and
- 1567 d. ~~((a))~~Application of collaborative and innovative development
1568 approaches, such as design standards.
- 1569
- 1570 ~~((King County will work through the Growth Management Planning Council to
1571 develop a plan to move the remaining unincorporated urban Potential Annexation
1572 Areas towards annexation.))~~

Countywide Planning Policy	Type of Change	Policy Staff Comments
<p>DP-17 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:</p> <ul style="list-style-type: none"> a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space: <ul style="list-style-type: none"> 1) Is at least four times the acreage of the land added to the Urban Growth Area; 2) Is ((contiguous with)) adjacent to the original Urban Growth Area boundary adopted in the 1994 King County Comprehensive Plan, with at least ((a portion)) half of the site to be placed in dedicated open space ((surrounding)) and shall fully buffer the proposed Urban Growth Area expansion from surrounding Rural Area and Natural Resource Lands; and 3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity ((or is park land that has been owned by a city since 1994 and is less than thirty acres in size)). 	<p>Substantive change</p>	<ul style="list-style-type: none"> • In subsection (sub) b.2, the change from "contiguous" to "adjacent" is a policy choice. The change to adjacent is consistent through the Countywide Planning Policies (CPPs), Comprehensive Plan, and King County Code (KCC). <p>UGA</p> <ul style="list-style-type: none"> • In sub b.2, the UGA boundary used for the 4:1 program would be changed from the current UGA to the original UGA as adopted in the 1994 Comprehensive Plan. The 1994 UGA does not include portions of the UGA for cities that were subject to Joint Planning Area Agreements: Issaquah, Renton, North Bend, Black Diamond, and Snoqualmie. This language also means that areas where the UGA boundary has contracted since 1994 could request a 4:1 based on that old line. The language could be clearer (either here, or in the KCCP policies), if this is not intended. The UGA boundary used for the 4:1 program is a policy choice. • There is no map of the 1994 UGA boundary in the Comprehensive Plan. Council could consider adding a new map with the 1994 boundary to reflect and clarify this policy change. • Policy staff comments also apply to CPP DP-18, KCCP U-185, U-187, and U-189, and Section 38 of the Proposed Ordinance. <p>TDR/Offsite</p> <ul style="list-style-type: none"> • In sub b.2, adding "half of the site to be placed in dedicated open space" would allow for the use of TDR or off-site fee simple dedication to satisfy open space requirements for this program. This is a policy choice, and Council may wish to consider whether this change aligns with the goals and purpose of the 4:1 program to "add land to the regional open space system through the dedication of permanent open space." <ul style="list-style-type: none"> ○ Off-site fee simple dedication would allow for the dedication of open space not adjacent to the UGA. Council may wish to consider requiring that off-site dedication occur adjacent to the UGA. ○ Not every TDR sending site becomes a part of the open space system. The Council may wish to consider adding a requirement that transfers management of the property over to the County in addition to the transfer of the development right (the TDR sending site would have to be owned or managed by King County to be part of the open space system). • As part of a 4:1 review in the 2020 KCCP update, the Executive did not recommend allowing TDR to satisfy the open space requirement: "Based on this experience [with previous 4:1], and the fact that the conservation benefit occurs on land that remains in private ownership rather than land that gets added to County's open space system, it is not recommended that conservation be achieved through the Transfer of Development Rights program." • If the option for TDR remains, the Council may wish to consider monitoring, management plans, access provisions, and other tools to meet County expectations and requirements for this program. • Policy staff comments also apply to KCCP U-185, U-186, U-187, U-189, and Section 38 and 39 of the Proposed Ordinance. <p>Open Space Layout</p> <ul style="list-style-type: none"> • In sub b.2, the language "where the acreage of the proposed open space ...include half of the site in dedicated open space" is unclear. Executive staff indicate that the requirement is that half of the site be in open space, not that half of the open space would be on-site. The Council may wish to consider separating the open space requirements from the UGA requirements in sub-b.2 for clarity. • In sub b.3, the open space for a proposal is required to "Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area." Executive proposed changes to the K.C.C. would require the open space contain Type 1 landscaping unless the Director determines that different landscaping would be more appropriate. The Code change is discussed below in the Proposed Ordinance section. <p>Open Space Definition</p> <ul style="list-style-type: none"> • "Open space" has a different definition in the CPPs, Comprehensive Plan, and the KCC. In the CPPs, open space is defined as "a range of green places, including natural and resource areas (such as forests), recreational areas (such as parks and trails), and other areas set aside from development (such as plazas)." There is no definition of "Open Space" in the Comprehensive Plan, only "Open Space System". "Open Space" is defined in the K.C.C. as "areas left predominately in a natural state to create urban separators and greenbelts, sustain native ecosystems, connect and increase protective buffers for environmentally sensitive areas, provide a visual contrast to continuous development, reinforce community identity and aesthetics, or provide links between important environmental or recreational resources." • Executive staff note that for the 4:1 program, the primary definition would be the one found in the K.C.C. They note that "Open Space" is used in the Comprehensive Plan, and most often used in a generic manner that is not synonymous with the term "Open Space System." It is also intended to be used in that manner when discussing the 4:1 Program. However, Council staff would note that there have been issues in implementation when taking this approach (where the language wasn't clear and more activities were thought by

Countywide Planning Policy	Type of Change	Policy Staff Comments
		<p>the property manager to be allowed in the open space than actually is). Looking at the language in U-188, regarding the type of open space that is contemplated, Council may want to be clearer.</p> <ul style="list-style-type: none"> • The Council may wish to consider how the definition of “Open Space” aligns with the proposed landscaping requirements discussed above. • Policy staff comments also apply to KCCP U-186 and U-188. • The change in sub c. removes a condition specific to a previous park transfer (Soaring Eagle Park) that has already occurred.
<p>DP-18 Add land to the Urban Growth Area only if expansion of the Urban Growth Area is warranted based on the criteria in DP-17(a) or DP-17(b), and it meets all of the following criteria:</p> <p>a) <u>For expansions based on DP-17(a) only:</u></p> <ol style="list-style-type: none"> 1. Is adjacent to the existing Urban Growth Area(b) For expansions based on DP-17(a) only, is); 2. Is no larger than necessary to promote compact development that accommodates anticipated growth needs; <p>(e)b) Can be efficiently provided with urban services and does not require supportive facilities <u>or services to cross or be located in the Rural Area;</u></p> <p>(d)c) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;</p> <p>(e)d) Is not currently designated as <u>Natural Resource Land;</u></p> <p>(f)e) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; (and)</p> <p>f) <u>Is not expanding the Urban Growth Area from a location that was previously expanded through the Four-to-One program;</u></p> <p>g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city’s Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change; <u>and</u></p> <p>h) <u>For expansions of the Urban Growth Area based on the criteria in DP-17 (b) where the area is adjacent to an incorporated area, no development proposal or activity shall be allowed until the land added to the Urban Growth Area is annexed into a city or town.</u></p>	<p>Substantive change</p>	<ul style="list-style-type: none"> • In sub f., the proposed change is intended to prohibit a cascading 4:1. If the 1994 UGA boundary is used, this provision may not be needed. • The changes to sub f. (prohibiting UGA expansions from a previous 4:1) would also impact proposals to expand the UGA under DP-17(a). DP-17(a) is the policy that guides UGA changes if the Urban Growth Capacity Report finds insufficient capacity in the UGA. The Council may wish to consider whether this requirement is appropriate for all UGA expansions. • In sub h., the change would not allow for development proposals and activities on the new urban land until the land is annexed. This change would not apply if the new urban land is next to a Potential Annexation Area (PAA). Allowing development adjacent to a PAA before annexation could create new pockets of urban unincorporated area. A city must add the new urban land to its PAA, but that does not guarantee annexation. It could be clearer what would happen if a proposal was adjacent to both an incorporated area and a PAA.
<p>DP-19 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is (contiguous with) <u>adjacent</u> to the Rural Area, and:</p> <ol style="list-style-type: none"> a) Is not characterized by urban development; b) Is currently developed with a low-density lot pattern that cannot be realistically redeveloped at an urban density; or c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development. 	<p>Substantive change</p>	<ul style="list-style-type: none"> • The change from “contiguous with” to “adjacent” is a policy choice. Adjacent means near or close, while contiguous means touching or connecting. The change to adjacent is consistent through the CPPs, Comprehensive Plan, and the K.C.C.

Four-to-One Program Update
3/8/24

Comprehensive Plan Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other related plans	Executive's Planned Implementation	Policy Staff Comments
<p>RP-106 (Except for Four-to-One proposals,) King County shall not amend the Urban Growth Area prior to the Growth Management Planning Council taking action on the proposed amendment to the Urban Growth Area.</p>	<p>Substantive change</p>	<p>To align with existing mandates in the Countywide Planning Policies, current practice, and Growth Management Planning Council Four-to-One program review recommendations</p>	<p>No change; reflects existing practice and requirements</p>	<p>Countywide Planning Policy DP-16</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> RP-106 was amended in 2020; "amend" replaced "expand." This policy was part of the striking amendment that removed all proposed changes to the Four-to-One Program and maintained existing policy and code language. So, the 4:1 reference was removed, and the other revision moved forward. The amendment would align the RP-106 with CPP DP-16 which requires that King County bring all UGA changes to the GMPC for recommendation before Council action, but it is a policy choice. With the current language, the Council could approve a 4:1 before GMPC making a recommendation to expand the UGA.
<p>RP-107 King County shall not forward to the Growth Management Planning Council for its recommendation any proposed amendment to the Urban Growth Area unless the proposal was:</p> <ol style="list-style-type: none"> Included in the scoping motion for a King County Comprehensive Plan update; (An) Subject to area zoning study (of the proposal) that was included in the public review draft of a proposed King County Comprehensive Plan update; or Subjected to the hearing examiner process for site specific map amendments as (contemplated) established by the King County Code. 	<p>Clarification of existing policy intent</p>	<p>Edits for clarity</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>U-104 Rural zoned properties that are immediately adjacent to a city and are planned or designated for park purposes by that city may be redesignated to urban when the city has committed to designate the property in perpetuity in (a form satisfactory to) an interlocal agreement or conservation easement adopted by the King County Council for park purposes and:</p> <ol style="list-style-type: none"> The property is (no more) less than 30 acres in size and was acquired by the city prior to 1994; or (The property is no more than 30 acres in size and receives county support through a park or recreation facility transfer agreement between King County and a city; or The property is (or was formerly) a King County park and is being (or has been) transferred to a city. 	<p>Substantive change</p>	<p>To align with existing mandates in the Countywide Planning Policies.</p> <p>Updates form of implementing vehicle to for clarity, to reflect the legal options to enforce this</p>	<p>No change; reflects existing practice and requirements</p>	<p>Countywide Planning Policy DP-17</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> In sub a., the rationale for the change is alignment with CPP DP-17. A change is proposed for DP-17 that is not reflected in the proposed updates for this policy. Executive staff have indicated that U-104 should be updated accordingly.
<p>U-185 Through the Four-to-One Program, King County shall actively pursue dedication of open space along the original Urban Growth Area (line) boundary adopted in the 1994 King County Comprehensive Plan. Through this program, one acre of Rural Area zoned land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space. (Land added to the Urban Growth Area for drainage facilities that are designed as mitigation to have a natural</p>	<p>Substantive change</p>	<p>Moves detailed technical language to the K.C.C., substantively consistent with Growth Management Planning Council Four-to-One program review recommendations</p>	<p>No change; standards would still be required in the code</p>	<p>Countywide Planning Policies DP-17, DP-18, DP-19</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: Proposed integration into K.C.C. Chapter 21A.18 Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The County does not actively pursue dedication through the 4:1 program. The Council may wish to consider changing the first sentence to reflect that. To streamline the 4:1 policies, this policy could be combined with U-189, and some policy language could be moved to lead-in text.

Comprehensive Plan Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other related plans	Executive's Planned Implementation	Policy Staff Comments
looking visual appearance in support of its development, does not require dedication of permanent open space.))						<p>TDR/Offsite</p> <ul style="list-style-type: none"> The proposed changes to the 4:1 program would allow TDRs to satisfy open space requirements. This is a policy choice.
<p>U-186 King County shall evaluate Four-to-One proposals for both quality of open space and feasibility of urban development and <u>annexation</u>. The highest-quality proposals shall be recommended for adoption as amendments to the Urban Growth Area. Lands preserved as open space shall <u>retain their Rural Area designations ((and should)); generally be configured in such a way as to connect with open space on adjacent properties; include half of the site in dedicated open space; and fully buffer the new urban area from surrounding Rural Area lands and Natural Resource Lands.</u></p>	Substantive change	<p>Alignment with other Countywide Planning Policies and Comprehensive Plan policies that support the annexation of urban unincorporated lands, and adds clarity for placement of on-site open space requirement, consistent with existing intent; substantively consistent with Growth Management Planning Council Four-to-One program review recommendations:</p>	<p>Supports proposals that are feasible for annexation.</p> <p>Helps ensure surrounding rural area and natural resource lands will be protected from growth pressure and urban impacts</p>	Countywide Planning Policies DP-17, DP-18, DP-19	<ul style="list-style-type: none"> <u>Planned implementation of proposal:</u> Regulatory <u>Description of proposed regulations:</u> Proposed integration into K.C.C. Chapter 21A.18 <u>Anticipated resource need:</u> n/a <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> The proposed changes add annexation potential as an evaluation criterion. This is a policy choice. The CPPs do not include the feasibility of annexation as a criterion. <p>TDR and Open Space Layout</p> <ul style="list-style-type: none"> The proposed changes add new requirements for the lands preserved as open space. This includes language allowing TDR and offsite dedication to satisfy open space requirements. This is a policy choice. The language "lands preserved as open space shall... include half of the site in dedicated open space" is unclear. Executive staff indicate that the requirement is that half of the site be in open space, not that half of the open space would be on-site. <p>Open Space Definition</p> <ul style="list-style-type: none"> "Open space" has a different definition in the CPPs, Comprehensive Plan, and the K.C.C. The Council may wish to consider how the definition of "open space" aligns with the proposed landscaping requirements. The Council may wish to add a definition of "open space" to the Comprehensive Plan. This definition would impact the other 240ish times it is used in the Plan. The Council could also consider adding clarifying language to the lead-in text. The Council may wish to restructure the policy and clarify the requirements for the lands preserved as open space.
<p>U-187 King County shall use the following criteria for evaluating open space in Four-to-One proposals:</p> <ol style="list-style-type: none"> Quality of fish and wildlife habitat areas; Connections to regional open space systems; Protection of wetlands, stream corridors, ground water and water bodies; 	Substantive change	Reflects edits in U-118, substantively consistent with Growth Management Planning Council Four-to-One program review recommendations	No change; standards would still be required in the code	Countywide Planning Policies DP-17, DP-18, DP-19	<ul style="list-style-type: none"> <u>Planned implementation of proposal:</u> Regulatory <u>Description of proposed regulations:</u> Proposed integration into K.C.C. Chapter 21A.18 <u>Anticipated resource need:</u> n/a 	<ul style="list-style-type: none"> In sub e., there is a reference to the current UGA. Executive staff indicate that this was not intentional. This is a policy choice, whether to require the open space to be along the current

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<p>d. Unique natural, biological, cultural, historical, or archeological features; e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area ((line)) <u>boundary</u>; and f. The land proposed as open space shall remain undeveloped, except for those uses allowed in ((U-188)) <u>in King County Code 20.18.180.</u></p>					<ul style="list-style-type: none"> • <u>Anticipated timeline:</u> n/a 	<p>UGA boundary, or the 1994 boundary.</p> <p>TDR/Offsite</p> <ul style="list-style-type: none"> • Allowing TDR and offsite dedication would impact the evaluation criterion in sub e. Executive staff indicates that, in some cases, allowing open space through conservation easements or off-site dedication could lead to protecting open space that is potentially of higher quality than requiring all the open space to be on-site. This is a policy choice.
<p>U-188 King County shall preserve the open space acquired through the Four-to-One Program primarily as natural areas, passive recreation sites, or resource lands for farming or forestry. King County may allow ((the following)) additional uses only if located on a small portion of the open space, provided that these uses are found to be compatible with the site's natural open space values and functions, such as those listed in ((the preceding policy:</p> <p>a. Trails; b. Compensatory mitigation of wetland losses on the urban designated portion of the project, consistent with the King County Comprehensive Plan and the Critical Area Ordinance; and c. Active recreation uses not to exceed five percent of the total open space area. Support services and facilities for the active recreation uses may locate within the active recreation area only, and shall not exceed five percent of the active recreation area. An active recreation area shall not be used to satisfy the active recreation requirements for the urban designated portion of the project as required by) King County Code ((Title 21A)) <u>King County Code 20.18.180.</u></p>	<p>Substantive change</p>	<p>Removes detailed technical language that is already in the K.C.C., substantively consistent with Growth Management Planning Council Four-to-One program review recommendations</p>	<p>No change; standards would still be required in the code</p>	<p>Countywide Planning Policies DP-17, DP-18, DP-19</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Regulatory • <u>Description of proposed regulations:</u> Proposed integration into K.C.C. Chapter 21A.18 • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.

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<p>U-189 Land added to the Urban Growth Area under the Four-to-One Program shall:</p> <p>a. Not expand the Urban Growth Area from a location that was previously expanded through the Four-to-One Program;</p> <p>b. Be limited to residential development and have a minimum density of ((four)) eight dwellings per acre ((and));</p> <p>c. ((shall be)) Be ((physically contiguous)) adjacent to the original Urban Growth Area boundary adopted in the 1994 Comprehensive Plan, unless there are limitations due to the presence of critical areas((-and));</p> <p>d. ((shall be)) Be able to be served by sewers and other efficient urban services and facilities(;) provided that such sewer and other urban services and facilities shall be provided directly from the urban area and ((shall)) not cross the open space or Rural Area or Natural Resource Lands((-));</p> <p>e. ((Drainage facilities to s))Support the urban development ((shall be)) with drainage facilities that are located within the urban portion of the development((-));</p> <p>f. ((In some cases, lands must m))Meet affordable housing requirements under this program((-); and</p> <p>g. ((The total area)) Not result in more than a total of 4,000 acres being added to the Urban Growth Area as a result of this ((policy shall not exceed 4,000 acres)) program.</p>	<p>Substantive change</p>	<p>Improved clarity and consistency amongst the provisions in the Countywide Planning Policies, Comprehensive Plan, and K.C.C.. Aligns Four-to-One provisions with other policy goals. Avoids cascading UGA changes, reiterates long-standing limitation for residential development, increases minimum densities, clarifies tenure of Urban Growth Area boundary for eligibility purposes, substantively consistent with Growth Management Planning Council Four-to-One program review recommendations.</p>	<p>Protects from urban sprawl</p> <p>Supports increased urban densities that are responsive to housing needs</p> <p>Creates consistency between program provisions, for a more effective and implementable program</p>	<p>Countywide Planning Policies DP-17, DP-18, DP-19</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: Proposed integration into K.C.C. Chapter 21A.18 Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy reads like code, and these requirements are already in, or are proposed to be added to, the K.C.C. This policy could be deleted. Alternatively, the Council may wish to make the language between policy U-189 and KCC 20.18.180 more consistent and clearer. As drafted, there are some requirements in the KCCP that are not in K.C.C. and vice versa. In sub a., the proposed change is intended to prohibit a cascading 4:1. If the 1994 UGA boundary is used, then this provision may not be needed. In sub b., the minimum density is proposed to increase from 4 to 8 dwelling units per acre. This is a policy choice. <p>UGA</p> <ul style="list-style-type: none"> In sub c., the UGA boundary used for the 4:1 program would be changed from the current UGA to the original UGA as adopted in the 1994 Comprehensive Plan. The 1994 UGA does not include portions of the UGA for cities that were subject to Joint Planning Area Agreements: Issaquah, Renton, North Bend, Black Diamond, and Snoqualmie. The UGA boundary used for the 4:1 program is a policy choice. In sub f., there are proposed changes that would add 30% affordability requirements to projects with 10 or more dwelling units. This is discussed in more detail in the proposed ordinance matrix below. This is a policy choice. Sub g. could be a separate policy as it's a program goal that could be highlighted separately from the detail of the rest of this policy.

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Comprehensive Plan Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other related plans	Executive's Planned Implementation	Policy Staff Comments
<p>U-190 ((King County shall amend)) Amendments to the Urban Growth Area to add Rural Area lands to the Urban Growth Area ((consistent with Policy U-185)) through the Four-to-One Program may be made during the annual, midpoint, or 10-year Comprehensive Plan amendment process. Open space dedication shall occur at final formal plat recording. If the applicant decides not to pursue urban development or fails to record the final plat prior to expiration of preliminary plat approval, the urban properties shall be restored to a Rural Area land use designation and associated zoning during the next annual ((review of)) update to the King County Comprehensive Plan.</p>	<p>Clarification of existing policy intent</p>	<p>Four-to-One changes were already allowed in midpoints and 10-year updates under policies I-204 and I-204a. Other edits for clarity and streamlining. Substantively consistent with Growth Management Planning Council Four-to-One program review recommendations</p>	<p>n/a</p>	<p>Countywide Planning Policies DP-17, DP-18, DP-19</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> There is a timeline for the expiration of preliminary plans; the Council may wish to add a similar timeframe when an applicant does not decide to pursue the 4:1 project. The Executive is also proposing to add a requirement for a tri-party agreement between the property owner, city, and King County to establish development conditions for the 4:1 proposal. This is not reflected in the Comprehensive Plan policies. This is a policy choice, and the Council may wish to add supporting language to the Comprehensive Plan.
<p>U-190a For Four-to-One proposals adjacent to an incorporated area, development proposals and/or activities shall not be allowed until the land added to the Urban Growth Area is annexed into a city.</p>	<p>New policy</p>	<p>Requires Four-to-One projects to be annexed into cities before they can develop, substantively consistent with Growth Management Planning Council Four-to-One program review recommendations</p>	<p>Creates development consistent with the cities that the new urban area will be annexed to; incentivizes annexation to occur in a timely manner</p>	<p>Countywide Planning Policies DP-17, DP-18, DP-19</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: Proposed integration into K.C.C. Chapter 21A.18 Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The change would require annexation prior to any site development or permitting for proposals adjacent to cities. This is a policy choice. CPP DP-18 requires a city to add the new urban land to its PAA, but that does not guarantee or require annexation. This provision would not apply if the new urban land is next to a Potential Annexation Area (PAA). Allowing development adjacent to a PAA before annexation could create new pockets of urban unincorporated. It could be clearer what would happen if a proposal was adjacent to both an incorporated area and a PAA.
<p>F-224 As part of pre-annexation or annexation agreements, King County shall work with the cities to create a financing partnership for areas of the Urban Growth Area that the cities will annex. This includes determining county/regional and city/municipal facilities and services and then committing to a shared financing strategy to build or provide these infrastructure improvements or services.</p>	<p>Clarification of existing policy intent</p>	<p>To reflect existing intent and current practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This change in Chapter 9 of the Comprehensive Plan would also apply to 4:1 triparty agreements. Council may wish to consider adding a 4:1 exception.

<u>Ordinance Section</u>	<u>King County Code Section</u>	<u>Current Code</u>	<u>Proposed Change</u>	<u>Executive's Intent/Rationale</u>	<u>Policy Staff Comments</u>
Section 23 19A.12.020	Clarification	Establishes timelines preliminary approval of subdivisions, including for Urban Planned Developments and Fully Contained Communities	Removes references to, and standards for, Urban Planned Developments and Fully Contained Communities - Removes language that expired in 2014	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> No issues identified related to the 4:1 program.
Section 30 20.18.040	Clarification	Establishes procedures for consideration of site-specific land use map or Shoreline Master Program map amendments, including for: - 8-year Comprehensive Plan updates; and - Four-to-One proposals	<ul style="list-style-type: none"> Changes 8-year updates to 10-year Removes allowance for consideration of Four-to-One proposals through the site-specific land use map amendment process 	<p>Global edits are proposed to be made throughout the Code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.</p> <p>The proposed Four-to-One program change is substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. Four-to-One proposals are discretionary; this is not consistent with the role of the Hearing Examiner. Four-to-One proposals are significant land use changes, processed as land use map amendments, and should be considered in the Comprehensive Plan update process, not a quasi-judicial process.</p>	<ul style="list-style-type: none"> No issues identified.
Section 38 20.18.170	Substantive	Establishes the process for amending the Urban Growth Area through the Four-to-One program	<ul style="list-style-type: none"> Includes the program purpose, consistent with the Countywide Planning Policies and Comprehensive Plan Removes requirement to amend the Comprehensive Plan to update the total amount of land added through the Four-to-One proposal. Requires that Four-to-One proposals be initiated through the Docket Process (K.C.C. 20.18.140) or through a Comprehensive Plan update scope of work. Clarifies that site suitability, but not development conditions, be established through the preliminary plat process. Requires a tri-party agreement as part of each Four-to-One proposal. Establishes procedures for Tri-party agreements. Defines the types of open space that are eligible. Expands the notification process to include state agencies and Indian tribes. Clarifies some of the special purpose districts should be notified. Defines Four-to-One proposal conditions related to annexation. Requires annexation of a Four-to-One proposals adjacent to a city before the site can be developed. 	<p>The proposed Four-to-One program changes are substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. Changes seek to create more clarity and consistency amongst the provisions in the Countywide Planning Policies, Comprehensive Plan, and the King County Code. Aligns Four-to-One provisions with other policy goals related to annexation, program goals, and Comprehensive Plan update processes.</p>	<ul style="list-style-type: none"> At sub A., this adds language from U-185 about the purpose of the 4:1 program. The addition also adds a new reference to the 1994 UGA line to the K.C.C. At E., this states that development conditions for a 4:1 proposal would be established through a triparty agreement between the County, property owner, and city affiliated for future annexation. The requirement for a triparty agreement is a policy choice. At E., the Council may wish to specify what types of conditions are to be included in the triparty agreement such as limiting development to residential uses and requiring minimum densities consistent with R-8 zoning, or anything else that is in the Code that should be carried over after the property is annexed (as the City would permit development and not King County). Executive staff note that the agreement could also include timing, sequencing, and other procedural issues related to the 4:1 proposal. At E.2, this would require the triparty agreement be approved at the time of Council adoption of the land use map amendment. This would require concurrent work on the triparty agreement and the 4:1. This timing could limit the ability of the Council to have input on the development conditions. The

Ordinance Section	King County Code Section	Current Code	Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
					<p>Council may wish to consider adding a timeframe for action on the triparty agreement, that is after action on the 4:1 proposal.</p> <ul style="list-style-type: none"> E.2, uses "land use map amendment.", while B.2 uses "land use amendment to the Comprehensive Plan." The references could be consistent. This could clarify that it is at the time of Council adoption. <p>TDR/Offsite</p> <ul style="list-style-type: none"> At F., this effectuates allowing off-site fee simple dedication and TDRs to satisfy 4:1 open space requirements. This is a policy choice, and the Council may wish to consider whether this change aligns with the goals and purpose of the 4:1 program to "add land to the regional open space system through the dedication of permanent open space." At H.1., this new language would require a written agreement that the city would add the area to its PAA. This would be enforced through the triparty agreement. The CPPs had an existing requirement for an agreement that the city will add the new urban area to its PAA. Upon ratification of the amendment, the CPPs would reflect the UGA and PAA change. Requiring this as part of the triparty agreement could cause a 4:1 to fail if the city does not add it to its PAA. At H.2., this new language would require annexation prior to development for proposals adjacent to a city. This is a policy choice. CPP DP-18 requires a city to add the new urban land to its PAA, but that does not guarantee annexation. This provision would not apply if the new urban land is next to a Potential Annexation Area (PAA). Allowing development adjacent to a PAA before annexation could create new pockets of urban unincorporated. It could be clearer what would happen if a proposal was adjacent to both an incorporated area and a PAA.

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Ordinance Section	King County Code Section	Current Code	Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 39 20.18.180	Substantive	Establishes the criteria for amending the Urban Growth Area through the Four-to-One program	<ul style="list-style-type: none"> - Prohibits Four-to-One proposals on all natural resource lands. - Prohibits new Four-to-One proposal in a location that was previously expanded through the Four-to-One program. - Clarifies that at least half of the site must be placed in permanent open space. - Updates affordable housing requirements. 	The proposed Four-to-One changes are substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. The changes seek to create more clarity and consistency amongst the provisions in the Countywide Planning Policies, Comprehensive Plan, and the King County Code. Clarifies Four-to-One criteria to strengthen the program results related to affordable housing, protection of natural resource lands, avoiding cascading Urban Growth Area expansions, and ensuring local open space benefits.	<p>TDR/Offsite</p> <ul style="list-style-type: none"> • At A.1., there are no changes proposed to this section about "permanent dedication to the King County open space system." • At A.3., it reads that the <i>director</i> can have an urban area of a 4-to-1 proposal not be on the 1994 UGA line, subject to criteria. Executive staff indicate this was not the intention, and given recent discussions around the UGA boundary, the provision should be removed. • At A.3c., the proposed change is intended to prohibit a cascading 4:1. If the 1994 UGA boundary is used, then this provision may not be needed. • At A.9.c., there is a new requirement for Type 1 landscaping in the open space. Type 1 landscaping is a "full screen" usually required between residential and commercial properties. Executive staff indicate that no site-specific analysis was completed for this provision, but it was vetted by Executive staff before being included in the GMPC recommendation, and there is some flexibility because the Director can determine that different landscaping would be more appropriate. CPP DP-17b3 requires that the open space for a proposal "Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area." The Council may wish to consider whether the Type 1 buffer requirement aligns with the goals of the 4:1 program. • At B., this adds affordable housing requirements for developments with over 10 units. The affordability requirements are discussed in Section 40. • At D.3., there is an existing 5% cap on the amount of open space that can be used for active recreation. Executive staff indicates this is intended to apply to all open space including that which might be off-site. This is a policy choice.
Section 40 20.18.XXX	Substantive	n/a	<ul style="list-style-type: none"> - Adds a new section to K.C.C. Chapter 20.18 requiring Four-to-One proposals with 10 or more dwelling units to have 30% of the units be affordable. - Establishes affordability levels and tenure for homeownership and rental units - Requires implementation consistent with inclusionary housing procedures in K.C.C. Chapter 21A.48 	The proposed Four-to-One changes are substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. Current affordability requirements for Four-to-One proposals only apply to sites that are 200 acres or more in size. This was rarely triggered in the almost 20-years of the program's span. The proposed changes would require affordable housing in almost all Four-to-One proposals, consistent with current housing goals and needs and in alignment with similar provision in the current inclusionary housing program in K.C.C. 21A.48.	<ul style="list-style-type: none"> • At A., the percentage of affordable units required is 30% of the total number of dwelling units that need to be affordable at 80% AMI for ownership or 60% AMI for rental. There is no density bonus proposed as with the other areas with mandatory inclusionary housing. Density bonuses help to offset the cost of affordable units. The Council may wish to consider adding a density bonus to increase density in the UGA.

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					<ul style="list-style-type: none"> • The County's existing inclusionary housing regulations only require 25% of units to be affordable when they are for rent at 60% AMI. The proposed regulations would require 30%. The affordability requirements for the 4:1 program are a policy choice for Council. • At A.4a., this would have the proportion of affordable rental/ownership be identical to market rate proportion. This may not be possible depending if there are an odd number of units. The Council may wish to add some flexibility to the language while maintaining the intent. The Council may wish to remove this provision and let the developer determine how the affordable units are distributed based on occupancy. • In D., relying on the existing inclusionary housing regulations would allow for alternative compliance either by payment or off-site construction of units in the same CSA. This is a policy choice to allow alternative compliance for 4:1 projects. • This section could be simplified and better integrated with the inclusionary housing regulations.



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance

Proposed No. 2023-0440.1

Sponsors Perry

1 AN ORDINANCE related to comprehensive planning;
 2 amending Ordinance 11955, Section 5, as amended, and
 3 K.C.C. 2.16.055, Ordinance 18326, Section 3, and K.C.C.
 4 6.70.010, Ordinance 18326, Section 4, and K.C.C.
 5 6.70.020, Ordinance 18326, Section 5, and K.C.C.
 6 6.70.030, Ordinance 18326, Section 6, as amended, and
 7 K.C.C. 6.70.040, Ordinance 18326, Section 8, as amended,
 8 and K.C.C. 6.70.060, Ordinance 18326, Section 9, and
 9 K.C.C. 6.70.070, Ordinance 9163, Section 2, as amended,
 10 and K.C.C. 9.04.020, Ordinance 18420, Section 37, and
 11 K.C.C. 14.01.360, Ordinance 18420, Section 61, as
 12 amended, and K.C.C. 14.40.0104, Ordinance 8421, Section
 13 3, as amended, and K.C.C. 14.56.020, Ordinance 8421,
 14 Section 4, as amended, and K.C.C. 14.56.030, Ordinance
 15 1488, Section 5, as amended, and K.C.C. 16.82.020,
 16 Ordinance 15053, Section 3, as amended, and K.C.C.
 17 16.82.051, Ordinance 1488, Section 7, as amended, and
 18 K.C.C. 16.82.060, Ordinance 12560, Section 148, as
 19 amended, and K.C.C. 17.04.200, Ordinance 12560, Section
 20 149, as amended, and K.C.C. 17.04.280, Ordinance 17270,

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21 Section 2, as amended, and K.C.C. 18.25.010, Ordinance
22 13694, Section 42, as amended, and K.C.C. 19A.08.070,
23 Ordinance 13694, Section 56, as amended, and K.C.C.
24 19A.12.020, Ordinance 13694, Section 80, as amended,
25 and K.C.C. 19A.28.020, Ordinance 18810, Section 3, and
26 K.C.C. 20.08.037, Ordinance 263, Art. 3 (part), and K.C.C.
27 20.08.060, Ordinance 263, Article 2, Section 1, as
28 amended, and K.C.C. 20.12.010, Ordinance 3692, Section
29 2, as amended, and K.C.C. 20.12.200, Ordinance 13147,
30 Section 19, as amended, and K.C.C. 20.18.030, Ordinance
31 13147, Section 20, as amended, and K.C.C. 20.18.040,
32 Ordinance 3688, Section 813, as amended, and K.C.C.
33 20.18.056, Ordinance 13147, Section 22, as amended, and
34 K.C.C. 20.18.060, Ordinance 13147, Section 23, as
35 amended, and K.C.C. 20.18.070, Ordinance 13147, Section
36 27, and K.C.C. 20.18.110, Ordinance 13147, Section 28, as
37 amended, and K.C.C. 20.18.120, Ordinance 13147, Section
38 30, as amended, and K.C.C. 20.18.140, Ordinance 13147,
39 Section 32, and K.C.C. 20.18.160, Ordinance 14047,
40 Section 9, and K.C.C. 20.18.170, Ordinance 14047, Section
41 10, and K.C.C. 20.18.180, Ordinance 12196, Section 9, as
42 amended, and K.C.C. 20.20.020, Ordinance 16950, Section
43 10, as amended, and K.C.C. 20.20.035, Ordinance 12196,

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44 Section 17, as amended, and K.C.C. 20.20.100, Ordinance
45 12196, Section 19, as amended, and K.C.C. 20.20.120,
46 Ordinance 4461, Section 10, as amended, and K.C.C.
47 20.22.150, Ordinance 9544, Section 16, as amended, and
48 K.C.C. 20.22.180, Ordinance 10511, Section 7, as
49 amended, and K.C.C. 20.36.100, Ordinance 4828, Section
50 4, as amended, and K.C.C. 20.62.040, Ordinance 10870,
51 Section 17, as amended, and K.C.C. 21A.02.070,
52 Ordinance 10870, Section 27, as amended, and K.C.C.
53 21A.04.060, Ordinance 10870, Section 28, as amended,
54 and K.C.C. 21A.04.070, Ordinance 10870, Section 29, as
55 amended, and K.C.C. 21A.04.080, Ordinance 10870,
56 Section 30, as amended, and K.C.C. 21A.04.090,
57 Ordinance 10870, Section 31, as amended, and K.C.C.
58 21A.04.100, Ordinance 10870, Section 32, as amended,
59 and K.C.C. 21A.04.110, Ordinance 10870, Section 33, and
60 K.C.C. 21A.04.120, Ordinance 10870, Section 48, as
61 amended, and K.C.C. 21A.06.040, Ordinance 17710,
62 Section 2, and K.C.C. 21A.06.7341, Ordinance 17710,
63 Section 3, and K.C.C. 21A.06.3742, Ordinance 17710,
64 Section 4, as amended, and K.C.C. 21A.06.7344,
65 Ordinance 17710, Section 5, as amended, and K.C.C.
66 21A.06.7346, Ordinance 17710, Section 6, as amended,

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67 and K.C.C. 21A.06.7348, Ordinance 15606, Section 5, and
68 K.C.C. 21A.06.196, Ordinance 10870, Section 92, as
69 amended, and K.C.C. 21A.06.260, Ordinance 10870,
70 Section 98, and K.C.C. 21A.06.290, Ordinance 10870,
71 Section 101, as amended, and K.C.C. 21A.06.305,
72 Ordinance 15051, Section 31, and K.C.C. 21A.06.333,
73 Ordinance 10870, Section 5, and K.C.C. 21A.06.355,
74 Ordinance 10870, Section 114, and K.C.C. 21A.06.370,
75 Ordinance 17191, Section 22, as amended, and K.C.C.
76 21A.06.450, Ordinance 10870, Section 148, and K.C.C.
77 21A.06.540, Ordinance 10870, Section 77, and K.C.C.
78 21A.06.185, Ordinance 14045, Section 7, and K.C.C.
79 21A.06.1013, Ordinance 10870, Section 252, as amended,
80 and K.C.C. 21A.06.1060, Ordinance 10870, Section 634
81 (part), as amended, and K.C.C. 21A.06.1062, Ordinance
82 3688, Section 251, as amended, and K.C.C. 21A.06.1082C,
83 Ordinance 10870, Section 295, as amended, and K.C.C.
84 21A.06.1275, Ordinance 10870, Section 297, as amended,
85 and K.C.C. 21A.06.1285, Ordinance 10870, Section 330, as
86 amended, and K.C.C. 21A.08.030, Ordinance 10870,
87 Section 331, as amended, and K.C.C. 21A.08.040,
88 Ordinance 10870, Section 332, as amended, and K.C.C.
89 21A.08.050, Ordinance 10870, Section 333, as amended,

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90 and K.C.C. 21A.08.060, Ordinance 10870, Section 334, as
91 amended, and K.C.C. 21A.08.070, Ordinance 10870,
92 Section 335, as amended, and K.C.C. 21A.08.080,
93 Ordinance 10870, Section 336, as amended, and K.C.C.
94 21A.08.090, Ordinance 10870, Section 337, as amended,
95 and K.C.C. 21A.08.100, Ordinance 10870, Section 340, as
96 amended, and K.C.C. 21A.12.030, Ordinance 10870,
97 Section 341, as amended, and K.C.C. 21A.12.040,
98 Ordinance 10870, Section 344, as amended, and K.C.C.
99 21A.12.070, Ordinance 10870, Section 355, as amended,
100 and K.C.C. 21A.12.180, Ordinance 10870, Section 357, as
101 amended, and K.C.C. 21A.12.200, Ordinance 10870,
102 Section 3559, as amended, and K.C.C. 21A.12.220,
103 Ordinance 10870, Section 364, as amended, and K.C.C.
104 21A.14.040, Ordinance 10870, Section 367, as amended,
105 and K.C.C. 21A.14.070, Ordinance 10870, Section 368, as
106 amended, and K.C.C. 21A.14.080, Ordinance 10870,
107 Section 369, as amended, and K.C.C. 21A.14.090,
108 Ordinance 10870, Section 376, as amended, and K.C.C.
109 21A.14.160, Ordinance 10870, Section 378, as amended,
110 and K.C.C. 21A.14.180, Ordinance 10870, Section 379, as
111 amended, and K.C.C. 21A.14.190, Ordinance 14045,
112 Section 30, and K.C.C. 21A.14.225, Ordinance 11621,

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113 Section 99, as amended, and K.C.C. 21A.14.280,
114 Ordinance 14045, Section 43 and K.C.C. 21A.14.330,
115 Ordinance 10870, Section 387, as amended, and K.C.C.
116 21A.16.020, Ordinance 10870, Section 388, as amended,
117 and K.C.C. 21A.16.030, Ordinance 10870, Section 395, as
118 amended, and K.C.C. 21A.16.100, Ordinance 10870,
119 Section 407, as amended, and K.C.C. 21A.18.030,
120 Ordinance 10870, Section 410, as amended, and K.C.C.
121 21A.18.050, Ordinance 10870, Section 414, as amended,
122 and K.C.C. 21A.18.100, Ordinance 10870, Section 415, as
123 amended, and K.C.C. 21A.18.110, Ordinance 10870,
124 Section 417, and K.C.C. 21A.18.130, Ordinance 13022,
125 Section 26, as amended, and K.C.C. 21A.20.190,
126 Ordinance 10870, Section 444, as amended, and K.C.C.
127 21A.22.060, Ordinance 15051, Section 137, as amended,
128 and K.C.C. 21A.24.045, Ordinance 15051, Section 151, as
129 amended, and K.C.C. 21A.24.133, Ordinance 10870,
130 Section 469, as amended, and K.C.C. 21A.24.220,
131 Ordinance 10870, Section 470, as amended, and K.C.C.
132 21A.24.230, Ordinance 10870, Section 471, as amended,
133 and K.C.C. 21A.24.240, Ordinance 10870, Section 477, as
134 amended, and K.C.C. 21A.24.300, Ordinance 11621,
135 Section 52, as amended, and K.C.C. 21A.24.385,

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136 Ordinance 11621, Section 53, as amended, and K.C.C.
137 21A.24.386, Ordinance 16985, Section 129, and K.C.C.
138 21A.25.080, Ordinance 16958, Section 31, as amended,
139 and K.C.C. 21A.25.100, Ordinance 16985, Section 39, as
140 amended, and K.C.C. 21A.25.160, Ordinance 3688, Section
141 413, as amended, and K.C.C. 21A.25.170, Ordinance
142 13129, Section 2, as amended, and K.C.C. 21A.27.010,
143 Ordinance 13129, Section 11, as amended, and K.C.C.
144 21A.27.110, Ordinance 10870, Section 512, as amended,
145 and K.C.C. 21A.28.020, Ordinance 10870, Section 513, as
146 amended, and K.C.C. 21A.28.030, Ordinance 10870,
147 Section 514, as amended, and K.C.C. 21A.28.040,
148 Ordinance 10870, Section 515, as amended, and K.C.C.
149 21A.28.050, Ordinance 10870, Section 523, as amended,
150 and K.C.C. 21A.28.130, Ordinance 10870, Section 524, as
151 amended, and K.C.C. 21A.28.140, Ordinance 10870,
152 Section 526, as amended, and K.C.C. 21A.28.160,
153 Ordinance 10870, Section 525, as amended, and K.C.C.
154 21A.28.150, Ordinance 11621, Section 89, and K.C.C.
155 21A.28.152, Ordinance 11621, Section 90, as amended,
156 and K.C.C. 21A.28.154, Ordinance 11621, Section 91, as
157 amended, and K.C.C. 21A.28.156, Ordinance 11168,
158 Section 14, as amended, and K.C.C. 21A.30.075,

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159 Ordinance 10870, Section 536, as amended, and K.C.C.
160 21A.30.080, Ordinance 15606, Section 20, as amended,
161 and K.C.C. 21A.30.085, Ordinance 10870, Section 537, as
162 amended, and K.C.C. 21A.30.090, Ordinance 10870,
163 Section 547, as amended, and K.C.C. 21A.32.100,
164 Ordinance 10870, Section 548, as amended, and K.C.C.
165 21A.32.110, Ordinance 10870, Section 549, as amended,
166 and K.C.C. 21A.32.120, Ordinance 10870, Section 555, as
167 amended, and K.C.C. 21A.32.180, Ordinance 10870,
168 Section 559, and K.C.C. 21A.32.220, Ordinance 17710,
169 Section 14, as amended, and K.C.C. 21A.32.250,
170 Ordinance 13274, Section 1, as amended, and K.C.C.
171 21A.37.010, Ordinance 13274, Section 5, as amended, and
172 K.C.C. 21A.37.030, Ordinance 13274, Section 6, as
173 amended, and K.C.C. 21A.37.040, Ordinance 14190,
174 Section 7, as amended, and K.C.C. 21A.37.050, Ordinance
175 14190, Section 8, as amended, and K.C.C. 21A.37.060,
176 Ordinance 13274, Section 7, as amended, and K.C.C.
177 21A.37.070, Ordinance 13274, Section 8, as amended, and
178 K.C.C. 21A.37.080, Ordinance 13733, Section 8, as
179 amended, and K.C.C. 21A.37.100, Ordinance 13733,
180 Section 10, as amended, and K.C.C. 21A.37.110,
181 Ordinance 13733, Section 11, as amended, and K.C.C.

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182 21A.37.120, Ordinance 13733, Section 12, as amended,
183 and K.C.C. 21A.37.130, Ordinance 13733, Section 13, as
184 amended, and K.C.C. 21A.37.140, Ordinance 10870,
185 Section 579, as amended, and K.C.C. 21A.38.030,
186 Ordinance 10870, Section 578, as amended, and K.C.C.
187 21A.38.050, Ordinance 12809, Section 5, as amended, and
188 K.C.C. 21A.38.120, Ordinance 12823, Section 10, and
189 K.C.C. 21A.38.150, Ordinance 11621, Section 112, as
190 amended, and K.C.C. 21A.43.030, Ordinance 11621,
191 Section 114, as amended, and K.C.C. 21A.43.050,
192 Ordinance 11621, Section 116, as amended, and K.C.C.
193 21A.43.070, Ordinance 10870, Section 623, and K.C.C.
194 21A.44.020, Ordinance 3269, Section 2, and K.C.C.
195 24.08.010, Ordinance 19555, Section 22, and K.C.C.
196 21A.48.010, Ordinance 19555, Section 24, and K.C.C.
197 21A.48.030, Ordinance 19555, Section 26, and K.C.C.
198 21A.48.050, Ordinance 19555, Section 27, and K.C.C.
199 21A.48.060, Ordinance 19555, Section 28, and K.C.C.
200 21A.48.070, Ordinance 19555, Section 29, and K.C.C.
201 21A.48.080, Ordinance 13332, Section 34, as amended,
202 and K.C.C. 27.10.190, Ordinance 13332, Section 35, as
203 amended, and K.C.C. 27.10.200, Ordinance 16147, Section
204 2, as amended, and K.C.C. 18.17.010, Ordinance 19402,

205 Section 8, and K.C.C. 18.17.050, and Ordinance 16650,
206 Section 1, as amended, and K.C.C. 21A.55.101, adding a
207 new section to K.C.C. chapter 14.01, adding new sections
208 to K.C.C. chapter 20.18, adding new sections to K.C.C.
209 chapter 21A.06, adding new sections to K.C.C. chapter
210 21A.28, adding a new section to K.C.C chapter 21A.32,
211 adding new sections to K.C.C. chapter 21A.37, adding a
212 new section to K.C.C. chapter 21A.44, adding a new
213 section to K.C.C. chapter 24.08, adding a new chapter to
214 K.C.C. Title 21A, adding a new chapter to K.C.C. Title 24,
215 recodifying K.C.C. 21A.06.7341, 21A.06.7342, K.C.C.
216 21A.06.7344, K.C.C. 21A.06.7346, K.C.C. 21A.06.7348,
217 K.C.C. 21A.06.185, K.C.C. 21A.28.160, and K.C.C.
218 21A.28.150, repealing Ordinance 14050, Section 17, and
219 K.C.C. 14.70.300, Ordinance 9614, Section 103, as
220 amended, and K.C.C. 16.82.150, Ordinance 16267, Section
221 6, and K.C.C. 16.82.151, Ordinance 15053, Section 15, as
222 amended, and K.C.C. 16.82.152, Ordinance 15053, Section
223 16, and K.C.C. 16.82.154, Ordinance 18810, Section 6, and
224 K.C.C. 20.08.175, Ordinance 1096, Sections 1 and 2, as
225 amended, and K.C.C. 20.12.090, Ordinance 8279, Section
226 1, as amended, and K.C.C. 20.12.150, Ordinance 11620,
227 Section 18, and K.C.C. 20.12.433, Ordinance 11620,

228 Section 19, and K.C.C. 20.12.435, Ordinance 8380, Section
229 1, and K.C.C. 20.14.010, Ordinance 8380, Appendix A,
230 Ordinance 8380, Appendix B, Ordinance 10238, Section 1,
231 as amended, and K.C.C. 20.14.020, Ordinance 10293,
232 Attachment A, as amended, Ordinance 10293, Sections 1,
233 2, 6, 7, and 9, as amended, and K.C.C. 20.14.025,
234 Ordinance 10293, Attachment A, as amended, Ordinance
235 10513, Section 1, as amended, and K.C.C. 20.14.030,
236 Ordinance 10513, Attachment A, as amended, Ordinance
237 11087, Section 1, as amended, and K.C.C. 20.14.040,
238 Ordinance 11087, Attachment A, as amended, Ordinance
239 11111, Section 1, as amended, and K.C.C. 20.14.050,
240 Ordinance 11111, Attachment A, as amended, Ordinance
241 11886, Sections 1 and 4, as amended, and K.C.C.
242 20.14.060, Ordinance 11886, Attachment A, as amended,
243 Ordinance 12809, Section 1, as amended, and K.C.C.
244 20.14.070, Ordinance 12809, Attachment A, as amended,
245 Ordinance 14091, Section 1, and K.C.C. 20.14.080,
246 Ordinance 14091, Attachment A, Ordinance 12171, Section
247 3, and K.C.C. 21A.06.533, Ordinance 10870, Section 196,
248 and K.C.C. 21A.06.780, Ordinance 10870, Section 308,
249 and K.C.C. 21A.06.1340, Ordinance 10870, Section 550,
250 and K.C.C. 21A.32.130, Ordinance 10870, Section 140,

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251 and K.C.C. 21A.32.140, Ordinance 10870, Section 560,
252 and K.C.C. 21A.34.010, Ordinance 10870, Section 561,
253 and K.C.C. 21A.34.020, Ordinance 10870, Section 562, as
254 amended, and K.C.C. 21A.34.030, Ordinance 10870,
255 Section 563, as amended, and K.C.C. 21A.34.040,
256 Ordinance 10870, Section 564, as amended, and K.C.C.
257 21A.34.050, Ordinance 10870, Section 565, as amended,
258 and K.C.C. 21A.34.060, Ordinance 10870, Section 566,
259 and K.C.C. 21A.34.070, Ordinance 10870, Section 567,
260 and K.C.C. 21A.34.080, Ordinance 16267, Section 68, as
261 amended, and K.C.C. 21A.37.055, Ordinance 10870,
262 Section 581, as amended, and K.C.C. 21A.38.080,
263 Ordinance 18623, Section 9, and K.C.C. 21A.38.270,
264 Ordinance 10870, Section 582, and K.C.C. 21A.39.010,
265 Ordinance 10870, Section 583, as amended, and K.C.C.
266 21A.39.020, Ordinance 10870, Section 584, as amended,
267 and K.C.C. 21A.39.030, Ordinance 10870, Section 585,
268 and K.C.C. 21A.39.040, Ordinance 10870, Section 586, as
269 amended, and K.C.C. 21A.39.050, Ordinance 10870,
270 Section 587, and K.C.C. 21A.39.060, Ordinance 10870,
271 Section 588, and K.C.C. 21A.39.070, Ordinance 10870,
272 Section 589, and K.C.C. 21A.39.080, Ordinance 10870,
273 Section 590, and K.C.C. 21A.39.090, Ordinance 10870,

274 Section 591, and K.C.C. 21A.39.100, Ordinance 10870,
 275 Section 592, and K.C.C. 21A.39.110, Ordinance 10870,
 276 Section 593, and K.C.C. 21A.39.120, Ordinance 10870,
 277 Section 594, and K.C.C. 21A.39.130, Ordinance 12171,
 278 Section 8, and K.C.C. 21A.39.200, Ordinance 10870,
 279 Section 628, and K.C.C. 21A.44.070, Ordinance 12171,
 280 Section 9, and K.C.C. 21A.44.080, Ordinance 14662,
 281 Section 1, as amended, and K.C.C. 21A.55.060, Ordinance
 282 17877, Section 1, Ordinance 17877, Section 2, Ordinance
 283 17877, Section 3, Ordinance 17878, Section 1, Ordinance
 284 17878, Section 2, and Ordinance 17878, Section 3, and
 285 Ordinance 16650, Attachment B, and establishing an
 286 effective date.

287 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

288 **SECTION 1. Findings:**

289 A. The last statutorily required comprehensive plan review and update mandated
 290 by the Washington state Growth Management Act ("the GMA") in RCW 36.70A.130 was
 291 met with the 2012 King County Comprehensive Plan in Ordinance 17485.

292 B. The Comprehensive Plan has been amended since 2012, including with
 293 adoption of the 2016 King County Comprehensive Plan, as amended.

294 C. The GMA requires King County to take action not later than December 31,
 295 2024, to review and, if needed, revise its comprehensive plan and development
 296 regulations to ensure the plan and regulations comply with the requirements of the GMA.

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297 This ordinance adopts the 2024 King County Comprehensive Plan ("2024 update"),
298 which is compliant with the GMA and completes this statutorily required review and
299 update.

300 D. The GMA and King County Code requires that King County adopt
301 development regulations that are consistent with and implement the Comprehensive Plan.
302 The changes to development regulations in this ordinance are needed to maintain
303 conformity with the Comprehensive Plan. They bear a substantial relationship to and are
304 necessary for the public health, safety, and general welfare of King County and its
305 residents.

306 E. The changes to zoning contained in this ordinance are needed to maintain
307 conformity with the Comprehensive Plan, as required by the GMA. As such, they bear a
308 substantial relationship to, and are necessary for, the public health, safety, and general
309 welfare of King County and its residents.

310 F. The Shoreline Management Act of 1971, chapter 90.58 RCW, requires King
311 County to develop and administer a shoreline master program. Ordinance 16985 and
312 Ordinance 17485 adopted a comprehensive update of King County's shoreline master
313 program as required by RCW 90.58.080(2). Ordinance 19034 adopted a periodic review
314 of King County's shoreline master program as required by RCW 90.58.080(4).

315 G. The changes included in this ordinance for the shoreline master program
316 constitute a locally initiated amendment allowed under WAC 173-26-090. Changes
317 include updates to shoreline policies and development regulations. Those changes are
318 required to be approved by the Washington state Department of Ecology before they
319 become effective.

320 H. The 2024 update was developed using early and continuous public
321 engagement, as required by the GMA and consistent with the scope of work for the
322 update, approved in 2022 via Motion 16142.

323 I. Ordinance 19384 directed the King County Growth Management Planning
324 Council ("the GMPC") to review the Four-to-One program in the Countywide Planning
325 Policies ("the CPPs"), Comprehensive Plan, and King County Code. The Four-to-One
326 program Comprehensive Plan and King County Code amendments adopted in the 2024
327 update are substantially consistent with the GMPC recommendations for the program and
328 the related changes in the CPPs.

329 J. Motion 16287 directed the executive to complete a code study related to
330 expanded multifamily housing types in low- and medium-density urban residential zones,
331 also known as "middle housing." As required by the motion, a draft of the code study
332 was issued in June 2023 as part of the Public Review Draft of the 2024 update, and a
333 final report and associated recommended King County Code changes were included in
334 the transmittal of the 2024 update.

335 K. Vashon-Maury Island Community Service Area Subarea Plan ("the subarea
336 plan") Workplan Action 1 adopted in Ordinance 18623, as amended, directs the executive
337 to comprehensively review and update the property specific development conditions,
338 which are also known as P-Suffixes, and special district overlays, which are also known
339 as SDOs, on Vashon-Maury Island. Workplan Action 1 required a report and proposed
340 ordinance to implement the recommendations in the report be transmitted to the Council
341 for consideration by June 30, 2022. Due to the COVID-19 pandemic, the timeline for
342 completing the final evaluation was delayed beyond the required date. In 2022, the scope

343 of work for the 2024 update directed inclusion of the report and King County Code
344 changes as part of the 2024 update. As required by the subarea plan and scope of work,
345 the report and associated recommended King County Code changes were included in the
346 transmittal of the 2024 update.

347 L. Ordinance 18623 adopted the Vashon Rural Town Affordable Housing Special
348 District Overlay ("the overlay") and directed the executive to complete a series of written
349 evaluations assessing the efficacy of the scope and standards of the overlay. As required
350 by Ordinance 18623, preliminary evaluations were issued in 2018, 2019, and 2020. A
351 draft of the fourth and final required evaluation of the Overlay was required to be
352 completed within ninety days of the occurrence of one the following, whichever comes
353 first: issuance of the first permit necessary for construction that would result in a
354 cumulative total of one hundred twenty affordable housing units within the overlay; or
355 four years after the effective date of Ordinance 18623. No permits have been issued up
356 to now utilizing the overlay. Due to the COVID-19 pandemic, the timeline for
357 completing the draft final evaluation was delayed beyond four years and ninety days of
358 the effective date of Ordinance 18623, which would have been March 24, 2022. In 2022,
359 the scope of work for the 2024 update directed inclusion of a report on the fourth and
360 final evaluation and any recommended implementing zoning and King County Code
361 changes as part of the 2024 update. As required by Ordinance 18623 and the scope of
362 work, the report and implementing zoning and King County Code changes were included
363 in the transmittal of the 2024 update.

364 M. The 2016 King County Comprehensive Plan, as amended, included Work
365 Plan Action 17, which directed the executive to update the residential density incentive

366 program in K.C.C. chapter 21A.34 in the 2024 update, as recommended by the related
367 code study included in the transmittal of the 2020 update to the 2016 King County
368 Comprehensive Plan. As required by Work Plan Action 17, this ordinance adopts
369 updates to the residential density incentive program regulations, which repeals the
370 program and replaces it with updated regulations in the voluntary inclusionary housing
371 program in K.C.C. chapter 21A.48.

372 SECTION 2. A. Attachments A through G to this ordinance are adopted as the
373 2024 King County Comprehensive Plan.

374 B. The elements of the 2024 King County Comprehensive Plan in Attachment A to
375 this ordinance are hereby amended to read as set forth in this ordinance and are incorporated
376 herein by this reference.

377 C. The elements of the King County Shoreline Master Program in sections 30, 31,
378 136, 137, 138, 141, 143, 144, 145, 146, and 147 of this ordinance and in King County
379 Comprehensive Plan chapter six of Attachment A to this ordinance are hereby amended to
380 read as set forth in this ordinance and are incorporated herein by this reference.

381 D. Attachment H to this ordinance is adopted as amendments to the Vashon Maury
382 Island Community Service Area Subarea Plan, as adopted in Ordinance 18623 and its
383 attachments and as amended by Ordinances 18810 and 19146.

384 E. The land use and zoning amendments in sections 188 through 191 of this
385 ordinance, section 221-222 of this ordinance, and Attachment I to this ordinance are hereby
386 adopted as amendments to Appendix A to Ordinance 12824, as amended, and as the official
387 land use and zoning controls for those portions of unincorporated King County defined in
388 those sections of this ordinance and attachments to this ordinance.

389 F. The King County department of local services, permitting division, shall
390 update the geographic information system data layers accordingly to reflect adoption of
391 this ordinance.

392 G. "Appendix D Growth Targets and the Urban Growth Area" in Technical
393 Appendices Volume 2 to the 1994 King County Comprehensive Plan is hereby readopted
394 as "Appendix D 1994 Growth Targets and the Urban Growth Area."

395 H. "Appendix H Natural Resources" in Technical Appendices Volume 2 to the
396 1994 King County Comprehensive Plan is hereby readopted as "Appendix E 1994
397 Natural Resource Lands."

398 I. "Technical Appendix Q (King County School Siting Task Force report dated
399 March 31, 2012)" in Attachment J to Ordinance 17485 is hereby readopted as "Appendix
400 F (King County School Siting Task Force report dated March 31, 2012)."

401 SECTION 3. Ordinance 11955, Section 5, as amended, and K.C.C. 2.16.055 are
402 hereby amended to read as follows:

403 A. The department of local services is responsible for managing and being
404 fiscally accountable for the permitting division and the road services division. The
405 department shall also administer the county roads function as authorized in applicable
406 sections of Titles 36 and 47 RCW and other laws, regulations, and ordinances as may
407 apply. Consistent with Motion 15125, the department shall:

408 1. Work in partnership with each county council district to focus on
409 coordinating, enhancing and improving municipal services provided to the county's
410 unincorporated areas. To effectuate this partnership, the executive shall routinely and
411 proactively meet and collaborate with councilmembers representing the unincorporated

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412 area about potential organizational, operational, and other changes to county programs or
413 services that will affect unincorporated area residents;

414 2. Be available to brief the council's standing and regional committees on issues
415 related to unincorporated area local services;

416 3. Develop and implement programs and strategies that emphasize:

417 a. improving the coordination of local services by county agencies through
418 increased collaboration;

419 b. strengthening partnerships between the county, communities, and other
420 entities;

421 c. improving the delivery, responsiveness, and quality of local services to the
422 people, businesses, and communities of unincorporated King County through unified
423 accountability;

424 d. improving local services through robust employee engagement while
425 embracing equity and social justice and continuous improvement;

426 e. strengthening unincorporated communities by supporting local planning and
427 community initiatives; and

428 f. pursuing innovative funding strategies.

429 B.1. The department shall also manage the development and implementation of
430 community service area subarea plans for the six rural community service area and five
431 urban unincorporated potential annexation area geographies in coordination with the
432 regional planning function in K.C.C. 2.16.025 and in accordance with the King County
433 Comprehensive Plan and state Growth Management Act.

434 2. Each subarea plan shall be developed consistent with the King County
435 Comprehensive Plan and shall:

436 a. be based on a scope of work established with the community;

437 b. establish a long-range vision and policies to implement that vision. Policies
438 in the subarea plan shall be consistent with and not redundant to policy direction in the
439 Comprehensive Plan;

440 c. establish performance metrics and monitoring for implementation of the
441 subarea plan. The performance metrics and monitoring shall be:

442 (1)(a) for subarea geographies that have a subarea plan adopted as of
443 December 2022, reviewed and jointly reported on by December 30, 2024, and every two
444 years thereafter; and

445 (b) for subarea geographies that do not have a subarea plan adopted as of
446 December 2022, reviewed and reported on the timelines established in subsection
447 B.2.c.(1)(a) of this section beginning no sooner than two years after adoption; and

448 (2) informed and monitored by the community and the council;

449 d. use the tools and resources developed by the office of equity and racial and
450 social justice to develop the scope of work and to develop, review, amend, adopt, and
451 implement the subarea plan, including, but not limited to, community engagement,
452 language access, and equity impact review tools. The county shall use, at minimum, the
453 "County engages in dialogue" and "County and community work together" levels of
454 engagement as outlined in the office of equity and racial and social justice's Community
455 Engagement Guide for the scoping, development, review, amendment, adoption, and
456 implementation of the subarea plan. The county shall include as an appendix to the

457 subarea plan information detailing the community engagement completed during the
 458 development of the subarea plan and how the community engagement meets the
 459 requirements of this subsection B.2.d.;

460 e. incorporate the findings of an equity impact analysis and proposals to
 461 address equity impacts. During the development of the subarea plan, the public review
 462 draft shall include preliminary findings of any equity impacts that will be further refined
 463 and submitted as part of the subarea plan proposal;

464 f. include a review of policies specific to the subarea in the Comprehensive
 465 Plan and previously adopted subarea ((~~or community~~)) plans, and, where appropriate,
 466 transfer policies from those plans to the subarea plan; and

467 g. review the land use designations and zoning classifications in the subarea
 468 geography, including all special district overlays and property-specific development
 469 conditions, and transmit map amendments necessary to implement land use and zoning
 470 updates and the vision and policies within the subarea plan(~~(; and~~

471 ~~h. incorporate by reference the community needs list and associated~~
 472 ~~performance metrics as required in subsection C. of this section)).~~

473 3. Before transmittal of the subarea plan to the council, the executive shall
 474 coordinate and collaborate with the councilmember office or councilmember offices who
 475 represent the subarea geography on development of the subarea plan.

476 4. Each subarea plan shall be transmitted to the council for possible adoption as
 477 established in the schedule in the Comprehensive Plan and K.C.C. Title 20.

478 C.1. The department shall also manage the development and implementation of
 479 the list of services, programs, facilities, and capital improvements that are identified by

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480 the community, known as a community needs list, for each of the subarea geographies in
481 subsection B. of this section. The community needs list shall be the responsibility of the
482 executive to implement. The department of local services, in coordination with the
483 community, shall be responsible for monitoring the implementation of the community
484 needs list.

485 2. Each community needs list shall:

486 a. be consistent with and implement the subarea plan described in subsection
487 B. of this section and other county plans;

488 b. include potential services, programs, facilities, and capital improvements
489 that respond to community-identified needs, including, but not limited to, those that build
490 on the community's strengths and assets;

491 c. be developed, reviewed, prioritized, amended, adopted, and implemented
492 using tools and resources developed by the office of equity and racial and social justice,
493 including, but not limited to, community engagement, language access, and equity impact
494 review tools. The county shall use, at minimum, the (~~"County engages in dialogue"~~
495 ~~and~~) "County and community work together" level(~~(s)~~) of engagement as outlined in the
496 office of equity and racial and social justice's Community Engagement Guide for the
497 development, review, amendment, adoption, and implementation of the community needs
498 list. The county shall include as an appendix to the community needs list information
499 detailing the community engagement completed during the development of the
500 community needs list and how the community engagement meets the requirements of this
501 subsection C.2.c.

502 3. The community needs list shall be established as follows:

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503 a. An initial catalog shall be compiled that identifies all requests from the
504 community for potential services, programs, and improvements; and

505 b. The community service area program shall review the initial catalog and
506 refine this document into a community needs list based on:

507 (1) review by the department whether and to what extent the request meets or
508 strengthens the community vision and policies established in the adopted subarea plan
509 and other county plans;

510 (2) review by county agencies regarding consistency with other county plans,
511 feasibility, budget constraints, timing, resources needs, and other barriers to
512 implementation; and

513 (3) review by the community through ongoing community engagement to
514 identify, discuss, and prioritize community needs;

515 c. For each item that is included in the community needs list, the following
516 shall be included:

517 (1) the executive, in consultation with the community and the councilmember
518 office or offices that represent the subarea geography, shall propose a prioritization of
519 low, medium, or high priority;

520 (2) which county agencies are responsible for implementation; and

521 (3) an anticipated timeline for completion that reflects that future resources
522 and budget appropriations may change the timeline. The county shall encourage
523 creativity and flexibility in identifying potential partnerships with and opportunities for
524 others, such as community-based organizations, to meet these needs;

525 d. For each request from the initial catalog that is not advanced to the
526 community needs list, the executive shall state why the request was not advanced. The
527 county shall clearly communicate why the request was not advanced to the community.
528 For items that cannot be accomplished by the county because they are outside of the
529 scope of county operations, the county shall provide information on how noncounty
530 entities may be able to accomplish the item, including consideration of potential
531 partnerships with noncounty entities; and

532 e. The community needs list shall establish performance metrics to monitor the
533 implementation of the community needs list and the overarching progress towards
534 reaching the twenty-year vision established in the policies of the subarea plan. The
535 performance metrics shall be:

536 (1) reviewed and reported on annually for ~~((the community needs list and~~
537 ~~biennially for the subarea plan))~~; and

538 (2) informed and monitored by the community and the council.

539 4. Before transmittal of a new or updated community needs list to the council,
540 the executive shall coordinate and collaborate with the councilmember office or
541 councilmember offices who represent the subarea geography.

542 5. A community needs list shall be transmitted to the council for possible
543 adoption via ordinance as follows:

544 a. ~~((concurrent with the transmittal of the applicable subarea plan as required~~
545 ~~in subsection B. of this section;~~

546 b.)) concurrent with the executive's biennial budget transmittal(=

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547 ~~(1) for those subarea geographies that have a subarea plan adopted during or~~
 548 ~~before June 2022, the initial catalog portion of the community needs list shall be~~
 549 ~~transmitted to the council as part of the 2021-2022 biennial budget; and~~

550 ~~(2) for those subarea geographies that do not have a subarea plan adopted~~
 551 ~~during or before June 2022, the community needs list shall be transmitted to the council~~
 552 ~~as part of the 2023-2024 biennial budget)); and~~

553 ~~((e-))~~ b. when identified by either the community service area work programs
 554 and associated community engagement outlined in subsection D. of this section or the
 555 services partnership agreements outlined in subsection E. of this section, or both.

556 6. The community needs lists shall be used to develop proposals for the
 557 executive's proposed biennial budget, including services, programs, infrastructure, and
 558 facilities that implement the list. As part of the executive's biennial budget transmittal,
 559 the executive shall include a description of how the proposed biennial budget implements
 560 the list~~((, and for the 2021-2022 budget, how the executive's biennial budget implements~~
 561 ~~the initial catalog described in subsection C.5.b.(1) of this section)).~~

562 D.1. The department shall also manage the community service area framework
 563 adopted by Ordinance 17139, which shall be called the community service area program.
 564 The community service area program shall develop and implement programs and services
 565 to help all residents of unincorporated King County be more knowledgeable of, better
 566 served by, and heard by King County departments and agencies. The community service
 567 area program shall work with all county departments and agencies whose services,
 568 programs, and projects are of interest to unincorporated area residents, to promote
 569 successful public engagement.

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- 570 2. A work program shall be developed for each subarea geography described in
571 subsection B. of this section and shall:
- 572 a. be consistent with and implement the applicable subarea plan as described in
573 subsection B. of this section, the community needs list in subsection C. of this section,
574 and other county plans;
 - 575 b. address the required elements in Ordinance 17139;
 - 576 c. list potential action items for the area;
 - 577 d. list known planning activities for the area;
 - 578 e. identify public meetings for the area;
 - 579 f. include the current adopted community needs list as required in subsection
580 C. of this section; and
 - 581 g. establish an ongoing communications and community engagement plan
582 using tools and resources developed by the office of equity and racial and social justice,
583 including, but not limited to, community engagement, language access, and equity impact
584 review tools. The county shall use, at minimum, the "County engages in dialogue" and
585 "County and community work together" levels of engagement as outlined in the office of
586 equity and racial and social justice's Community Engagement Guide for the development,
587 review, amendment, adoption, and implementation of the community needs list; and
 - 588 h. establish performance metrics to monitor the implementation of the work
589 program.
- 590 3. The community service area program shall provide regular updates to the
591 councilmember or councilmembers who represent the subarea geography on the progress

592 of the work program throughout the year and shall publish regular reports on the work
593 program to its website((§)) at least once per quarter.

594 4. The work program shall be updated on an annual basis.

595 E.1. The department shall also establish service partnership agreements with each
596 executive branch agency that provides programs, services, or facilities in the
597 unincorporated area, including those agencies that provide regional services to
598 unincorporated area residents and businesses. The service partnership agreements shall
599 inform budget development for programs, services, or facilities in the unincorporated
600 area.

601 2. Service partnerships agreements shall:

602 a. be consistent with and implement the subarea plans in subsection B. of this
603 section, the community needs lists in subsection C. of this section, the community service
604 area work programs in subsection D. of this section, and other county plans;

605 b. use tools and resources developed by the office of equity and racial and
606 social justice by the partner agency to deliver the programs, services, and facilities
607 described in the service partnership agreements((§)).

608 3. Each service partnership agreement shall include, at a minimum:

609 a. roles and responsibilities for the department of local services and the partner
610 agency;

611 b. a general description of the programs, services, or facilities provided by the
612 partner agency for unincorporated area residents and businesses and, where applicable, in
613 the subarea geographies;

- 614 c. goals for the partner agency to achieve the emphasis on local service
615 delivery described in Motion 15125 and this section, including:
- 616 (1) the desired outcomes for provision of each program, service, or facility;
617 and
- 618 (2) service level goals for each program, service, or facility;
- 619 d. performance metrics to monitor progress of implementing the outcomes and
620 service level goals for each program, service, or facility;
- 621 e. use of the community service area work programs in local service delivery
622 by the partner agency; and
- 623 f. the current adopted community needs lists and associated performance
624 metrics for monitoring and reporting on the progress the county agencies have made on
625 items on the lists that they are responsible for.
- 626 4. ~~((A schedule for completing the service partnership agreements with county
627 agencies shall be established as part of the executive's proposed 2021-2022 biennial
628 budget and is subject to council approval by motion. The schedule is expected to show
629 service partnership agreements with all required agencies in effect no later than
630 transmittal of the executive's proposed 2023-2024 biennial budget.~~
- 631 5.)) The service partnership agreements, after they are established, shall be
632 updated concurrent with the development of the biennial budget and shall be transmitted
633 to the council as part of the supporting material for the executive's proposed biennial
634 budget. In addition to the requirements for service partnership agreements described in
635 subsection E. of this section, the updates shall include evaluation and reporting on the

636 goals and performance metrics identified in the previous service partnership agreement
637 and in the community needs list.

638 F. Until an ordinance that makes changes to the King County Code required in
639 Ordinance 18791, Section 217, is effective, the permitting division shall be considered
640 the successor agency to the department of permitting and environmental review.
641 Therefore, upon effectiveness of Ordinance 18791 and until an ordinance required by
642 Ordinance 18791, Section 217, is effective, where the code states or intends a decision to
643 be made or action to be implemented by the department of permitting and environmental
644 review, those decisions or actions shall be performed by the permitting division.

645 G.1. The duties of the permitting division shall include the following:

646 a. ensuring consistent and efficient administration of environmental, building
647 and land use codes and regulations for commercial and residential projects by means of
648 permit review and approval, construction inspections, and public information;

649 b. participating on the interbranch regional planning team as specified in
650 K.C.C. 2.16.025;

651 c. administering the ((s))State Environmental Policy Act and acting as lead
652 agency, including making the threshold determinations, determining the amount of
653 environmental impact and reasonable mitigation measures and coordinating with other
654 departments and divisions in the preparation of county environmental documents or in
655 response to environmental documents from other agencies;

656 d. effective processing and timely review of land development proposals,
657 including zoning variance and reclassification, master drainage plans, variances from the
658 surface water design manual and the King County road standards, critical area,

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- 659 subdivision, right-of-way use, (~~urban planned development,~~) clearing and grading,
660 shoreline, special use, and conditional use applications;
- 661 e. pursuing and resolving code violations, including preparing for
662 administrative or legal actions, evaluating the department's success in obtaining
663 compliance with King County rules and regulations, and designing measures to improve
664 compliance;
- 665 f. regulating the operation, maintenance, and conduct of county-licensed
666 businesses, except taxicab and for-hire drivers and vehicles; and
- 667 g. developing and implementing an inspection program to identify fire hazards
668 and require conformance with K.C.C. Title 17, reviewing building plans and applications
669 for compliance with K.C.C. Title 17, and conducting inspections, including inspections of
670 new construction, for compliance with K.C.C. Title 17.
- 671 2. The permitting division manager shall be the:
- 672 a. county planning director;
- 673 b. zoning adjuster;
- 674 c. responsible official for purposes of administering the ~~(§)~~State
675 Environmental Policy Act;
- 676 d. county building official; and
- 677 e. county fire marshal.
- 678 3. The manager may delegate the functions in subsection G.2. of this section to
679 qualified subordinates.
- 680 H. The road services division is responsible for designing, constructing,
681 maintaining, and operating a comprehensive system of roadways and other transportation
-

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682 facilities and services to support a variety of transportation modes for the safe and
683 efficient movement of people and goods and delivery of services. The duties of the
684 division shall include the following:

- 685 1. Designing, constructing, and maintaining county roads, bridges, and
686 associated drainage facilities;
- 687 2. Designing, installing, and maintaining county traffic signs, markings, and
688 signals;
- 689 3. Designing, installing, and maintaining bicycle and pedestrian facilities;
- 690 4. Managing intergovernmental contracts or agreements for services related to
691 road maintenance and construction and to other transportation programs supporting the
692 transportation plan;
- 693 5. Inspecting utilities during construction and upon completion for compliance
694 with standards and specifications(~~(- assuring)~~), and ensuring that public facilities
695 disturbed due to construction are restored;
- 696 6. Performing detailed project development of roads capital improvement
697 projects that are consistent with the transportation element of the county's Comprehensive
698 Plan, and coordinating such programming with other county departments and divisions
699 assigned responsibilities for Comprehensive Plan implementation;
- 700 7. Incorporating into the roads capital improvement program those projects
701 identified in the transportation needs report, (~~(community plans,)~~) related functional
702 plans, and elsewhere consistent with the county's Comprehensive Plan;
- 703 8. Preparing, maintaining, and administering the county road standards;

704 9. Preparing and administering multiyear roads maintenance and capital
705 construction plans and periodic updates;

706 10. Administering the transportation concurrency and mitigation payment
707 programs; and

708 11.a. Performing the duties of the office of the county road engineer, which is
709 hereby established as an administrative office of the road services division. The office of
710 the county road engineer shall be an office of record, supervised by the county road
711 engineer hired in accordance with RCW 36.80.010 and reporting to the manager of the
712 road services division. The office of the county road engineer shall be located within the
713 corporate limits of the county seat.

714 b. The county road engineer shall carry out all duties assigned to the county
715 road engineer as prescribed by state statute, except as modified by the county executive
716 as authorized in subsection H.11.c. of this section.

717 c. The county executive may assign professional engineering duties of the
718 county road engineer to someone other than the county road engineer, except as
719 otherwise assigned by the King County Code, and only if the individual assigned those
720 duties shall be qualified as required under RCW 36.80.020. The executive shall provide
721 to the county council and the Washington state County Road Administration Board, in
722 writing, those specific professional engineering duties not assigned to the county road
723 engineer, the name and position of each person responsible for carrying out those
724 assigned duties, the specific reporting and working relationships with the county road
725 engineer, and the duration for which those duties have been assigned.

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726 SECTION 4. Ordinance 18326, Section 3, and K.C.C. 6.70.010 are hereby amended
727 to read as follows:

728 It is the purpose of this chapter to establish business licensing standards for
729 ~~((marijuana))~~ cannabis retail activities and businesses licensed by the Washington state
730 Liquor and Cannabis Board and located in unincorporated King County, in order to
731 promote and protect the health, safety, and general welfare of unincorporated King
732 County's residents.

733 SECTION 5. Ordinance 18326, Section 4, and K.C.C. 6.70.020 are hereby amended
734 to read as follows:

735 A person or entity shall not operate or maintain a retail ~~((marijuana))~~ cannabis
736 business in unincorporated King County unless the business has obtained a business
737 license issued by the director as provided by this chapter. A current ~~((marijuana))~~
738 cannabis retail business license issued under this chapter shall be prominently displayed
739 on the licensed premises.

740 SECTION 6. Ordinance 18326, Section 5, and K.C.C. 6.70.030 are hereby amended
741 to read as follows:

742 An application for a retail ~~((marijuana))~~ cannabis business license or license
743 renewal must be submitted in the name of the person or persons or the entity proposing to
744 operate the business. The application shall be signed by each person, or a responsible
745 ~~((principle))~~ principal or officer of any entity, proposing to operate the business, certified
746 as true under penalty of perjury. All applications shall be submitted on a form supplied
747 by the director, and shall include the following:

748 A. The full name, birthdate, and current residential street, email, and mailing
 749 address of each person, including all partners if the applicant is a partnership, and all
 750 officers or ((~~principles~~) principals) if the applicant is a corporation or limited liability
 751 company, with a financial interest in the business; and the Universal Business Identifier
 752 number, the identity of the registered agent, and the address of the ((~~principle~~) principal)
 753 office, if the applicant is a corporation or limited liability company;

754 B. The name, street address, and telephone number of the retail ((~~marijuana~~)
 755 cannabis) business;

756 C. A copy of the Washington state Liquor and Cannabis Board retail
 757 ((~~marijuana~~) cannabis) license associated with the business address or, if a state license
 758 has not been issued, a complete copy of a retail ((~~marijuana~~) cannabis) license application
 759 submitted to and accepted by the Washington state Liquor and Cannabis Board; and

760 D. A copy of a medical ((~~marijuana~~) cannabis) endorsement approval letter
 761 issued by the Washington state Liquor and Cannabis Board, if applicable.

762 SECTION 7. Ordinance 18326, Section 6, as amended, and K.C.C. 6.70.040 are
 763 hereby amended to read as follows:

764 An applicant for a retail ((~~marijuana~~) cannabis) business license or renewal under
 765 this chapter shall pay an application fee at the time of application submittal. The
 766 nonrefundable application fee for a retail ((~~marijuana~~) cannabis) business license or
 767 renewal is one thousand dollars. The nonrefundable application fee for a retail
 768 ((~~marijuana~~) cannabis) business license or renewal shall be reduced by fifty percent if, at
 769 the time of application, the applicant shows proof of a current medical ((~~marijuana~~)
 770 cannabis) endorsement issued by the Washington state Liquor and Cannabis Board.

771 SECTION 8. Ordinance 18326, Section 8, as amended, and K.C.C. 6.70.060 are
772 hereby amended to read as follows:

773 A retail ((~~marijuana~~)) cannabis business license expires one year from the date the
774 business license is issued by the department of local services, permitting division. To
775 avoid a lapse in the effectiveness of a license, an application to renew a license must be
776 submitted to the director, on a form provided by the director, at least thirty days before
777 the expiration of the business license. A retail ((~~marijuana~~)) cannabis business license
778 renewal expires one year from the previous license's expiration date.

779 SECTION 9. Ordinance 18326, Section 9, and K.C.C. 6.70.070 are hereby amended
780 to read as follows:

781 Within thirty days of the director's receipt of a complete retail ((~~marijuana~~))
782 cannabis business license application, the director shall issue or deny the license. Within
783 thirty days of the director's receipt of a complete renewal application, the director shall
784 issue or deny the renewal.

785 SECTION 10. Ordinance 9163, Section 2, as amended, and K.C.C. 9.04.020 are
786 hereby amended to read as follows:

787 The definitions in this section apply throughout this chapter unless the context
788 clearly requires otherwise.

789 A. "Adjustment" means a department-approved variation in the application of the
790 requirements of K.C.C. 9.04.050 and the Surface Water Design Manual to a particular
791 project in accordance with K.C.C. 9.04.050.C. "Adjustment" replaces "variance," which
792 was used in prior editions of the Surface Water Design Manual.

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793 B. "Applicant" means a property owner or a public agency or public or private
794 utility that owns a (~~right of way~~) right of way or other easement or has been adjudicated
795 the right to such an easement under RCW 8.12.090, or any person or entity designated or
796 named in writing by the property or easement owner to be the applicant, in an application
797 for a development proposal, permit or approval.

798 C. "Basin" means a geographic area that contains and drains to a stream or river
799 named and noted on common maps, such as the Cedar river, Sammamish river, Green river,
800 Snoqualmie river, Skykomish river, or White river, or a geographic area that drains to a
801 nonflowing water body named and noted on common maps, such as Lake Washington or
802 Puget Sound.

803 D. "Basin plan" means a plan and all implementing regulations and procedures
804 including, but not limited to, capital projects, public education activities, and land use
805 management adopted by ordinance for managing surface water and stormwater within the
806 basin.

807 E. "Best management practice" or "BMP" means any schedule of activities,
808 prohibition of practices, maintenance procedure, or structural and (~~or~~) managerial practice
809 approved by King County, or any combination thereof, that, when used singly or in
810 combination, prevents or reduces the release of pollutants and other adverse impacts to
811 surface water, stormwater, and groundwater.

812 F. "Closed depression" means an area greater than five thousand square feet at
813 overflow elevation that is low-lying and that has no or such a limited surface water outlet
814 that the area acts as a stormwater retention facility.

815 G. "Construct or modify" means to install a new drainage pipe or ditch or to make
816 improvements to an existing drainage pipe or ditch, for purposes other than maintenance,
817 that either serves to concentrate previously unconcentrated surface water or stormwater
818 runoff or serves to increase, decrease, or redirect the conveyance of surface water or
819 stormwater runoff. "Construct or modify" does not include installation or maintenance of a
820 driveway culvert installed as part of a single-family residential building permit.

821 H. "Construction stormwater pollution prevention BMP" means a control or
822 measure that prevents or reduces the discharge of pollutants and sediments resulting from
823 construction activities.

824 I. "Conveyance system" means the drainage facilities and features, both natural and
825 constructed, that provide for the collection and transport of surface water or stormwater
826 runoff. The natural elements of the "conveyance system" include swales and small drainage
827 courses, streams, rivers, lakes, and wetlands. The constructed elements of the "conveyance
828 system" include gutters, ditches, pipes, catch basins, channels, and most flow control and
829 water quality facilities.

830 J. "Department" means the department of natural resources and parks or its
831 successor.

832 K. "Development" means any activity that requires a permit or approval, including,
833 but not limited to, a building permit, grading permit, shoreline substantial development
834 permit, conditional use permit, special use permit, zoning variance or reclassification,
835 subdivision, short subdivision, (~~urban planned development,~~) binding site plan, site
836 development permit, or right-of-way use permit. "Development" does not include forest
837 management activities, as defined in K.C.C. chapter 21A.06.

838 L. "Directed drainage review" means the drainage review for a proposed single-
839 family residential project or agricultural project that is not subject to simplified or large
840 project drainage review.

841 M. "Director" means the director of the department of natural resources and parks,
842 or the authorized representatives of the director, including compliance officers and
843 inspectors whose responsibility includes the detection and reporting of code violations.

844 N. "Drainage" means the collection, conveyance, containment, or discharge, or any
845 combination thereof, of stormwater runoff or surface water.

846 O. "Drainage facility" means a constructed or engineered feature that collects,
847 conveys, stores, treats, or otherwise manages stormwater runoff or surface water. "Drainage
848 facility" includes, but is not limited to, a constructed or engineered stream, lake, wetland or
849 closed depression, or a pipe, channel, ditch, gutter, flow control facility, flow control BMP,
850 water quality facility, erosion and sediment control facility, and any other structure and
851 appurtenance that provides for drainage.

852 P. "Drainage review" means an evaluation by King County staff of a proposed
853 project's compliance with the drainage requirements in the Surface Water Design Manual.
854 The types of drainage review include((:)) simplified drainage review, targeted drainage
855 review, directed drainage review, full drainage review, and large project drainage review.

856 Q. "Erosion and sediment control" means any temporary or permanent measures
857 taken to reduce erosion, control siltation, and sedimentation and to ensure that sediment
858 laden water does not leave the site or enter into wetlands or aquatic areas.

859 R. "Financial guarantee" means a form of financial security posted to do one or
860 more of the following: ensure timely and proper completion of improvements; ensure

861 compliance with the King County Code; or provide secured warranty of materials, quality of
862 work of the improvements and design. "Financial guarantees" include assignments of funds,
863 cash deposit, surety bonds, or other forms of financial security acceptable to the department
864 of local services permitting division manager or designee. "Performance guarantee,"
865 "maintenance guarantee," and "defect guarantee" are considered subcategories of financial
866 guarantee.

867 S. "Flood hazard management plan" means a plan and all implementing goals,
868 objectives, guiding principles, policies, and programs, including, but not limited to, capital
869 projects, public outreach and education activities, and enforcement programs for reduction
870 of flood risks and prepared in accordance with RCW 86.12.200.

871 T. "Flow control BMP" means small scale drainage facility or feature that is part of
872 a development site strategy to use processes such as infiltration, dispersion, storage,
873 evaporation, transpiration, forest retention, and reduced impervious surface (~~foot print~~)
874 footprint to mimic predeveloped hydrology and minimize (~~stormwater~~) stormwater runoff.
875 "Flow control BMPs" include the methods and designs specified in the Surface Water
876 Design Manual. Flow control BMPs are also known as low impact development, or LID,
877 BMPs.

878 U. "Flow control facility" means a drainage facility designed in accordance with the
879 drainage requirements in this chapter to mitigate the impacts of increased stormwater runoff
880 generated by site development. A "flow control facility" is designed either to hold water for
881 a considerable length of time and then release it by evaporation, plant transpiration, or
882 infiltration into the ground or to hold runoff for a short (~~period of~~) time and then release it
883 to the conveyance system.

884 V. "Full drainage review" means the evaluation required by K.C.C. 9.04.030 for any
885 proposed project, unless the project is subject to simplified drainage review, directed
886 drainage review, targeted drainage review or large project drainage review, that:

887 1. Would result in two thousand square feet or more of new impervious surface,
888 replaced impervious surface, or new plus replaced impervious surface; or

889 2. Would result in seven thousand square feet or more of land disturbing activity.

890 W. "Groundwater" means all water found in the soil and stratum beneath the land
891 surface or beneath the bed of any surface water.

892 X. "High-use site" means the area of a commercial, industrial, or road intersection
893 site that generates a higher than average number of vehicle turnovers or has other

894 characteristics that generate the potential for chronic oil accumulation. "High use site"

895 includes:

896 1. The area of a commercial or industrial site subject to:

897 a. an expected daily traffic count greater than one hundred vehicles per one
898 thousand square feet of gross building area;

899 b. petroleum storage or transfer in excess of one thousand five hundred gallons
900 per year, not including routine heating oil storage or transfer at the end-user point of
901 delivery; or

902 c. use, storage, or maintenance of a fleet of twenty-five or more diesel or jet fuel
903 vehicles each weighing over ten tons; or

904 2. A road intersection with average daily traffic counts of twenty-five thousand
905 vehicles or more on the main roadway and fifteen thousand or more vehicles on any
906 intersecting roadway, excluding pedestrian or bicycle use improvement projects.

907 Y. "Hydraulically connected" means connected through surface flow or water
908 features such as wetlands or lakes.

909 Z. "Impervious surface" means a hard surface area that either prevents or retards the
910 entry of water into the soil mantle as under natural conditions before development or that
911 causes water to run off the surface in greater quantities or at an increased rate of flow from
912 the flow present under natural conditions before development. Common impervious
913 surfaces include, but are not limited to, roofs, walkways, patios, driveways, parking lots,
914 storage areas, areas that are paved, graveled, or made of packed or oiled earthen materials or
915 other surfaces that similarly impede the natural infiltration of surface water or stormwater.
916 For purposes of applying the impervious surface thresholds in this chapter, permeable
917 pavement, vegetated roofs, and underdrained pervious surfaces are considered "impervious
918 surface," while an open uncovered flow control or water quality facility is not.

919 AA. "Improvement" means a permanent, human-made, physical change to land or
920 real property including, but not limited to, buildings, streets, driveways, sidewalks,
921 crosswalks, parking lots, water mains, sanitary and storm sewers, drainage facilities, and
922 landscaping.

923 BB. "Land disturbing activity" means an activity that results in a change in the
924 existing soil cover, both vegetative and nonvegetative, or to the existing soil topography.
925 "Land disturbing activity" includes, but is not limited to, demolition, construction, clearing,
926 grading, filling, excavation, and compaction. "Land disturbing activity" does not include
927 tilling conducted as part of agricultural practices, landscape maintenance, or gardening.

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928 CC. "Lake management plan" means a plan describing the lake management
929 recommendations and requirements adopted by public rule for managing water quality
930 within individual lake basins.

931 DD. "Large project drainage review" means the evaluation required by K.C.C.
932 9.04.030 for any proposed project that:

933 1. ~~((Has an urban plan development land use designation in the King County
934 Comprehensive Plan land use map;~~

935 2.)) Would, at full buildout of the project site, result in fifty acres or more of new
936 impervious surface within a drainage subbasin or a number of subbasins hydraulically
937 connected across subbasin boundaries; or

938 ~~((3.))~~ 2. Has a project site of fifty acres or more within a critical aquifer recharge
939 area, as defined in K.C.C. Title 21A.

940 EE. "Licensed civil engineer" means a person registered with the State of
941 Washington as a professional engineer in civil engineering.

942 FF. "Maintenance" means those usual activities taken to prevent a decline, lapse, or
943 cessation in the use of currently serviceable structures, facilities, equipment, or systems, if
944 there is no expansion of the structure, facilities, equipment, or system and there are no
945 significant hydrologic impacts. "Maintenance" includes the repair or replacement of
946 nonfunctional facilities or the replacement of existing structures with different types of
947 structures, if the repair or replacement is required by one or more environmental permits or
948 to meet current engineering standards and the functioning characteristics of the original
949 facility or structure are not changed.

950 GG. "Master drainage plan" means a comprehensive drainage control plan required
951 for projects subject to large project drainage review and intended to prevent significant
952 adverse impacts to surface water and groundwater, both onsite and offsite.

953 HH. "Native vegetated surface" means a surface in which the soil conditions,
954 ground cover, and species of vegetation are like those of the original native condition for the
955 site, as more specifically (~~set forth~~) established in the Surface Water Design Manual.

956 II. "Natural discharge location" means the location where runoff leaves the project
957 site under existing site conditions as defined in the Surface Water Design Manual.

958 JJ. "Natural hazard" means a condition in land or water, or both, that arises in whole
959 or in part out of natural processes and that creates a threat of immediate and substantial
960 harm. A "natural hazard" may include, but is not limited to, a beaver dam, a debris dam in a
961 stream, severe erosion at the base of a steep slope, or a stream displaced from its original
962 channel.

963 KK. "New impervious surface" means the creation of impervious surface or the
964 addition of a more compacted surface such as the paving of existing dirt or gravel.

965 LL. "New pervious surface" means the conversion of a native vegetated surface or
966 other native surface to a nonnative pervious surface, including, but not limited to, pasture
967 land, grassland, cultivated land, lawn, landscaping, or bare soil, or any alteration of existing
968 nonnative pervious surface that results in increased stormwater runoff as defined in the
969 Surface Water Design Manual.

970 MM. "Pollution-generating impervious surface" means an impervious surface
971 considered to be a significant source of pollutants in stormwater runoff. "Pollution-
972 generating impervious surface" includes: those surfaces subject to vehicular use; industrial

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973 activities; or storage of erodible or leachable materials, wastes, or chemicals and that receive
974 direct rainfall or the run-on or blow-in of rainfall. A covered parking area would be
975 included if runoff from uphill could regularly run through it or if rainfall could regularly
976 blow in and wet the pavement surface. Metal roofs are also considered pollution-generating
977 impervious surface unless they are treated to prevent leaching. Roofs exposed to the venting
978 of significant amounts of dusts, mists, or fumes from manufacturing, commercial, or other
979 indoor activities are also included, as are vegetated roofs exposed to pesticides, fertilizers, or
980 loss of soil.

981 NN. "Pollution-generating pervious surface" means a nonimpervious surface
982 considered to be a significant source of pollutants in stormwater runoff. "Pollution-
983 generating pervious surfaces" include: surfaces subject to vehicular use, industrial activities,
984 storage of erodible or leachable materials, wastes or chemicals, and that receive direct
985 rainfall or the run-on or blow-in of rainfall; or surfaces subject to the use of pesticides and
986 fertilizers to the loss of soil. "Pollution-generating pervious surface" includes, but is not
987 limited to, the lawn and landscaped areas of a residential, commercial, or industrial site or
988 land use, golf course, park, sports field, and county-standard grassed modular grid
989 pavement.

990 OO. "Project" means any proposed action to alter or develop a site that may also
991 require drainage review.

992 PP. "Project site" means the portion of a site and any offsite areas subject to
993 proposed project activities, alterations, and improvements including those required by this
994 chapter.

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995 QQ. "Redevelopment project" means a project that proposes to add, replace, or
996 modify impervious surface for purposes other than a residential subdivision or maintenance
997 on a site that:

998 1. Is already substantially developed in a manner that is consistent with its current
999 zoning or with a legal nonconforming use; or

1000 2. Has an existing impervious surface coverage of thirty-five percent or more.

1001 RR. "Replaced impervious surface" means an existing impervious surface proposed
1002 to be removed and reestablished as impervious surface, excluding impervious surface
1003 removed for the sole purpose of installing utilities or performing maintenance. For
1004 structures, "removed" means the removal of buildings down to the foundation. For other
1005 impervious surfaces, "removed" means the removal down to base course or bare soil. For
1006 purposes of this definition, "base course" means the layer of crushed rock that typically
1007 underlies an asphalt or concrete pavement.

1008 SS. "Salmon conservation plan" means a plan and all implementing regulations and
1009 procedures including, but not limited to, land use management adopted by ordinance, capital
1010 projects, public education activities, and enforcement programs for conservation and
1011 recovery of salmon within a water resource inventory area designated by the state under
1012 WAC 173-500-040.

1013 TT. "Shared facility" means a drainage facility designed to meet one or more of the
1014 requirements of K.C.C. 9.04.050 for two or more separate projects contained within a basin.
1015 "Shared facilities" usually include shared financial commitments for those drainage
1016 facilities.

1017 UU. "Simplified drainage review" means the drainage review for a proposed single-
1018 family residential project or agricultural project that:

1019 1. Would result in impervious and new pervious surface insufficient to require a
1020 flow control or water quality facility as specified in K.C.C. 9.04.050 and the Surface Water
1021 Design Manual; and

1022 2. Meets the simplified drainage requirements and BMPs specified in the Surface
1023 Water Design Manual, including flow control BMPs, construction stormwater pollution
1024 prevention BMPs, and drainage plan submittal requirements.

1025 VV. "Site" means a single parcel, or either two or more contiguous parcels that are
1026 under common ownership or documented legal control, or a portion of single parcel under
1027 documented legal control separate from the remaining parcel, used as a single parcel for a
1028 proposed project for purposes of applying for authority from King County to carry out a
1029 proposed project. For projects located primarily within dedicated rights-of-way, "site"
1030 includes the entire width of (~~right-of-way~~) right of way subject to improvements proposed
1031 by the project.

1032 WW. "Stormwater" means the water produced during precipitation or snowmelt,
1033 (~~which~~) that runs off, soaks into the ground, or is dissipated into the atmosphere.
1034 Stormwater that runs off or soaks into the ground ultimately becomes surface water or
1035 groundwater.

1036 XX. "Stormwater compliance plan" means a plan or study and all regulations and
1037 procedures that have been adopted by the county to implement the plan or study, including,
1038 but not limited to, capital projects, public education activities, and enforcement programs for
1039 managing stormwater quantity and quality discharged from the county's municipal separate

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1040 storm sewer system in compliance with the National Pollutant Discharge Elimination
1041 System permit program under the Clean Water Act.

1042 YY. "Stormwater runoff" means stormwater that flows over, or just below, the
1043 surface where it fell or melted. "Stormwater runoff" contributes to and becomes surface
1044 water or groundwater.

1045 ZZ. "Subbasin" means a geographic area that:

- 1046 1. Drains to a stream or water body named and noted on common maps; and
- 1047 2. Is contained within the basin of the stream or water body.

1048 AAA. "Surface water" means the water that exists on land surfaces before, during,
1049 and after stormwater runoff occurs and includes, but is not limited to, the water found on
1050 ground surfaces and in drainage facilities, rivers, streams, springs, seeps, ponds, lakes,
1051 wetlands, and Puget Sound. ((H)) "Surface water" also includes shallow groundwater.

1052 BBB. "Surface Water Design Manual" means the manual, and supporting
1053 documentation referenced or incorporated in the manual, describing surface and stormwater
1054 design and analysis requirements, procedures, and guidance. The "Surface Water Design
1055 Manual" is formally adopted by rule under the procedures of K.C.C. chapter 2.98 and is
1056 available from the department of local services, permitting division, or the department of
1057 natural resources and parks, water and land resources division, or their successors.

1058 CCC. "Targeted drainage review" means an abbreviated evaluation required by
1059 K.C.C. 9.04.030 for certain types of proposed projects that are not subject to full or large
1060 project drainage review. Targeted drainage review may be required for some projects in
1061 simplified drainage review.

1062 DDD. "Water quality facility" means a drainage facility designed in accordance
1063 with the drainage requirements in this chapter to mitigate the impacts of increased pollutants
1064 in stormwater runoff generated by site development. A "water quality facility" uses
1065 processes that include, but are not limited to, settling, filtration, adsorption, and absorption
1066 to decrease pollutant concentrations and loadings in stormwater runoff.

1067 NEW SECTION. SECTION 11. There is hereby added to K.C.C. chapter 14.01 a
1068 new section to read as follows:

1069 "Active transportation" means pedestrian, bicycle, and equestrian travel including,
1070 but not limited to, the use of wheelchairs and personal assistive mobility devices powered
1071 by electricity that are used by physically impaired persons, skateboards and scooters, and
1072 micromobility devices such as motorized foot scooters and electric assisted bicycles; any
1073 moped, motorcycle, or, except as otherwise provided for in this definition, personal
1074 assistive mobility device, are considered motorized transportation. The Regional Trail
1075 network, and its use, is for both recreation and transportation purposes. Not all facilities
1076 are appropriate for all modes and may have restrictions on the use of any mode.

1077 SECTION 12. Ordinance 18420, Section 37, and K.C.C. 14.01.360 are hereby
1078 amended to read as follows:

1079 "Transportation facilities" means principal, minor, and collector arterial roads and
1080 state highways, as well as associated sidewalks, bike lanes, and other facilities supporting
1081 ~~((nonmotorized travel))~~ active transportation. Not all facilities are appropriate for all
1082 modes and may have restrictions on the use of any mode.

1083 SECTION 13. Ordinance 18420, Section 61, as amended, and K.C.C. 14.40.0104
1084 are hereby amended to read as follows:

1085 A. Upon receipt of a petition, the county road engineer shall determine whether
1086 owners of the majority of the lineal footage of the frontage of the right of way proposed
1087 for vacation have signed the petition. If the county road engineer determines the
1088 signatories of the petition own less than the majority of the lineal footage of the frontage
1089 of the right of way proposed for vacation, the county road engineer shall notify the
1090 petitioners that the petition does not have sufficient signatories. The petitioners shall
1091 have thirty days from the date of that notice to supplement the petition by filing with the
1092 department of local services, road services division, a sufficient number of additional
1093 petition signatures to establish that a majority of owners of the lineal footage of the
1094 frontage of the right of way proposed for vacation support the petition. Failure to include
1095 the signature of a majority the owners of the lineal footage of the frontage of the right of
1096 way proposed for vacation is grounds for the county road engineer to find that the
1097 petition is deficient. In that event, no further action will be taken on the petition and the
1098 county road engineer shall inform the petitioners of the determination.

1099 B. If either directed by the council in accordance with K.C.C. 14.40.010.A., or if
1100 under subsection A. of this section the county road engineer determines that a petition is
1101 valid, then the county road engineer shall examine the right of way proposed to be
1102 vacated and abandoned and complete a report that complies with the requirements in
1103 RCW 36.87.040, including the county road engineer's opinion of whether the right of
1104 way should be vacated. The report should address:

- 1105 1. Whether the county right of way should be vacated and abandoned;
 - 1106 2. Whether the county right of way is in use or has been in use;
 - 1107 3. The condition of the right of way;
-

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1108 4. Whether it is advisable to preserve all or a portion of the right of way for the
1109 county (~~(transportation)~~) road system of the future;

1110 5. Whether the public will be benefited by the vacation of the county right of
1111 way;

1112 6. The appraised value of the county right of way or portion thereof proposed
1113 for vacation as well as the county road engineer's recommendation for compensation to
1114 be determined in accordance with the factors listed in K.C.C. 14.40.020.A.;

1115 7.a. Whether the proposed county right of way to be vacated serves as access to
1116 property abutting the county right of way that is subject of the vacation request; and

1117 b. a recommendation for requiring access easements for all abutting properties
1118 as a condition of granting the vacation;

1119 8.a. Whether the proposed county right of way to be vacated contains utilities;
1120 and

1121 b. a recommendation for retaining an easement for the construction, repair, and
1122 maintenance of public utilities and services that are authorized at the time the ordinance
1123 is adopted or are physically located on a portion of the right of way being vacated;

1124 9. Other matters that may be of interest, including any fees charged under
1125 K.C.C. 14.40.0106.B.;

1126 10. Whether the proposed area to be vacated abuts a body of salt or fresh water
1127 as (~~(set forth)~~) established in RCW 36.87.130;

1128 11. A list of the property owners whose property abuts the county right of way
1129 or any portion thereof proposed for vacation who are not petitioners; and

1130 12. If not waived in accordance with K.C.C. 14.40.106.C. a list of all costs
1131 incurred in preparing the report.

1132 C. Upon completion of the report by the county road engineer, the executive shall
1133 transmit the report, any petition, and a proposed ordinance to the council. The hearing
1134 examiner is appointed by the council to conduct the public hearing of any proposed
1135 vacation of a county right of way.

1136 SECTION 14. Ordinance 8421, Section 3, as amended, and K.C.C. 14.56.020 are
1137 hereby amended to read as follows:

1138 There is established an active transportation program. The
1139 program shall consist of the active transportation policies in the King
1140 County Comprehensive Plan and the respective functional plans of the responsible county
1141 agencies, active transportation project needs contained in agency capital
1142 improvement programs and operational activities that:

1143 A. Identify and document the active transportation needs in the
1144 county ~~((for bicyclists, pedestrians, equestrians and))~~, emphasizing special populations
1145 such as school children or people with limited mobility and wheelchair users;

1146 B. Determine ways that active transportation can be integrated
1147 into the current and future county transportation network and services, including transit;

1148 C. Inform and educate the public on issues relating to active
1149 transportation, including compliance with traffic laws; and

1150 D. Consider active transportation safety and other needs in all
1151 related county programs, and encourage the same consideration on an interlocal and
1152 regional basis.

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1153 SECTION 15. Ordinance 8421, Section 4, as amended, and K.C.C. 14.56.030 are
 1154 hereby amended to read as follows:

1155 The department of local services shall:

1156 A. Implement the ~~((nonmotorized))~~ active transportation program;

1157 B. Provide support to any ad hoc ~~((nonmotorized))~~ active transportation advisory
 1158 committee; and

1159 C. Work with other authorities and nongovernmental organizations to identify,
 1160 develop and promote programs that encourage the use of ~~((nonmotorized))~~ active modes
 1161 of transportation.

1162 SECTION 16. Ordinance 1488, Section 5, as amended, and K.C.C. 16.82.020 are
 1163 hereby amended to read as follows:

1164 ~~((Certain words and phrases used in this chapter, unless otherwise clearly indicated
 1165 by their context, mean as follows:))~~ The definitions in this section apply throughout this
 1166 chapter unless the context clearly requires otherwise.

1167 A. "Applicant" means a property owner or a public agency or public or private
 1168 utility that owns a ~~((right-of-way))~~ right of way or other easement or has been adjudicated
 1169 the right to such an easement in accordance with RCW 8.12.090, or any person or entity
 1170 designated or named in writing by the property or easement owner to be the applicant, in an
 1171 application for a development proposal, permit, or approval.

1172 B. "Bench" means a relatively level step excavated or constructed on the face of a
 1173 graded slope surface for drainage and maintenance purposes.

1174 C. "Civil engineer" means an engineer who is licensed as a professional engineer in
 1175 the branch of civil engineering by the state of Washington.

1176 D. "Clearing and grading permit" means the permit required by this chapter for
1177 grading and clearing activities, including temporary permits.

1178 E. "Clearing" means the cutting, killing, grubbing, or removing of vegetation or
1179 other organic material by physical, mechanical, chemical, or any other similar means.

1180 ~~((E.))~~ F. "Compaction" means the densification of a fill by mechanical means.

1181 ~~((F.))~~ G. "Cutting" means the severing of the main trunk or stem of woody
1182 vegetation at any point.

1183 ~~((G.))~~ H. "Department" means the department of local services or its successor.

1184 ~~((H.))~~ I. "Director" means the department of local services permitting division
1185 manager or designee.

1186 ~~((I.))~~ J. "Earth material" means any rock~~((;))~~ or natural soil, or any combination
1187 thereof.

1188 ~~((J.))~~ K. "Erosion" means the wearing away of the ground surface as the result of
1189 the movement of wind, water, or ice.

1190 ~~((K.))~~ L. "Excavation" means the removal of earth material.

1191 ~~((L.))~~ M. "Fill" means a deposit of earth material or recycled or reprocessed waste
1192 material consisting primarily of organic or earthen materials, or any combination thereof,
1193 placed by mechanical means.

1194 ~~((M.))~~ N. "Geotechnical engineer" means an engineer who is licensed as a
1195 professional engineer by the state of Washington and who has at least four years of relevant
1196 professional employment.

1197 ~~((N.))~~ O.1. "Grade" means the elevation of the ground surface.

1198 ~~((O.))~~ 2. "Existing grade" means the grade before grading.

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1199 ~~((2-))~~ 3. "Finish grade" means the final grade of the site that conforms to the
1200 approved plan as required in K.C.C. 16.82.060.

1201 ~~((3-))~~ 4. "Rough grade" means the stage at which the grade approximately
1202 conforms to the approved plan as required in K.C.C. 16.82.060.

1203 ~~((Q-))~~ P. "Grading" means any excavating, filling or land-disturbing activity, or
1204 combination thereof.

1205 ~~((P. "Grading and clearing permit" means the permit required by this chapter for
1206 grading and clearing activities, including temporary permits.))~~

1207 Q. "Habitable space" means a space in a building for living, sleeping, eating, or
1208 cooking. Bathrooms, toilet rooms, closets, halls, storage, or utility spaces, and similar areas
1209 are not "habitable spaces."

1210 R. "Land disturbing activity" means an activity that results in a change in the
1211 existing soil cover, both vegetative and nonvegetative, or to the existing soil topography.

1212 ~~((R-))~~ S. "Pruning" means cutting or removal of branches and leaving at least two-
1213 thirds of the existing tree branch structure.

1214 T. "Reclamation" means the final grading and restoration of a site to establish the
1215 vegetative cover, soil surface water and groundwater conditions appropriate to
1216 accommodate and sustain all permitted uses of the proposed zone appropriate for the site.

1217 ~~((S-))~~ U. "Shorelines" means those lands defined as shorelines in the state
1218 Shoreline~~((s))~~ Management Act of 1971, chapter 90.58 RCW.

1219 ~~((T-))~~ V. "Site" means a single lot or parcel of land two or more contiguous lots that
1220 are under common ownership or documented legal control, used as a single parcel for a

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1221 development proposal in order to calculate compliance with the standards and regulations of
1222 this chapter. For purposes of this definition:

1223 1. "Documented legal control" includes fee simple or leasehold rights, or an
1224 easement, or any combination thereof, that allows uses associated with the overall
1225 development proposal; and

1226 2. Lots that are separated only by a public road (~~(right-of-way)~~) right of way shall
1227 be considered to be contiguous.

1228 ~~((U.))~~ W. "Slope" means inclined ground surface, the inclination of which is
1229 expressed as a ratio of horizontal distance to vertical distance.

1230 ~~((V.))~~ X. "Structural engineer" means an engineer who is licensed as a professional
1231 engineer in the branch of structural engineering by the state of Washington.

1232 ~~((W.))~~ Y. "Structure" means that which is built or constructed, an edifice or building
1233 of any kind, or any piece of work artificially built up or composed of parts jointed together
1234 in some definite manner.

1235 ~~((X.))~~ Z. "Tree" means a large woody perennial plant usually with a single main
1236 stem or trunk and generally over twelve feet tall at maturity.

1237 ~~((Y.))~~ AA. "Tree crown" means the primary and secondary branches growing out
1238 from the main stem, together with twigs and foliage.

1239 BB. "Understory" means the vegetation layer of a forest that includes shrubs, herbs,
1240 grasses and grass-like plants, but excludes native trees.

1241 ~~((Z.))~~ CC. "Vegetation" means any organic plant life growing at, below or above the
1242 soil surface.

1243 DD. "Wildfire risk assessment certification" means completion of a National Fire
1244 Protection Association Assessing Structure Ignition Potential training, a National Fire
1245 Protection Association Certified Wildfire Mitigation Specialist certification program, or a
1246 National Wildfire Coordinating Group S-215 training on Fire Operations in the Wildland
1247 Urban Interface.

1248 SECTION 17. Ordinance 15053, Section 3, as amended, and K.C.C. 16.82.051 are
1249 hereby amended to read as follows:

1250 A. For the purposes of this section, the definitions in K.C.C. chapter 21A.06 apply
1251 to the activities described in this section, if the terms are not defined in K.C.C. 16.82.020.

1252 B. The ~~((following))~~ activities in subsection D. of this section are ~~((excepted))~~
1253 exempted from the requirement of obtaining a clearing or grading permit before undertaking
1254 forest practices or clearing or grading activities, as long as those activities conducted in
1255 critical areas are in compliance with the standards in this chapter and in K.C.C. chapter
1256 21A.24. Activities not requiring a clearing and grading permit may require other permits,
1257 including, but not limited to, a floodplain development permit.

1258 C. Clearing and grading permit requirement exemptions shall be interpreted as
1259 follows:

1260 1. The use of "NP" in a cell means that no clearing or grading permit is required if
1261 the listed conditions are met;

1262 2. A number in a cell means the numbered condition in subsection E. of this
1263 section applies, and:

1264 a. where a series of numbers separated by commas are in a cell, each of the
1265 numbered conditions for that activity applies; and

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1266 b. if more than one letter-number combination appears in a cell, at least one
 1267 letter-number combinations shall be met for a given exemption to apply;

1268 3. In cases where an activity may be included in more than one activity category,
 1269 the most-specific description of the activity shall govern whether a permit is required((-);

1270 4. For activities involving more than one critical area, compliance with the
 1271 conditions applicable to each critical area is required((-); and

1272 5. Clearing and grading permits are required when a cell in this table is empty and
 1273 for activities not listed on the table. ((Activities not requiring a clearing and grading permit
 1274 may require other permits, including, but not limited to, a floodplain development permit.))

1275 D. Clearing and grading permit requirement exemption.

(("NP" in a cell means no clearing or grading permit required if conditions are met. A number in a cell means the Numbered condition in subsection C. applies.)) "Wildlife area and network" column applies to both Wildlife Habitat Conservation Area and Wildlife Habitat Network	Out of Critical Area ((Land)) and Buffer	Coal Mine Hazard	Erosion Hazard	Flood Hazard	Channel Migration	Landslide Hazard Buffer	Seismic Hazard	Volcanic Hazard	Steep Slope Hazard Buffer	Critical Aquifer Recharge Area	Wetland and Buffer	Aquatic Area and Buffer	Wildlife Area and Buffer
ACTIVITY													
Grading and Clearing													
Grading	NP 1, 2	NP 1, 2	NP 1, 2				NP 1, 2	NP 1, 2		NP 1, 2			

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Clearing	NP 3 NP 23 NP 24	NP 3	NP 3	NP 3			NP 3	NP 3		NP 3	NP 4 NP 23	NP 4 NP 23	
Covering of garbage	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5	NP 5
Emergency tree removal	NP	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6	NP 6
Hazard tree removal	NP 25	NP 25	NP 25	NP 25			NP 25	NP 25		NP 25			
Removal of noxious weeds	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Removal of invasive vegetation	NP 7	NP 7	NP 7	NP 7	NP 7		NP 7	NP 7		NP 7	NP 8	NP 8	NP 8
Forest management activity	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9	NP 9
Emergency action	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10	NP 10
Roads													
Grading within the roadway	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11			NP 11
Clearing within the roadway	NP	NP 12	NP 12	NP 12	NP 12	NP 12	NP 12	NP 12	NP 12		NP 12	NP 12	NP 12
Maintenance of driveway or private access road	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13
Maintenance of bridge or culvert	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15	NP 13, 14, 15
Construction of farm field access drive	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16	NP 16
Maintenance of farm field access drive	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17	NP 17
Utilities													

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Construction or maintenance of utility corridors or facility within the ((right-of-way)) <u>right of way</u>	NP 18	NP 19	NP 19	NP 19	NP 19	NP 19	NP 19	NP 19	NP 19	NP 18	NP 19	NP 19	NP 19
Construction or maintenance of utility corridors or facility outside of the ((right-of-way)) <u>right of way</u>	NP 1, 2, 3 <u>NP</u> <u>27</u> <u>NP</u> <u>28</u>		NP 1, 2, 3					NP 1, 2, 3	NP 1, 2, 3		NP 1, 2, 3		
Maintenance of existing surface water conveyance system	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11
Maintenance of existing surface water flow control and surface water quality treatment facility	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11	NP 11
Maintenance or repair of flood protection facility	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20	NP 20
Maintenance or repair of existing instream structure	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Recreation areas													
Maintenance of outdoor public park facility, trail, or publicly improved recreation area	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13
Habitat and science projects													
Habitat restoration or enhancement project	NP	NP 21	NP 21	NP 21	NP 21	NP 21	NP 21	NP 21	NP 21	NP	NP 21	NP 21	NP 21

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Drilling and testing for critical areas report	NP 1, 2	NP 1, 2	NP 1, 2	NP 22	NP 22	NP 22	NP 1, 2	NP 1, 2	NP 22	NP 1, 2	NP 22	NP 22	NP 22
Agriculture													
Horticulture activity including tilling, discing, planting, seeding, harvesting, preparing soil, rotating crops, and related activity	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Grazing livestock	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Construction and maintenance of livestock manure storage facility	NP 16	NP 16	NP 16	NP 16	NP 16		NP 16	NP 16		NP 16	NP 16	NP 16	
Maintenance or replacement of agricultural drainage	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15
Maintenance of agricultural waterway	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26	NP 26
Maintenance of farm pond, fish pond, livestock watering pond	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15	NP 15
Other													
Excavation of cemetery grave in established and approved cemetery	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP	NP
Maintenance of cemetery grave	NP	NP 13	NP 13		NP 13	NP 13			NP 13		NP 13	NP 13	NP 13
Maintenance of lawn, landscaping, and gardening for personal consumption	NP	NP 13	NP 13		NP 13	NP 13			NP 13		NP 13	NP 13	NP 13
Maintenance of golf course	NP 13	NP 13	NP 13	NP 13	NP 13	NP 13			NP 13	NP 13	NP 13	NP 13	NP 13

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((C.)) E. The following conditions apply:

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- 1277 1. Excavation less than five feet in vertical depth, or fill less than three feet in
1278 vertical depth that, cumulatively over time, does not involve more than one hundred cubic
1279 yards on a single site.
- 1280 2. Grading that produces less than two thousand square feet of new impervious
1281 surface on a single site added after January 1, 2005, or that produces less than two thousand
1282 square feet of replaced impervious surface or less than two thousand square feet of new plus
1283 replaced impervious surface after October 30, 2008. For purposes of this subsection
1284 ~~((C.))~~E.2., "new impervious surface" and "replaced impervious surface" are defined in
1285 K.C.C. 9.04.020.
- 1286 3. Cumulative clearing of less than seven thousand square feet on a single site
1287 since January 1, 2005, including, but not limited to, collection of firewood and removal of
1288 vegetation for fire safety. This exception shall not apply to development proposals:
- 1289 a. regulated as a Class IV forest practice under chapter 76.09 RCW;
1290 b. in a critical drainage areas established by administrative rules;
1291 c. subject to clearing limits included in property-specific development standards
1292 and special district overlays under K.C.C. chapter 21A.38; or
1293 d. subject to urban growth area significant tree retention standards under K.C.C.
1294 16.82.156 and K.C.C. Title 21A~~((38.230))~~.
- 1295 4. Cutting firewood for personal use in accordance with a forest management plan
1296 or rural stewardship plan approved under K.C.C. Title 21A. For the purpose of this
1297 condition, personal use shall not include the sale or other commercial use of the firewood.
- 1298 5. Limited to material at any solid waste facility operated by King County.
- 1299 6. Allowed to prevent imminent danger to persons or structures.

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1300 7. Cumulative clearing of less than seven thousand square feet annually or
1301 conducted in accordance with an approved farm management plan, forest management plan,
1302 or rural stewardship plan.

1303 8. Cumulative clearing of less than seven thousand square feet and either:

1304 a. conducted in accordance with a farm management plan, forest management
1305 plan or a rural stewardship plan; or

1306 b. limited to removal with hand labor.

1307 9. When ~~(conducted)~~ conducted as a Class I, II, III or IV-S forest practice as
1308 defined in chapter 76.09 RCW and Title 222 WAC.

1309 10. If done in compliance with K.C.C. 16.82.065.

1310 11. Only when conducted by or at the direction of a government agency in
1311 accordance with the regional road maintenance guidelines and K.C.C. 9.04.050, creates less
1312 than two thousand square feet of new impervious surface on a single site added after January
1313 1, 2005, and is not within or does not directly discharge to an aquatic area or wetland. For
1314 purposes of this subsection C.11., "new impervious surface" is defined in K.C.C. 9.04.020.

1315 12. Limited to clearing conducted by or at the direction of a government agency or
1316 by a private utility that does not involve:

1317 a. slope stabilization or vegetation removal on slopes; or

1318 b. ditches that are used by salmonids.

1319 13. In conjunction with normal and routine maintenance activities, if:

1320 a. there is no alteration of a ditch or aquatic area that is used by salmonids:

1321 b. the structure, condition or site maintained was constructed or created in

1322 accordance with law; and

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-
- 1323 c. the maintenance does not expand the roadway, lawn, landscaping, ditch,
 1324 culvert, or other improved area being maintained.
- 1325 14. If a culvert is used by salmonids or conveys water used by salmonids and there
 1326 is no adopted farm management plan, the maintenance is limited to removal of sediment and
 1327 debris from the culvert and its inlet, invert, and outlet and the stabilization of the area within
 1328 three feet of the culvert where the maintenance disturbed or damaged the bank or bed and
 1329 does not involve the excavation of a new sediment trap adjacent to the inlet.
- 1330 15. If used by salmonids, only in compliance with an adopted farm plan in
 1331 accordance with K.C.C. Title 21A and only if the maintenance activity is inspected by:
- 1332 a. The King Conservation District;
- 1333 b. King County department of natural resources and parks;
- 1334 c. King County department of local services, permitting division; or
- 1335 d. Washington state Department of Fish and Wildlife.
- 1336 16. Only if consistent with an adopted farm plan in accordance with K.C.C. Title
 1337 21A.
- 1338 17. Only if consistent with a farm plan.
- 1339 18. In accordance with a ((franchise)) right-of-way construction permit.
- 1340 19. Only within the roadway in accordance with a ((franchise)) right-of-way
 1341 construction permit.
- 1342 20. When:
- 1343 a. conducted by a public agency;
- 1344 b. the height of the facility is not increased;
- 1345 c. the linear length of the facility is not increased;
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- 1346 d. the footprint of the facility is not expanded waterward;
- 1347 e. done in accordance with the Regional Road Maintenance Guidelines;
- 1348 f. done in accordance with the adopted King County Flood Hazard Management
- 1349 Plan and the Integrated Streambank Protection Guidelines (Washington State Aquatic
- 1350 Habitat Guidelines Program, 2002); and
- 1351 f. monitoring is conducted for three years following maintenance or repair and an
- 1352 annual report is submitted to the department.
- 1353 21. Only if:
- 1354 a. the activity is not part of a mitigation plan associated with another development
- 1355 proposal or is not corrective action associated with a violation; and
- 1356 b. the activity is sponsored or ~~((co-sponsored))~~ cosponsored by a ~~((public))~~
- 1357 government agency that has natural resource management as its primary function ~~((or a~~
- 1358 ~~federally-recognized tribe,))~~ and the activity is limited to:
- 1359 (1) revegetation of the critical area and its buffer with native vegetation or the
- 1360 removal of noxious weeds or invasive vegetation;
- 1361 (2) placement of weirs, log controls, spawning gravel, woody debris, and other
- 1362 specific salmonid habitat improvements;
- 1363 (3) hand labor except:
- 1364 (a) the use of riding mower or light mechanical cultivating equipment and
- 1365 herbicides or biological control methods when prescribed by the King County noxious weed
- 1366 control board for the removal of noxious weeds or invasive vegetation; or
- 1367 (b) the use of helicopters or cranes if they have no contact with or otherwise
- 1368 disturb the critical area or its buffer.
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- 1369 22. If done with hand equipment and does not involve any clearing.
- 1370 23. Limited to ~~((removal of vegetation for forest fire prevention purposes in~~
 1371 ~~accordance with best management practices approved by the King County fire marshal))~~
 1372 tree and vegetation clearing for the purposes of wildfire preparedness, except tree and
 1373 vegetation clearing subject to K.C.C. 16.82.156 or K.C.C. Title 21A or otherwise requiring a
 1374 permit, including, but not limited to, alterations within critical areas, as follows:
- 1375 a. Within thirty feet of a residential structure containing habitable space, the
 1376 following is allowed:
- 1377 (1) vegetation removal:
- 1378 (a) within fifteen feet of the furthest attached exterior point of a residential
 1379 structure containing habitable space or a deck;
- 1380 (b) within ten feet of an installed above ground propane or liquefied petroleum
 1381 gas tank; and
- 1382 (c) underneath a tree crown to provide up to ten feet of clearance from the
 1383 ground to remove ladder fuels; and
- 1384 (2) removal and pruning of trees to provide:
- 1385 (a) ten feet of clearance from the ground to remove ladder fuels, as long as
 1386 pruning does not exceed one-third of tree height;
- 1387 (b) fifteen feet of clearance over driveways for emergency vehicle access;
- 1388 (c) eighteen feet between tree crowns; and
- 1389 (d) ten feet between tree crowns and decks, chimneys, propane tanks, liquefied
 1390 petroleum gas tanks, overhead communication cables, overhead electrical wires, or other
 1391 structures; and

1392 b All activities in subsection E.23.a. of this section are also allowed up to one
1393 hundred feet from a residential structure containing habitable space if such clearing is
1394 advised in a wildfire risk assessment conducted by a professional holding a wildfire risk
1395 assessment certification, or the activity is advised in a forest stewardship plan approved by
1396 the department of natural resources and parks that includes best management practices to
1397 reduce wildfire risk, except as follows:

1398 (1) removal and pruning of trees to provide clearance between tree crowns is
1399 limited to providing:

1400 (a) twelve feet between tree crowns, when more than thirty feet and up to
1401 sixty feet of a residential structure containing habitable space; and

1402 (b) six feet between tree crowns, when more than sixty feet and up to one
1403 hundred feet of a residential structure containing habitable space.

1404 24. Limited to the removal of downed trees.

1405 25. Except on properties that are:

1406 a. subject to clearing limits included in property-specific development standards
1407 and special district overlays under K.C.C. chapter 21A.38; or

1408 b. subject to urban growth area significant tree retention standards under K.C.C.
1409 16.82.156.

1410 26. Only if allowed under K.C.C. 21A.24.045.D.69. and if the maintenance
1411 activity is inspected by the:

1412 a. King Conservation District;

1413 b. department of natural resources and parks;

1414 c. department of local services, permitting division; or

- 1415 d. Washington state Department of Fish and Wildlife.
- 1416 27. Pruning of trees to provide up to ten feet of clearance from overhead
- 1417 communication cables and electrical wire components of utility facilities, if:
- 1418 a. no debris is left following the pruning activity;
- 1419 b. authorized by a right of way construction permit;
- 1420 c. pruning activities around overhead electrical facilities do not extend fifteen feet
- 1421 beyond the right of way; and
- 1422 d. any work is approved by the property owner.
- 1423 28. Tree and vegetation clearing, except for overhead facilities in subsection E.27.
- 1424 of this section, and except for tree and vegetation clearing subject to K.C.C. 16.82.156 or
- 1425 K.C.C. Title 21A or otherwise requiring a permit, as follows:
- 1426 a. Up to thirty feet measured horizontally from the utility facility structure, the
- 1427 following is allowed:
- 1428 (1) vegetation removal:
- 1429 (a) within fifteen feet of the furthest attached exterior point of a structure; and
- 1430 (b) underneath a tree crown to provide up to ten feet of clearance from the
- 1431 ground to remove ladder fuels;
- 1432 (2) removal and pruning of trees to provide:
- 1433 (a) ten feet of clearance from the ground to remove ladder fuels, as long as
- 1434 pruning does not exceed one-third of tree height;
- 1435 (b) fifteen feet of clearance over driveways for emergency vehicle access;
- 1436 (c) eighteen feet between tree crowns; and
- 1437 (d) ten feet between tree crowns and structures; and
-

1438 (3) the screening function of any landscaping planted to provide screening in
1439 K.C.C. chapter 21A.16 is maintained; and

1440 b. All of the activities in subsection E.28.a. of this section are also allowed up to
1441 one hundred feet measured horizontally from the utility facility structure if such clearing
1442 activity is advised in a wildfire risk assessment conducted by a professional holding a
1443 wildfire risk assessment certification, or the activity is advised in a forest stewardship plan
1444 approved by the department of natural resources and parks and that includes best
1445 management practices to reduce wildfire risks, except that removal and pruning of trees to
1446 provide clearance between tree crowns is limited to providing:

1447 (1) twelve feet between tree crowns, when more than thirty feet and up to sixty
1448 feet measured horizontally from a utility facility structure; and

1449 (2) six feet between tree crowns, when more than sixty feet and up to one
1450 hundred feet measured horizontally from a utility facility structure.

1451 SECTION 18. Ordinance 1488, Section 7, as amended, and K.C.C. 16.82.060 are
1452 hereby amended to read as follows:

1453 A. To obtain a permit, the applicant shall first file an application in writing on a
1454 form prescribed by the department that, in addition to the requirements of K.C.C. 20.20.040,
1455 shall include, at a minimum:

1456 1. Identification and description of the work to be covered by the permit for which
1457 application is made;

1458 2. An estimate of the quantities of work involved by volume and the total area
1459 cleared or graded as a percentage of the total site area;

1460 3. An identification and description of:

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- 1461 a. all critical areas on the site or visible from the boundaries of the site; and
- 1462 b. ~~((all clearing restrictions applicable to the site in K.C.C. 16.82.150,))~~ critical
- 1463 drainage areas requirements established by administrative rules or property-specific
- 1464 development standards and special district overlays under K.C.C. chapter 21A.38;
- 1465 4. Location of any open space tracts or conservation easements if required under:
- 1466 a. ~~((K.C.C. 16.82.152;~~
- 1467 ~~b.))~~ K.C.C. chapter 21A.14;
- 1468 ~~((c.))~~ b. K.C.C. chapter 21A.37;
- 1469 ~~((d.))~~ c. critical drainage areas; or
- 1470 ~~((e.))~~ d. property-specific development standards or special district overlays under
- 1471 K.C.C. chapter 21A.38;
- 1472 5. Plans and specifications that, at a minimum, include:
- 1473 a. property boundaries, easements, and setbacks;
- 1474 b. a 1:2000 scale vicinity map with a north arrow;
- 1475 c. horizontal and vertical scale;
- 1476 d. size and location of existing improvements on and within fifty feet of the
- 1477 project, indicating which will remain and which will be removed;
- 1478 e. location of all proposed cleared areas;
- 1479 f. existing and proposed contours at maximum five foot intervals, and extending
- 1480 for one hundred feet beyond the project edge;
- 1481 g. at least two cross sections, one in each direction, showing existing and
- 1482 proposed contours and horizontal and vertical scales; and
- 1483 h. a proposed erosion and sediment control plan as required by K.C.C. 16.82.095.

1484 B. Materials in addition to those required in subsection A. of this section may be
1485 necessary for the department to complete the review. The following materials shall be
1486 submitted when required by the department.

1487 1. Higher accuracy contours and more details of existing terrain and area drainage,
1488 limiting dimensions, elevations or finished contours to be achieved by the grading, and
1489 proposed drainage channels and related construction;

1490 2. If applicable, all drainage plans and documentation consistent with King County
1491 Surface Water Design Manual;

1492 3. Restoration plan if required under K.C.C. (~~16.82.110~~) 21A.22.081; and

1493 4. Studies prepared by qualified specialists, as necessary to substantiate any
1494 submitted materials and compliance with this chapter or other law, particularly if clearing or
1495 grading is proposed to take place in or adjacent to a critical area.

1496 C. Plans and specifications shall be prepared and signed by a civil engineer if they
1497 are prepared in conjunction with the proposed construction or placement of a structure,
1498 include permanent drainage facilities or, if required by the department, propose alterations in
1499 steep slope or landslide hazard areas.

1500 D. The department shall determine the number of copies of the required plans,
1501 specifications and supporting materials necessary to expedite review and may require
1502 submittal of materials in alternative formats.

1503 E. The director may waive specific submittal requirements if they are determined to
1504 be unnecessary for the acceptance and subsequent review of an application.

1505 F. Any plans, specifications or supporting materials that are returned as a result of
1506 permit denial or any other reason shall be returned to the applicant.

1507 SECTION 19. Ordinance 12560, Section 148, as amended, and K.C.C. 17.04.200
1508 are hereby amended to read as follows:

1509 Section 104.1 of the International Fire Code is not adopted and the following is
1510 substituted:

1511 **General (IFC 104.1).** The fire marshal is authorized to render interpretations of this
1512 code and make and enforce such rules and regulations, in accordance with K.C.C. chapters
1513 2.98 and 2.100, for the prevention and control of fires and fire hazards as necessary to
1514 execute the application and the intent of this code, including but not limited to:

1515 1. Procedures to ensure that building permits for structures shall conform to the
1516 requirements of this code.

1517 2. Procedures to ensure that applicable standards of this code shall be reviewed as
1518 part of the subdivision, short subdivision, (~~urban planned development,~~) rezone,
1519 conditional use, special use, site development permit, binding site plan, and building permit
1520 processes.

1521 3. Procedures to assure that the standard known as NFPA 13R shall be applied as a
1522 minimum standard to all R occupancies.

1523 4. Procedures to allow for relaxation of the hydrant spacing requirements by as
1524 much as 50 percent, except when such allowances would unreasonably reduce fire
1525 protection to the area or structures served.

1526 SECTION 20. Ordinance 12560, Section 149, as amended, and K.C.C. 17.04.280
1527 are hereby amended to read as follows:

1528 Section 104 of the International Fire Code is supplemented with the following:

1529 Notice to fire districts (IFC 104.12).

1530 A. ~~((Prior to))~~ Before submitting an application for a commercial building permit,
1531 site development permit, binding site plan, a preliminary subdivision or short subdivision
1532 approval, final subdivision or short subdivision, ~~((urban-planned development,))~~ zoning
1533 reclassification, conditional use, and special use permits to the department:

1534 1. the applicant shall submit a copy of the application to the fire district providing
1535 fire protection services to the proposed development;

1536 2. subdivisions and short subdivisions applied for and/or recorded before February
1537 1, 1989, shall be submitted once to the applicable fire district for review at the time of the
1538 first building permit by the applicant for that building permit;

1539 3. it shall be the responsibility of the fire district to issue a receipt to the applicant
1540 the same day it receives a copy of a permit application. The receipt shall constitute proof to
1541 the director of the notification;

1542 4. the applicant shall include the fire district receipt with the permit application to
1543 the department;

1544 5. it shall be the responsibility of the fire district to notify the fire marshal of any
1545 comments within seven days of the receipt of an applied for permit.

1546 SECTION 21. Ordinance 17270, Section 2, as amended, and K.C.C. 18.25.010 are
1547 hereby amended to read as follows:

1548 A.1. The county developed a strategic climate action plan in 2012 to establish long-
1549 term targets and guide actions within county services and operations to reduce greenhouse
1550 gas emissions and adapt to a changing climate. In accordance with this chapter, the
1551 executive updates the strategic climate action plan. Each update to the strategic climate
1552 action plan shall be developed with an environmental justice framework in partnership with

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1553 those communities disproportionately impacted by climate change and in a manner
1554 consistent with Ordinance 16948, which establishes the county's fair and just principle. The
1555 strategic climate action plan shall include the following:

1556 a. the identification of specific goals, strategies, measures, targets, and priority
1557 actions for county services and operations to reduce emissions consistent with the
1558 countywide goal of reducing greenhouse gas emissions (~~((twenty-five percent by 2020,))~~)
1559 fifty percent by 2030, seventy-five percent by 2040, and ~~((eighty))~~ ninety-five percent,
1560 including net-zero emissions through carbon sequestration and other strategies, by 2050,
1561 compared to a 2007 baseline. The strategic climate action plan should address five goal
1562 areas for reducing greenhouse gas emissions: transportation and land use; building and
1563 facilities energy; green building; consumption and materials management, including the
1564 environmental purchasing program; and forestry and agriculture. Each goal area shall
1565 address environmental justice and ensure that the strategies promote an equitable
1566 distribution of any environmental benefit. The strategic climate action plan should establish
1567 explicit and, whenever possible, quantifiable connections between the overarching climate
1568 goals and specific strategies and actions;

1569 b.(1) a green jobs strategy. For purposes of this subsection A., a "green job"
1570 means one that generates an income large enough to support a household in King County
1571 and provides a benefit to the environment. The intent of the green jobs strategy is to
1572 encourage the development of green jobs along the career spectrum.

1573 (2) the green jobs strategy shall be developed in consultation with members of
1574 the King County climate and equity community taskforce identified in subsection
1575 A.1.b.(2)(f) of this section, labor and workforce development organizations directed in

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1576 subsection A.7. of this section, and representatives of an environmental justice and climate
1577 equity organization, education, business, building managers, utilities, scientists with
1578 knowledge of the latest research on strategies to reduce emissions, tribes, local governments,
1579 and regional groups such as the King County-Cities Climate Collaboration and the Puget
1580 Sound Regional Council, and shall include:

1581 (a) specific actions King County and its partners can take to increase the
1582 number of green jobs and apprenticeships throughout the region, including jobs in energy
1583 efficiency, renewable energy, green vehicles, and carbon sequestration, and King County
1584 administrative, executive, policy, and technical jobs;

1585 (b) a proposal for and budget to develop a green job pipeline that focuses
1586 especially on communities that have historically been underserved, and is informed by
1587 recommendations of the climate and equity community task force;

1588 (c) identification of the industry sectors and job types with high-demand green
1589 jobs in King County;

1590 (d) actions King County can take to develop the green energy skills of King
1591 County's own workforce, such as collaboration on development of apprenticeship and pre-
1592 apprenticeship programs in sectors including energy efficiency, electrification, electric
1593 vehicle maintenance, the maintenance of electric vehicle infrastructure, and carbon
1594 sequestration technologies; and

1595 (e) an initial green jobs strategy in the 2020 Strategic Climate Action Plan
1596 update, with findings and recommendations along with recommended next steps for refining
1597 the green jobs strategy as part of plan implementation, biennial budgets, and future plan
1598 updates; and

1599 (f) a community-driven strategy to achieve sustainable and resilient
1600 communities. In order to achieve a community driven strategy, the executive shall convene
1601 and partner with the King County climate and equity community task force to develop the
1602 sustainable and resilient community strategy. The King County climate and equity
1603 community task force shall be a racially and ethnically diverse group representing various
1604 communities in King County that are on the frontline of climate change. The task force
1605 shall develop goals and guide priority areas for climate action based on community values
1606 and concerns. The sustainable and resilient community strategy shall:

- 1607 i. identify how climate change will impact communities of color, low-income
1608 communities, and those disproportionately impacted by climate change;
- 1609 ii. identify opportunities to take actions to address those impacts that could
1610 include increasing the number of affordable housing units, developing pathways to green
1611 jobs, preventing neighborhood displacement, increasing access to green spaces, providing
1612 access to zero emissions mobility options, improving food security, reducing pollution, and
1613 addressing health disparities; and
- 1614 iii. based on assessment of climate impacts and extreme weather events like
1615 heat waves on vulnerable communities, make recommendations for preparedness strategies
1616 and actions to include in county emergency response plans, the flood hazard management
1617 plan and the regional hazard mitigation plan;

1618 c. the current assessment of climate change impacts in King County and
1619 identification of goals, strategies, measures, targets, and priority actions within county
1620 services and county operations to address climate change impacts. Each goal and strategy

Ordinance

1621 shall address environmental justice and ensure that the strategies promote an equitable
1622 distribution of any environmental benefit;

1623 d. performance measures and related targets for both operational emissions and
1624 implementation of priority strategies, including the green job strategy, that advance the
1625 strategic climate action plan and provide for assessment of progress relative to overarching
1626 climate goals at the community scale; and

1627 e. an assessment of cost effectiveness for key county services and operations
1628 building on the pilot cost effectiveness assessment in the 2015 strategic climate action plan
1629 update.

1630 2. Consistent with the county's strategic planning cycle, updates will occur at least
1631 every five years, unless more frequent updates are needed to respond to changing
1632 information about emissions sources, performance relative to targets, new technologies, or a
1633 changing regulatory context. The executive shall transmit updates to the strategic climate
1634 action plan to the council for adoption by motion.

1635 3. In developing future updates to the strategic climate action plan, the executive
1636 shall continue to review climate change-related plans being developed by other
1637 municipalities, including the city of Seattle's climate action plan, and identify opportunities
1638 and strengthen recommendations for partnership with cities, businesses, and nonprofit
1639 organizations to advance actions to reduce greenhouse gas emissions and prepare for climate
1640 change impacts.

1641 4. The council recognizes that science related to climate change and successful
1642 climate solutions is evolving, and each update to the strategic climate action plan should

1643 build upon and refine the strategies, activities, and performance targets in accordance with
1644 best available science, practices, and progress toward emissions reductions targets.

1645 5. Future updates shall include the requirements of subsection A.1. of this section.

1646 6. Progress in achieving strategic climate action plan performance measure targets
1647 and accomplishment of priority actions identified in subsection A.1. of this section, as well
1648 as findings outlining recommendations for changes in policies, priorities, and capital
1649 investments, shall be reported and transmitted to council biennially. The progress report
1650 shall be included as part of the report required in K.C.C. 18.50.010.

1651 7. The executive shall convene a strategic climate action plan labor advisory
1652 council or seek input from county labor and workforce development organizations,
1653 including the Martin Luther King, Jr. County Labor Council of Washington, the Seattle
1654 Building and Construction Trades Council, and the Workforce Development Council of
1655 Seattle-King County, on recommendations for policies, programs, and partnerships to
1656 strengthen pathways to local green jobs and to provide guidance on each update.

1657 B. Future updates to climate-related objectives and strategies should be informed by
1658 the strategic climate action plan.

1659 C. The executive must transmit the legislation and reports required to be submitted
1660 by this section in the form of a paper original and an electronic copy with the clerk of the
1661 council, who shall retain the original and provide an electronic copy to all councilmembers,
1662 the council chief of staff, and the lead staff for the transportation, economy and environment
1663 committee or its successor.

1664 SECTION 22. Ordinance 13694, Section 42, as amended, and K.C.C. 19A.08.070
1665 are hereby amended to read as follows:

Ordinance

1666 A. A property owner may request that the department determine whether a lot was
 1667 legally created. The property owner shall demonstrate to the satisfaction of the department
 1668 that a lot was created in compliance with applicable state and local land segregation statutes
 1669 or codes in effect at the time the lot was created.

1670 B. A lot shall be recognized as a legal lot:

1671 1. If before October 1, 1972, it was:

1672 a. conveyed as an individually described parcel to separate, noncontiguous
 1673 ownerships through a fee simple transfer or purchase; or

1674 b. recognized as a separate tax lot by the county assessor;

1675 2. If created by a recorded subdivision before June 9, 1937, and it was served by
 1676 one of the following before January 1, 2000:

1677 a. an approved sewage disposal; or

1678 b. an approved water system; (~~or~~

1679 ~~e. a road that was:~~

1680 ~~(1) accepted for maintenance by the King County department of transportation;~~

1681 ~~or~~

1682 ~~(2) located within an access easement for residential use or in a road right-of-~~
 1683 ~~way and consists of a smooth driving surface, including, but not limited to, asphalt, concrete,~~
 1684 ~~or compact gravel, that complied with the King County road standards in effect at the time~~
 1685 ~~the road was constructed;))~~

1686 3. If created by an approved short subdivision, including engineers subdivisions;

1687 4. If created by a recorded subdivision on or after June 9, 1937; or

Ordinance

1688 5. If created through the following alternative means of lot segregation provided
1689 for by state statute or county code:

1690 a. at a size five acres or greater, created by a record of survey recorded between
1691 August 11, 1969, and October 1, 1972, and that did not contain a dedication;

1692 b. at a size twenty acres or greater, created by a record of survey recorded before
1693 January 1, 2000, and not subsequently merged into a larger lot;

1694 c. at a size forty acres or greater created through a larger lot segregation made in
1695 accordance with RCW 58.18.010, approved by King County and not subsequently merged
1696 into a larger lot. Within the F zone, each lot of tract shall be of a size that meets the
1697 minimum lot size requirements of K.C.C. 21A.12.040.A;

1698 d. through testamentary provisions or the laws of descent after August 10, 1969;

1699 or

1700 e. as a result of deeding land to a public body after April 3, 1977.

1701 C. In requesting a determination, the property owner shall submit evidence, deemed
1702 acceptable to the department, such as:

1703 1. Recorded subdivisions or division of land into four lots or less;

1704 2. King County documents indicating approval of a short subdivision;

1705 3. Recorded deeds or contracts describing the lot or lots either individually or as
1706 part of a conjunctive legal description (~~((e.g.))~~, such as Lot 1 and Lot 2(~~(+)~~)); or

1707 4. Historic tax records or other similar evidence, describing the lot as an individual
1708 parcel. The department shall give great weight to the existence of historic tax records or tax
1709 parcels in making its determination.

1710 D. Once the department has determined that the lot was legally created, the
1711 department shall continue to acknowledge the lot as such, unless the property owner
1712 reagggregates or merges the lot with another lot or lots in order to:

- 1713 1. Create a parcel of land that would qualify as a building site, or
- 1714 2. Implement a deed restriction or condition, a covenant or court decision.

1715 E. The department's determination shall not be construed as a guarantee that the lot
1716 constitutes a building site as defined in K.C.C. 19A.04.060. Testamentary lots created after
1717 December 31, 1999, and before January 1, 2019, are exempt from meeting the minimum lot
1718 area requirements in K.C.C. 21A.12.030 and 21A.12.040 for the applicable zoning district,
1719 if all other federal, state, and local statutes and regulations are met. All other testamentary
1720 lots shall be required to meet all federal, state, and local statutes and regulations, including
1721 minimum lot area requirements in K.C.C. 21A.12.030 and 21A.12.040.

1722 F. Reaggregation of lots after January 1, 2000, shall only be the result of a
1723 deliberate action by a property owner expressly requesting the department for a permanent
1724 merger of two or more lots through a boundary line adjustment under K.C.C. chapter
1725 19A.28.

1726 SECTION 23. Ordinance 13694, Section 56, as amended, and K.C.C. 19A.12.020
1727 are hereby amended to read as follows:

1728 A. Preliminary subdivision approval shall be effective for a period of sixty months.

1729 B. Preliminary subdivision approval shall be considered the basis upon which the
1730 applicant may proceed toward development of the subdivision and preparation of the final
1731 plat subject to all the conditions of the preliminary approval.

1732 C. If the final plat is being developed in divisions, and final plats for all of the
1733 divisions have not been recorded within the time limits provided in this section, preliminary
1734 subdivision approval for all unrecorded divisions shall become void. The preliminary
1735 subdivision for any unrecorded divisions must again be submitted to the department with a
1736 new application, subject to the fees and regulations applicable at the time of submittal.

1737 D. ~~((An urban planned development permit, fully contained community permit, or
1738 development agreement approved pursuant to K.C.C. chapter 21A.39 may extend the
1739 preliminary approval period beyond sixty months for any preliminary subdivision approved
1740 simultaneous or subsequent to the urban planned development permit or fully contained
1741 community permit. Such extensions may be made contingent upon satisfying conditions set
1742 forth in the urban planned development permit, fully contained community permit or
1743 development agreement. In no case shall the extended preliminary approval period exceed
1744 the expected buildout time period of the urban planned development or fully contained
1745 community as provided in the urban planned development permit, fully contained
1746 community permit or development agreement. This section shall apply to any approved
1747 urban planned development permit, fully contained community permit or development
1748 agreement in existence on January 1, 2000, or approved subsequent to January 1, 2000.~~

1749 E.)) For any plat with more than four hundred lots that is also part of the county's
1750 four to one program, the preliminary subdivision approval shall be effective for eighty-four
1751 months. This subsection applies to any preliminary plat approved by either the council or
1752 the hearing examiner, or both, on or after January 1, 1998, that relates to a four to one
1753 program with proposed plats containing more than four hundred lots.

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1754 ~~((F.))~~ E. For any plat with more than fifty lots where fifty percent or more of those
 1755 lots will constitute affordable housing (~~((which))~~) that is housing for those that have incomes
 1756 of less than eighty percent of median income for King County as periodically published by
 1757 the United States Department of Housing and Urban Development, or its successor agency,
 1758 and at least a portion of the funding for the project has been provided by federal, state or
 1759 county housing funds, the preliminary subdivision shall be effective for seventy-two
 1760 months. This subsection applies to any plat that has received preliminary approval on or
 1761 after January 1, 1998.

1762 ~~((G.1. For any plat that has received preliminary approval on or after December 1,~~
 1763 ~~2003, the preliminary subdivision approval shall be valid for a period of eighty four months.~~
 1764 ~~The department may make revisions to the fee estimate issued by the department under~~
 1765 ~~K.C.C. 27.02.065.~~

1766 ~~2. For any plat that received preliminary approval on or after December 1, 2003,~~
 1767 ~~pursuant to K.C.C. 21A.55.060, the preliminary subdivision approval shall be valid for a~~
 1768 ~~period of one hundred and eight months. The department may make revisions to the fee~~
 1769 ~~estimate issued by the department under K.C.C. 27.02.065.~~

1770 ~~3. This subsection shall retroactively apply to any plat that has received~~
 1771 ~~preliminary approval on or after December 1, 2003. This subsection expires December 31,~~
 1772 ~~2014.))~~

1773 SECTION 24. Ordinance 13694, Section 80, as amended, and K.C.C. 19A.28.020
 1774 are hereby amended to read as follows:

1775 Adjustment of boundary lines between adjacent lots shall be consistent with the
 1776 following review procedures and limitations:

Ordinance

1777 A. Applications for boundary line adjustments shall be reviewed as a Type 1 permit
 1778 as provided in K.C.C. chapter 20.20. The review shall include examination for consistency
 1779 with the King County zoning code, K.C.C. Title 21A., shoreline master program, K.C.C.
 1780 chapter 21A.25, applicable board of health regulations, and, for developed lots, fire, and
 1781 building codes;

1782 B. A lot created through a large lot segregation shall be consistent with the
 1783 underlying zoning and shall not be reduced to less than twenty acres within ten years of the
 1784 large lot segregation approval unless it is subdivided in accordance with K.C.C. chapter
 1785 19A.12;

1786 C. Any adjustment of boundary lines must be approved by the department before
 1787 the transfer of property ownership between adjacent legal lots;

1788 D. A boundary line adjustment proposal shall not:

1789 1. Result in the creation of an additional lot or the creation of more than one
 1790 additional building site;

1791 2. Result in a lot that does not qualify as a building site ~~((pursuant to))~~ under this
 1792 title;

1793 3. Relocate an entire lot from one parent parcel into another parent parcel;

1794 4. Reduce the overall area in a plat or short plat devoted to open space;

1795 5. Be inconsistent with any restrictions or conditions of approval for a recorded
 1796 plat or short plat;

1797 6. Involve lots ~~((which))~~ that do not have a common boundary; ~~((or))~~

1798 7. Circumvent the subdivision or short subdivision procedures ~~((set forth))~~ in this
 1799 title. Factors ~~((which))~~ that indicate that the boundary line adjustment process is being used

1800 in a manner inconsistent with statutory intent include: numerous and frequent adjustments to
 1801 the existing lot boundary, a proposal to move a lot or building site to a different location,
 1802 and a large number of lots being proposed for a boundary line adjustment; or

1803 8. Circumvent standards or procedures in K.C.C. Title 21A;

1804 E. The elimination of lines between two or more lots shall in all cases shall be
 1805 considered a minor adjustment of boundary lines and shall not be subject to the subdivision
 1806 and short subdivision provisions of this title or to K.C.C. 19A.28.030. The format and
 1807 requirements of a minor adjustment under this subsection shall be specified by the
 1808 department;

1809 F. Recognized lots in an approved site plan for a conditional use permit, special use
 1810 permit, (~~urban planned development,~~) or commercial site development permit shall be
 1811 considered a single site and no lot lines on the site may be altered by a boundary line
 1812 adjustment to transfer density or separate lots to another property not included in the original
 1813 site plan of the subject development; and

1814 G. Lots that have been subject to a boundary line adjustment process that resulted in
 1815 the qualification of an additional building site shall not be permitted to utilize the boundary
 1816 line adjustment process again for five years to create an additional building site.

1817 SECTION 25. Ordinance 18810, Section 3, and K.C.C. 20.08.037 are hereby
 1818 amended to read as follows:

1819 "Area zoning and land use study" means a study that reviews the land use
 1820 designations and zoning classifications for a specified set of properties. "Area zoning and
 1821 land use studies" are typically focused on a (~~broader set of policies than a subarea study~~)
 1822 specific set of possible zoning and land use changes, and do not look at the larger range of

Ordinance

1823 issues that a subarea plan would include. "Area zoning and land use studies" consider
 1824 specific potential changes to land use or zoning, or both, and analyze such requests based on
 1825 surrounding land use and zoning, current infrastructure and potential future needs, and
 1826 consistency with the King County Comprehensive Plan, countywide planning policies, and
 1827 the Growth Management Act, chapter 36.70A RCW.

1828 SECTION 26. Ordinance 263, Art. 3 (part), and K.C.C. 20.08.060 are hereby
 1829 amended to read as follows:

1830 "Subarea plan" means a detailed local land use plan that implements, is consistent
 1831 with and is an element of the Comprehensive Plan, containing specific policies, guidelines,
 1832 and criteria adopted by the council to guide development and capital improvement decisions
 1833 within specific subareas of the county. ~~((Subareas are))~~ Subarea plans are used for distinct
 1834 communities, specific geographic areas, or other types of districts having unified interests or
 1835 similar characteristics within the county. Subarea plans may include ~~((community plans)),~~
 1836 but are not limited to, community service area subarea plans~~((, neighborhood plans, basin~~
 1837 ~~plans and plans addressing multiple areas having common interests)).~~ ~~((The relationship~~
 1838 ~~between the 1994 King County Comprehensive Plan and subarea plans is established by~~
 1839 ~~K.C.C. 20.12.015.))~~

1840 SECTION 27. Ordinance 263, Article 2, Section 1, as amended, and K.C.C.
 1841 20.12.010 are hereby amended to read as follows:

1842 Under the King County Charter, the state Constitution, and the Washington state
 1843 Growth Management Act, chapter 36.70A RCW, King County adopted the 1994 King
 1844 County Comprehensive Plan via Ordinance 11575 and declared it to be the
 1845 Comprehensive Plan for King County until amended, repealed, or superseded. The

Ordinance

1846 Comprehensive Plan has been reviewed and amended multiple times since its adoption in
 1847 1994. Amendments to the 1994 Comprehensive Plan to-date are currently reflected in the
 1848 ~~((2016))~~ 2024 King County Comprehensive Plan, as adopted in ~~((Ordinance 18427 and as~~
 1849 ~~amended by Ordinance 18623, Ordinance 18810, Ordinance 19034, Ordinance 19146 and~~
 1850 ~~Ordinance 19555))~~ this ordinance. The Comprehensive Plan shall be the principal
 1851 planning document for the orderly physical development of the county and shall be used
 1852 to guide subarea plans, functional plans, provision of public facilities and services,
 1853 review of proposed incorporations and annexations, development regulations, and land
 1854 development decisions.

1855 SECTION 28. Ordinance 3692, Section 2, as amended, and K.C.C. 20.12.200 are
 1856 hereby amended to read as follows:

1857 A. The King County shoreline master program consists of the following
 1858 elements, enacted on or before ~~((March 25, 2021))~~ the date of enactment of this
 1859 ordinance:

- 1860 1. The King county Comprehensive Plan chapter six;
- 1861 2. K.C.C. chapter 21A.25;
- 1862 3. The following sections of K.C.C. chapter 21A.24:
 - 1863 a. K.C.C. 21A.24.045;
 - 1864 b. K.C.C. 21A.24.051;
 - 1865 c. K.C.C. 21A.24.055;
 - 1866 d. K.C.C. 21A.24.070.A., D., and E.;
 - 1867 e. K.C.C. 21A.24.125;
 - 1868 f. K.C.C. 21A.24.130;

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- 1869 g. K.C.C. 21A.24.133;
- 1870 h. K.C.C. 21A.24.200;
- 1871 i. K.C.C. 21A.24.210;
- 1872 j. K.C.C. 21A.24.220;
- 1873 k. K.C.C. 21A.24.275;
- 1874 l. K.C.C. 21A.24.280;
- 1875 m. K.C.C. 21A.24.290;
- 1876 n. K.C.C. 21A.24.300;
- 1877 o. K.C.C. 21A.24.310;
- 1878 p. K.C.C. 21A.24.316;
- 1879 q. K.C.C. 21A.24.318;
- 1880 r. K.C.C. 21A.24.325;
- 1881 s. K.C.C. 21A.24.335;
- 1882 t. K.C.C. 21A.24.340;
- 1883 u. K.C.C. 21A.24.355;
- 1884 v. K.C.C. 21A.24.358;
- 1885 w. K.C.C. 21A.24.365;
- 1886 x. K.C.C. 21A.24.380;
- 1887 y. K.C.C. 21A.24.382;
- 1888 z. K.C.C. 21A.24.386; and
- 1889 aa. K.C.C. 21A.24.388;
- 1890 4. The following:
- 1891 a. K.C.C. 20.18.040;
-

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-
- 1892 b. K.C.C. 20.18.050;
- 1893 c. K.C.C. 20.18.056;
- 1894 d. K.C.C. 20.18.057;
- 1895 e. K.C.C. 20.18.058;
- 1896 f. K.C.C. 20.22.160;
- 1897 g. K.C.C. 21A.32.045;
- 1898 h. K.C.C. 21A.44.090;
- 1899 i. K.C.C. 21A.44.100; and
- 1900 j. K.C.C. 21A.50.030.

1901 B. The shoreline management goals and policies constitute the official policy of

1902 King County regarding areas of the county subject to shoreline (~~(management)~~)

1903 jurisdiction under chapter 90.58 RCW. As provided by WAC 173-26-191(2)(a), King

1904 County's local administrative, enforcement, and permit review procedures shall conform

1905 to chapter 90.58 RCW but shall not be a part of the master program.

1906 C. Amendments to the shoreline master program do not apply to the shoreline

1907 jurisdiction until approved by the Washington state Department of Ecology as provided

1908 in RCW 90.58.090. The department of local services, permitting division, shall, within

1909 ten days after the date of the Department of Ecology's approval, file a copy of the

1910 Department of Ecology's approval, in the form of an electronic copy, with the clerk of the

1911 council, who shall retain the original and provide electronic copies to all

1912 councilmembers, the chief of staff, and the lead staff of the local services and land use

1913 committee, or its successor.

1914 SECTION 29. Ordinance 13147, Section 19, as amended, and K.C.C. 20.18.030
1915 are hereby amended to read as follows:

1916 A. The King County Comprehensive Plan shall be amended in accordance with
1917 this chapter, which, in compliance with RCW 36.70A.130(2), establishes a public
1918 participation program whereby amendments are considered by the council no more
1919 frequently than once a year as part of the update schedule established in this chapter,
1920 except that the council may consider amendments more frequently to address:

1921 1. Emergencies, if:

1922 a. an emergency exists, based on the council finding that the amendment is
1923 necessary for the immediate preservation of public peace, health, or safety or for the
1924 support of county government and its existing public institutions; and

1925 b. public notice and an opportunity for public comment precede adoption of
1926 the emergency amendments;

1927 2. An appeal of the plan filed with the Central Puget Sound Growth
1928 Management Hearings Board or with the court;

1929 3. The initial adoption of a subarea plan, which may amend the urban growth
1930 area boundary only to redesignate land within a joint planning area;

1931 4. An amendment of the capital facilities element of the Comprehensive Plan
1932 that occurs in conjunction with the adoption of the county budget under K.C.C.
1933 4A.100.010; or

1934 5. The adoption or amendment of a shoreline master program under chapter
1935 90.58 RCW.

1936 B. Every year the Comprehensive Plan may be updated to address technical
 1937 updates and corrections, to adopt community service area subarea plans, and to consider
 1938 amendments that do not require substantive changes to the Comprehensive Plan or
 1939 subarea plan policy language or do not require changes to the urban growth area
 1940 boundary, except as (~~permitted in subsection B.9. and 11. of this section~~) allowed in
 1941 Comprehensive Plan chapter 12. The review may be referred to as the annual update.
 1942 (~~The Comprehensive Plan, including subarea plans, may be amended in the annual~~
 1943 ~~update only to consider the following:~~

- 1944 1. ~~Technical amendments to policy, text, maps, or shoreline environment~~
 1945 ~~designations;~~
- 1946 2. ~~The annual capital improvement plan;~~
- 1947 3. ~~The transportation needs report;~~
- 1948 4. ~~School capital facility plans;~~
- 1949 5. ~~Changes required by existing Comprehensive Plan policies;~~
- 1950 6. ~~Changes to the technical appendices and any amendments required thereby;~~
- 1951 7. ~~Comprehensive updates of subarea plans initiated by motion;~~
- 1952 8. ~~Changes required by amendments to the Countywide Planning Policies or~~
 1953 ~~state law;~~
- 1954 9. ~~Redesignation proposals under the four to one program as provided for in~~
 1955 ~~this chapter;~~
- 1956 10. ~~Amendments necessary for the conservation of threatened and endangered~~
 1957 ~~species;~~

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1958 ~~11. Site-specific land use map amendments that do not require substantive~~
1959 ~~change to Comprehensive Plan policy language and that do not alter the urban growth~~
1960 ~~area boundary, except to correct mapping errors;~~

1961 ~~12. Amendments resulting from subarea studies required by Comprehensive~~
1962 ~~Plan policy that do not require substantive change to Comprehensive Plan policy~~
1963 ~~language and that do not alter the urban growth area boundary, except to correct mapping~~
1964 ~~errors;~~

1965 ~~13. Changes required to implement a study regarding the provision of~~
1966 ~~wastewater services to a Rural Town. The amendments shall be limited to policy~~
1967 ~~amendments and adjustment to the boundaries of the Rural Town as needed to implement~~
1968 ~~the preferred option identified in the study;~~

1969 ~~14. Adoption of community service area subarea plans;~~

1970 ~~15. Amendments to the Comprehensive Plan update schedule that respond to~~
1971 ~~adopted ordinances and improve alignment with the timing requirements in the~~
1972 ~~Washington state Growth Management Act, chapter 36.70A RCW ("the GMA"), and~~
1973 ~~alignment with multicounty and countywide planning activities; or~~

1974 ~~16. Amendments to the Comprehensive Plan Workplan to change deadlines.))~~

1975 C. Every ~~((eighth))~~ tenth year beginning in 2024, the county shall complete a
1976 comprehensive review of the Comprehensive Plan in order to update it as appropriate and
1977 to ensure continued compliance with the GMA. This review may provide for a
1978 cumulative analysis of the twenty-year plan based upon official population growth
1979 forecasts, benchmarks, and other relevant data in order to consider substantive changes to
1980 the Comprehensive Plan and changes to the urban growth area boundary. The

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1981 comprehensive review shall (~~begin one year in advance of the transmittal~~) follow the
 1982 schedule established in K.C.C. 20.18.060 and may be referred to as the (~~eight~~) ten-year
 1983 update. The urban growth area boundaries shall be reviewed in the context of the
 1984 (~~eight~~) ten-year update and in accordance with countywide planning policy (~~(G-1)~~) FW-
 1985 1 and RCW 36.70A.130.

1986 D.1. At the midpoint of the (~~eight~~) ten-year update process, a limited update to
 1987 the Comprehensive Plan to address time-sensitive issues before to the next (~~eight~~) ten-
 1988 year update, may be authorized by motion. The update may be referred to as the
 1989 midpoint update. The midpoint update may include those substantive changes to the
 1990 Comprehensive Plan and amendments to the urban growth area boundary that are
 1991 identified in the scope of work. The midpoint update may also include additions or
 1992 amendments to the Comprehensive Plan Workplan related to a topic identified in the
 1993 scope of work.

1994 2. The motion shall specify the scope of the midpoint update, and identify that
 1995 the resources necessary to accomplish the work are available. A fiscal note for the scope
 1996 of the midpoint update shall be provided to the council by the executive within fifteen
 1997 business days of introduction of the proposed motion. If the executive determines an
 1998 additional appropriation is necessary to complete the midpoint update, the executive may
 1999 transmit an ordinance requesting the additional appropriation.

2000 3. If the executive proposes a midpoint update, the executive shall transmit to
 2001 the council by the last business day in (~~June~~) March two years before the midpoint year
 2002 of the (~~eight~~) ten-year update schedule a proposed motion specifying the scope of work
 2003 for the midpoint update. The council shall have until (~~September 15~~) June 30 of that

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2004 year, to adopt a motion specifying the scope of work initiating a midpoint update, either
 2005 as transmitted or amended, or as introduced or amended. If the motion is approved by
 2006 ~~((September 15))~~ June 30, the scope shall proceed as established by the approved motion.
 2007 In the absence of council approval by ~~((September 15))~~ June 30, the executive shall
 2008 proceed to implement the scope as transmitted. If such a motion is adopted, the
 2009 executive shall transmit a midpoint update by the last business day of June of the
 2010 following year after adoption of the motion. The council shall have until June 30 of the
 2011 following year after transmittal to adopt a midpoint update.

2012 ~~((4. Before initiation of the first eight year update in 2024, substantive changes
 2013 to the Comprehensive Plan and amendments to the urban growth area boundary may be
 2014 considered. The amendments shall be considered in the 2020 Comprehensive Plan
 2015 update and shall be subject to the midpoint update process and requirements. The
 2016 executive shall transmit to the council by the first business day of January 2019 a
 2017 proposed motion specifying the scope of work for the proposed update consistent with
 2018 K.C.C. 20.18.030.D.1. The council shall have until the last business day of February
 2019 2019, to adopt the motion, either as transmitted or amended. In the absence of council
 2020 approval by the last business day of February 2019, the executive shall proceed to
 2021 implement the scope as proposed. If the motion is approved the last business day of
 2022 February 2019, the scope shall proceed as established by the approved motion. The
 2023 executive shall transmit to the council any proposed amendments for the 2020
 2024 Comprehensive Plan update the by the last business day of September 2019. The council
 2025 shall have until the last business day of July 2020 to adopt the 2020 Comprehensive Plan
 2026 update.))~~

2027 E. The executive shall seek public comment on the Comprehensive Plan and any
 2028 proposed Comprehensive Plan update in accordance with the procedures in K.C.C.
 2029 20.18.160 before making a recommendation, which shall include publishing a public
 2030 review draft of the proposed Comprehensive Plan update, in addition to conducting the
 2031 public review and comment procedures required by SEPA. The public shall be afforded
 2032 at least one official opportunity to record public comment before the transmittal of a
 2033 recommendation by the executive to the council. County-sponsored councils and
 2034 commissions may submit written position statements that shall be considered by the
 2035 executive before transmittal and by the council before adoption, if they are received in a
 2036 timely manner. The executive's recommendations for changes to policies (~~text and~~
 2037 ~~maps~~) shall include the elements listed in Comprehensive Plan policy I-207 (~~and~~
 2038 ~~analysis of their financial costs and public benefits, any of which may be included in~~
 2039 ~~environmental review documents~~). Proposed amendments to the Comprehensive Plan
 2040 shall be accompanied by any development regulations or amendments to development
 2041 regulations, including area zoning, necessary to implement the proposed amendments.

2042 SECTION 30. Ordinance 13147, Section 20, as amended, and K.C.C. 20.18.040 are
 2043 hereby amended to read as follows:

2044 A. Site-specific land use map or shoreline master program map amendments may be
 2045 considered during the annual update, midpoint update or (~~eight~~) ten-year update,
 2046 depending on the degree of change proposed.

2047 B. (~~The following categories of s~~)Site-specific land use map amendments or
 2048 shoreline master program map that do not require substantive change to Comprehensive
 2049 Plan or subarea plan language and that do not alter the urban growth area boundary, except

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2050 to correct mapping errors, may be initiated by either the county or a property owner for
 2051 consideration in the annual update((:

2052 ~~1. Amendments that do not require substantive change to Comprehensive Plan~~
 2053 ~~policy language and that do not alter the urban growth area boundary, except to correct~~
 2054 ~~mapping errors; and~~

2055 ~~2. Four to one proposals~~)).

2056 C. The following categories of site-specific land use map and shoreline master
 2057 program amendments may be initiated by either the county or a property owner for
 2058 consideration in the ~~((eight))~~ ten-year update or midpoint update:

2059 1. Amendments that could be considered in the annual update;

2060 2. Amendments that require substantive change to Comprehensive Plan policy
 2061 language; and

2062 3. Amendments to the urban growth area boundary.

2063 SECTION 31. Ordinance 3688, Section 813, as amended, and K.C.C. 20.18.056 are
 2064 hereby amended to read as follows:

2065 A. Shoreline environments designated by the master program may be considered for
 2066 redesignation during the ~~((eight))~~ ten-year update or midpoint update.

2067 B. A redesignation shall follow the process in K.C.C. 20.18.050.

2068 SECTION 32. Ordinance 13147, Section 22, as amended, and K.C.C. 20.18.060 are
 2069 hereby amended to read as follows:

2070 A. Beginning in ~~((2022))~~ 2030, and every ~~((eighth))~~ ten years thereafter, the
 2071 executive shall initiate the ten-year update to the Comprehensive Plan required by K.C.C.
 2072 20.18.030.C. The ten-year update process shall occur as follows:

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2073 1. The executive shall review the performance of the Comprehensive Plan,
 2074 consistent with the measures established by motion, to inform the scope of work in
 2075 subsection A.2. of this section. By the last business day of December 2030, and every ten
 2076 years thereafter, the executive shall transmit to the council the Comprehensive Plan
 2077 Performance Measures Report.

2078 2.a. By September 15, 2031, and every ten years thereafter, the executive shall
 2079 transmit to the council a proposed motion specifying the scope of work for the proposed ~~ten-~~
 2080 ~~year~~ update to the Comprehensive Plan ((that will occur in the following year under)) in
 2081 subsection ((B.)) A.3. of this section.

2082 ((1.)) The scoping motion shall include as an attachment to the motion the
 2083 following:

2084 ((a.)) (1) topical areas relating to amendments to policies, the land use map,
 2085 implementing development regulations or any combination of those amendments that the
 2086 executive intends to consider for recommendation to the council; and

2087 ((b. ~~an attachment to the motion advising the council of~~)) (2) the work program
 2088 the executive intends to follow to accomplish State Environmental Policy Act review and
 2089 public participation.

2090 ((2.a. ~~For the eight year update required by RCW 36.70A.130 to be completed in~~
 2091 ~~2024, the executive shall transmit to the council the scoping motion required in subsection~~
 2092 ~~A. of this section by March 31, 2022. The council shall have until June 15, 2022, to~~
 2093 ~~approve the motion.~~

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2094 ~~b. Beginning in 2030 and every eight years thereafter, the executive shall transmit~~
 2095 ~~to the council the scoping motion required in subsection A. of this section by the last~~
 2096 ~~business day of June.)~~

2097 b. The council shall have until ~~((September 15))~~ December 31 of that year to
 2098 approve the motion.

2099 ~~((3-))~~ In the absence of council approval, the executive shall proceed to implement
 2100 the scope of work as proposed in the motion transmitted by the executive. If the motion is
 2101 approved, the scope of work shall proceed as established by the approved motion.

2102 ~~((B-))~~ 3. Except as otherwise provided in subsection ~~((C-))~~ B. of this section:

2103 ~~((1. For the eight year update required by RCW 36.70A.130 to be completed in~~
 2104 ~~2024, the executive shall transmit to the council by December 29, 2023, a proposed~~
 2105 ~~ordinance updating the Comprehensive Plan. The transmittal shall be accompanied by a~~
 2106 ~~public participation note, identifying the methods used by the executive to ensure early and~~
 2107 ~~continuous public participation in the preparation of amendments. The council shall have~~
 2108 ~~until December 31, 2024, to adopt the update to the Comprehensive Plan, in accordance~~
 2109 ~~with RCW 36.70A.130; and~~

2110 ~~2. Beginning in 2030))~~ a. By June 30, 2033, and every ~~((eighth))~~ ten years
 2111 thereafter, the executive shall transmit to the council ~~((by the last business day of June))~~ a
 2112 proposed ordinance ~~((updating))~~ for the ten-year Comprehensive Plan update. All
 2113 transmittals shall be accompanied by a public participation ~~((note))~~ summary, identifying the
 2114 methods used by the executive to ensure early and continuous public participation in the
 2115 preparation of amendments.

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2116 b. The council shall have until June 30 ~~((of the following year))~~, 2034, and every
 2117 ten years thereafter to adopt ~~((and))~~ the ten-year update to the Comprehensive Plan, in
 2118 accordance with RCW 36.70A.130.

2119 ~~((C.))~~ B. Separate from ~~((the eight))~~ ten-year Comprehensive Plan updates required
 2120 in subsection ~~((B.))~~ A. of this section:

2121 1. Except as otherwise provided in subsection B.2. of this section, ~~((F))~~ in years
 2122 where there is a biennial budget proposed, the capital improvement program, an update or
 2123 addendum where appropriate to the transportation needs report, and the school capital
 2124 facility plans shall be:

2125 a. transmitted by the executive to the council no later than transmittal of the
 2126 biennial budget; and

2127 b. adopted by the council in conjunction with the biennial budget; ~~((and))~~

2128 2. Subsection B.1. of this section shall not apply to the transportation needs report
 2129 in years when a transmitted ten-year Comprehensive Plan update is being reviewed the
 2130 council as required in subsection A.3. of this section; and

2131 3. In years when there is only a midbiennium review of the budget under K.C.C.
 2132 4A.100.010, the capital improvement program and the school capital facility plans shall be:

2133 a. transmitted by the executive to the council by October 1; and

2134 b. adopted by the council no later than adoption of the midbiennium review.

2135 SECTION 33. Ordinance 13147, Section 23, as amended, and K.C.C. 20.18.070 are
 2136 hereby amended to read as follows:

2137 A. The executive shall transmit to the council the annual update by the last business
 2138 day of June, except that the capital improvement program ~~((and the ordinances adopting~~

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2139 ~~updates to the~~), transportation needs report, and the school capital facility plans shall be
 2140 transmitted ~~((no later than the biennial budget transmittal and shall be adopted in~~
 2141 ~~conjunction with the budget. However, in those years when there is only a midbiennium~~
 2142 ~~review of the budget, the ordinances adopting the capital improvement plan and the school~~
 2143 ~~capital facility plans shall be transmitted by October 1, and adopted no later than the~~
 2144 ~~midbiennium review under K.C.C. 4A.100.010))~~ and adopted in accordance with the
 2145 schedules in K.C.C. 20.18.060.B.

2146 B. All transmittals shall be accompanied by a public participation ~~((note))~~ summary,
 2147 identifying the methods used by the executive to assure early and continuous public
 2148 participation in the preparation of updates.

2149 C. Proposed amendments, including site-specific land use map amendments, that
 2150 are found to require preparation of an environmental impact statement, shall be considered
 2151 for inclusion in the next annual, midpoint, or ~~((eight))~~ ten-year update following completion
 2152 of the appropriate environmental documents.

2153 SECTION 34. Ordinance 13147, Section 27, and K.C.C. 20.18.110 are hereby
 2154 amended to read as follows:

2155 Notice of the time, place, and purpose of a public hearing before the council to
 2156 consider amendments to the ~~((e))~~Comprehensive ~~((p))~~Plan or development regulations, other
 2157 than area zoning, shall at a minimum be given by one publication in a newspaper of general
 2158 circulation in the county at least thirty days before the hearing. Notice for site-specific land
 2159 use map amendments ~~((will))~~ shall also be provided ~~((pursuant))~~ in accordance with K.C.C.
 2160 20.18.050. The county shall endeavor to provide such notice in nontechnical language. The

2161 notice shall indicate how the detailed description of the ordinance required by K.C.C.

2162 20.18.100 can be obtained by a member of the public.

2163 SECTION 35. Ordinance 13147, Section 28, as amended, and K.C.C. 20.18.120 are
2164 hereby amended to read as follows:

2165 A. Notice of the time, place, and purpose of a public hearing before the council to
2166 consider changes to area zoning shall, at a minimum, include publication in ~~((the official
2167 county newspaper and another))~~ a newspaper of general circulation and in another
2168 publication in the area for which the area zoning is proposed, if available, at least thirty days
2169 before the hearing. The county shall endeavor to provide such notice in nontechnical
2170 language. The notice shall indicate how the detailed description of the ordinance required
2171 by K.C.C. 20.18.100 can be obtained by a member of the public.

2172 B. Notice of the hearing shall also be given by mail to affected property owners,
2173 appropriate to the scope of the proposal, whose names appear on the rolls of the King
2174 County assessor and shall at a minimum include owners of properties within five hundred
2175 feet of affected property, at least twenty property owners in the vicinity of the property, and
2176 to any individuals or organizations that have formally requested to the department of local
2177 services, permitting division, to be kept informed of applications in an identified area.
2178 Notice shall also be posted on the county's ~~((web site))~~ website. The county shall endeavor
2179 to provide such notice in nontechnical language. The mailed notice required in this section
2180 shall be postmarked at least thirty days before the hearing. If the county sends the mailed
2181 notice by bulk mail, the certificate of mailing shall qualify as a postmark. Failure to notify
2182 any specific property owner shall not invalidate an area zoning proceeding or any resulting
2183 reclassification of land.

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2184 SECTION 36. Ordinance 13147, Section 30, as amended, and K.C.C. 20.18.140 are
 2185 hereby amended to read as follows:

2186 A. In accordance with RCW 36.70A.470, a docket containing written ~~((comments~~
 2187 ~~on))~~ requests for suggested Comprehensive ((P))Plan or development regulation
 2188 amendments shall be coordinated by the department. The docket is the means either to
 2189 suggest a change or to identify a deficiency, or both, in the Comprehensive Plan or
 2190 development regulation. For the purposes of this section, "deficiency" refers to the absence
 2191 of required or potentially desirable contents of the Comprehensive Plan or development
 2192 regulation and does not refer to whether a development regulation addressed a project's
 2193 probable specific adverse environmental impacts that could be mitigated in the project
 2194 review process. Any interested party, including permit applicants, ((citizens)) members of
 2195 the public, and government agencies, may submit items to the docket.

2196 B. ~~((All agencies of county government having responsibility for elements of the~~
 2197 ~~Comprehensive Plan or implementing development regulations))~~ 1. The department shall
 2198 provide a means by which ((citizens)) members of the public may docket written comments
 2199 on the plan or on development regulations. The department ((shall)) should use public
 2200 participation methods identified in K.C.C. 20.18.160 to ((solicit public use of)) publicize the
 2201 docket. The department shall provide a mechanism for docketing amendments ((through))
 2202 on the ((Internet)) county's website.

2203 ~~((1-))~~ 2. All docketed comments relating to the Comprehensive Plan shall be
 2204 reviewed by the department and considered for an amendment to the Comprehensive Plan.

2205 ~~((2-))~~ 3. Docketed comments relating to development regulations shall be reviewed
 2206 by the appropriate county agency. Those requiring a Comprehensive Plan amendment shall

2207 be forwarded to the department and considered for an amendment to the Comprehensive
2208 Plan. Those not requiring a Comprehensive Plan amendment shall be considered by the
2209 responsible county agency for amendments to the development regulations.

2210 4. The deadline for submitting docketed comments is December 31 for
2211 consideration in the update process for the following year.

2212 ~~((3-))~~ 5. Except as provided in subsection B.5. of this section:

2213 a. By the last business day of April, the department shall issue an executive
2214 response to all docketed comments. Responses shall include: a classification of the
2215 recommended changes as appropriate for the annual update, midpoint update ~~((or eight))~~,
2216 ten-year update, or stand-alone development regulations update; and an executive
2217 recommendation indicating whether ~~((or not))~~ the docketed items are to be included in the
2218 next executive-recommended Comprehensive Plan update or a future stand-alone
2219 development regulations update. If the docketed changes will not be included in the next
2220 executive transmittal, the department shall indicate the reasons why, and shall inform the
2221 proponent that they may petition the council during the legislative review process.

2222 ~~((4-))~~ b. By the last business day of April, the department shall forward to the
2223 council a report including all docketed amendments and comments with an executive
2224 response. The report shall include a statement indicating that the department has complied
2225 with the notification requirements in this section. The executive shall attach to the report
2226 copies of the docket requests and supporting materials submitted by the proponents and
2227 copies of the executive response that was issued to the proponents.

2228 6. The docket report shall be made available on the county's website.

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2229 7. Docket requests received between scoping and transmittal of midpoint and ten-
 2230 year updates shall be processed, considered, and reported on by the executive consistent
 2231 with all other public comments.

2232 ~~((5.))~~ 8. ((Upon)) After receipt of the docket report, during the next available
 2233 Comprehensive Plan update, the council shall include all proponents of docketed requests in
 2234 the mailing list for agendas to all committee meetings in which the Comprehensive Plan will
 2235 be reviewed ~~((during the next available update))~~. At the beginning of the committee review
 2236 process, the council shall develop a committee review schedule with dates for committee
 2237 meetings and any other opportunities for public testimony and for proponents to petition the
 2238 council to consider docket changes that were not recommended by the executive and shall
 2239 attach the review schedule to the agenda whenever the Comprehensive Plan is to be
 2240 reviewed.

2241 ~~((6 Docketed comments relating to development regulations shall be reviewed by~~
 2242 ~~the appropriate county agency. Those requiring a Comprehensive Plan amendment shall be~~
 2243 ~~forwarded to the department and considered for an amendment to the Comprehensive Plan.~~
 2244 ~~Those not requiring a Comprehensive Plan amendment shall be considered by the~~
 2245 ~~responsible county agency for amendments to the development regulations.~~

2246 ~~7. The docket report shall be made available through the Internet. The department~~
 2247 ~~shall endeavor to make the docket report available within one week of transmittal to the~~
 2248 ~~council.))~~

2249 C. In addition to the docket, the department shall provide opportunities for receiving
 2250 general public comments ~~((both before the docketing deadline each year, and during the~~
 2251 ~~executive's review periods before transmittal to the council. The opportunities may include,~~

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2252 but are not limited to, the use of the following: ~~comment cards, electronic or posted mail,~~
 2253 ~~Internet, public meetings with opportunities for discussion and feedback, printed summaries~~
 2254 ~~of comments received and twenty-four hour telephone hotlines. The executive shall assure~~
 2255 ~~that the opportunities for public comment are provided as early as possible for each stage of~~
 2256 ~~the process, to assure timely opportunity for public input.)) at any time, including as~~
 2257 provided in K.C.C. 20.18.160.

2258 SECTION 37. Ordinance 13147, Section 32, and K.C.C. 20.18.160 are hereby
 2259 amended to read as follows:

2260 A. ~~((Pursuant to))~~ In accordance with RCW 36.70A.140, the county shall provide
 2261 for early and continuous public participation in the development and amendment of the
 2262 ~~((e))~~Comprehensive ~~((p))~~Plan and any implementing development regulations.

2263 B. The county's ~~((P))~~public participation program shall at a minimum include the
 2264 following elements:

2265 1. ~~((Annual))~~ Broad dissemination of ~~((a schedule))~~ upcoming opportunities for
 2266 public participation, as they are available;

2267 2. ~~((Issuance of a citizen's guide to the comprehensive plan process that provides~~
 2268 ~~i))~~Information on ~~((citizen))~~ public participation in the ~~((e))~~Comprehensive ~~((p))~~Plan
 2269 process, a description of the procedure and schedule for amending the ~~((e))~~Comprehensive
 2270 ~~((p))~~Plan ~~((and/))~~ or implementing development regulation~~((s))~~s, and ~~((a guide))~~
 2271 information on how to use the docket;

2272 3. Provision for broad dissemination of the proposal and alternatives appropriate to
 2273 the scope and significance of the proposal. The county shall make available to the public
 2274 printed and electronic information ~~((which))~~ that clearly defines and visually portrays, when

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2275 possible, the range of options under consideration by the county. ~~((This))~~ The information
 2276 shall also include a description of any policy considerations, the schedule for deliberation,
 2277 opportunities for public participation, information on the submittal and review procedures
 2278 for written comments, and the name, email address, and telephone number of the
 2279 responsible official~~((s))~~s. The methods employed to provide the information may include,
 2280 but are not limited to, the use of the following: published notice in ~~((the official county~~
 2281 ~~newspaper))~~ a newspaper of general circulation and other appropriate publications~~((, news~~
 2282 ~~media notification))~~; press releases~~((, mailed))~~ notice to property owners and to ~~((citizens))~~
 2283 members of the public or groups with a known interest in the proposal~~((;))~~; public
 2284 ~~((education and government channel electronic kiosks and))~~ television; the internet~~((;))~~;
 2285 transit advertising~~((;))~~; telephone ~~((and fax))~~ information or comment lines~~((;))~~; public
 2286 review documents ~~((and displays in public facilities, speakers bureau, and printed or~~
 2287 ~~computerized graphics depicting the effect of the proposal))~~; posters, agency newsletters and
 2288 mailing list; and social media. The county shall endeavor to provide such notices in
 2289 nontechnical language;

2290 4. Hosting, speaking at, or attending ~~((P))~~public meetings to obtain comments
 2291 from the public or other agencies on a proposed plan, amendment to the ~~((e))~~Comprehensive
 2292 ~~((p))~~Plan, or implementing development regulation. Public meeting means an informal
 2293 meeting, hearing, workshop, or other public gathering of people for the purpose of obtaining
 2294 public comments and providing opportunities for open discussion. ~~((All public meetings~~
 2295 ~~associated with review of the comprehensive plan or development regulations shall provide~~
 2296 ~~a means for the public to submit items for the docket.))~~ County-hosted public meetings shall
 2297 be appropriately noticed to the public and should be broadly disseminated at least one week

2298 advance, except that noticing of meetings held by the King County council are subject to
 2299 council rules in K.C.C. chapter 1.24. A ((public)) publicly available record of each county-
 2300 hosted public meeting should be maintained to include ((documentation of)) information
 2301 about attendance, record of any mailed notice, and a ((record)) recording of the meeting or a
 2302 summary of public comments ((not incorporated in the docket));

2303 5. Other methods of public engagement to solicit feedback about the proposal,
 2304 appropriate to the scope and significance of the proposal, such as surveys, focus groups,
 2305 partnering with community-based organizations, and online engagement portals; and

2306 6. ((The county shall provide)) County-provided mechanisms to enable public
 2307 access to additional information. The county shall provide for publicly accessible ((and
 2308 complete)) records of all ((applications,)) docketed amendment requests((;)) and related
 2309 background information during normal business hours. The public may seek assistance
 2310 from the office of ((citizen complaints)) the ombuds to obtain time sensitive information.
 2311 ((Methods of disseminating information may include, but are not limited to, the following:
 2312 published notice of location of public review documents, use of the public education and
 2313 government channel, use of electronic kiosks and the internet, telephone information lines
 2314 with or without fax options, placement of documents in public libraries and community
 2315 centers, speakers bureau and public displays.))

2316 C. ((When technical matters are considered with regard to docketed issues, or to
 2317 evaluate public testimony, due consideration shall be given to technical testimony from the
 2318 public and third party analysis may be sought when appropriate.)) Errors in exact
 2319 compliance with the established procedures do not render the Comprehensive Plan or
 2320 development regulations invalid if the intent of the procedures is met.

2321 D. Emergency Comprehensive Plan amendments, as authorized by K.C.C.
 2322 20.18.030, are exempt from the requirements of this section but still require some public
 2323 notice and an opportunity public comment before adoption of the amendments.

2324 SECTION 38. Ordinance 14047, Section 9, and K.C.C. 20.18.170 are hereby
 2325 amended to read as follows:

2326 A. The purpose of the four-to-one program is to create a contiguous band of open
 2327 space, running north and south along the original urban growth area boundary adopted in the
 2328 1994 Comprehensive Plan.

2329 B. The total area added to the urban growth area as a result of this program shall not
 2330 exceed four thousand acres. The department shall keep a cumulative total for all parcels
 2331 added under this section. ~~((The total shall be updated annually through the plan amendment~~
 2332 ~~process.~~

2333 ~~B.))~~ C. Proposals:

2334 1. ~~((§))~~ Shall be proposed via the docket process in K.C.C. 20.18.140, a scoping
 2335 motion for a midpoint or ten-year Comprehensive Plan update, or an area zoning and land
 2336 use study included in the public review draft of a Comprehensive Plan update;

2337 2. ~~((§))~~ Processed as land use amendments to the Comprehensive Plan; and

2338 3. ~~((§))~~ May be considered in the annual update, midpoint update, or ~~((eight))~~ ten-
 2339 year update.

2340 D. Site suitability ~~((and development conditions))~~ for both the urban and rural
 2341 portions of the proposal shall be established through the preliminary formal plat approval
 2342 process.

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2343 ~~((C-))~~ E. Development conditions for the proposal shall be established through a
 2344 triparty agreement between the county, property owner, and city or town affiliated for future
 2345 annexation. The triparty agreement shall:

2346 1. Be approved via ordinance by the legislative bodies of the county and the city or
 2347 town;

2348 2. Be approved at the time of council adoption of the land use map amendment;
 2349 and

2350 3. Include an effective date that is concurrent with ratification of the countywide
 2351 planning policy map amendment, or the effective date required by section 41 of this
 2352 ordinance, whichever is later. If the amendment is not ratified, the triparty agreement and
 2353 four-to-one proposal shall be void and not take effect, and the urban properties shall be
 2354 restored to the rural area land use designation and associated previous zoning during the
 2355 next annual Comprehensive Plan update.

2356 F. A term conservation easement shall be placed on the open space at the time the
 2357 four to one proposal is approved by the council. Upon final plat approval, the open space
 2358 shall be permanently dedicated ~~((in fee simple))~~ to King County. Dedication shall take the
 2359 form of on-site or off-site fee simple, an off-site transfer of development rights conservation
 2360 easement, or an on-site subdivision tract, to be determined in the triparty agreement.

2361 ~~((D-))~~ G. Before taking legislative action on the land use map amendment,
 2362 ~~((P))~~ proposals adjacent to incorporated area or potential annexation areas shall be referred to
 2363 the following entities for recommendations: the affected city ~~((and))~~ or town; special
 2364 purpose districts ~~((for recommendations))~~, such as sewer, water, and school districts, as
 2365 applicable; state agencies; and tribes, as applicable.

2366 H.1. Proposals adjacent to an incorporated area or potential annexation area may
 2367 only be approved subject to an agreement in writing from a city or town that the area will be
 2368 added to the city's or town's potential annexation area in city's or town's comprehensive plan.
 2369 The countywide planning policy map amendment shall reflect both the urban growth area
 2370 change and potential annexation area change. The triparty agreement shall require the city
 2371 or town to add the potential annexation area to their comprehensive plan following
 2372 ratification of the countywide planning policy map amendment.

2373 2. For proposals adjacent to an incorporated area, the land use map amendment
 2374 and triparty agreement shall prohibit development proposals or activities until the land is
 2375 annexed into the adjacent city or town.

2376 SECTION 39. Ordinance 14047, Section 10, and K.C.C. 20.18.180 are hereby
 2377 amended to read as follows:

2378 Rural area land may be added to the urban growth area in accordance with the
 2379 following criteria:

2380 A. A proposal to add land to the urban growth area under this program shall meet
 2381 the following criteria:

2382 1. A permanent dedication to the King County open space system of four acres of
 2383 open space is required for every one acre of land added to the urban growth area;

2384 2. The land shall not be ~~((zoned agriculture (A)))~~ designated as Natural Resource
 2385 Lands in the Comprehensive Plan;

2386 3. The land added to the urban growth area shall:

2387 a. be ~~((physically contiguous))~~ adjacent to the original urban growth area
 2388 boundary as adopted in the 1994 Comprehensive Plan, unless the director determines that

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2389 the land directly adjacent to the urban growth area contains critical areas that would be
 2390 substantially harmed by development directly adjacent to the urban growth area and that all
 2391 other criteria can be met; ~~((and))~~

2392 b. not be in an area where a contiguous band of public open space, parks, or
 2393 watersheds already exists along the urban growth area boundary; and

2394 c. not expand the urban growth area from a location that was previously
 2395 expanded through the four-to-one program;

2396 4. The land added to the urban growth area shall be able to be served by sewers
 2397 and other urban services;

2398 5. A road serving the land added to the urban area shall not be counted as part of
 2399 the required open space;

2400 6. Land added to the urban growth area for drainage facilities in support of its
 2401 development shall not require dedication of permanent open space;

2402 7. All urban facilities shall be provided directly from the urban area and shall not
 2403 cross the open space or rural area and be located in the urban area except as permitted in
 2404 subsection ~~((E))~~ D. of this section;

2405 ~~((7.))~~ 8. Open space areas shall retain a rural designation;

2406 ~~((8.))~~ 9.a. At least half of the site shall be placed in dedicated open space and shall
 2407 fully buffer the surrounding rural area and natural resource lands from the new urban area.

2408 b. The minimum depth of the open space buffer shall ~~((be one half of the property~~
 2409 ~~width, unless the director determines that a smaller buffer of))~~;

2410 (1) be no less than two hundred feet, unless the director determined that a
 2411 smaller buffer is warranted due to the topography and critical areas on the site~~((, shall))~~;

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2412 (2) generally be parallel to the urban growth area boundary; and

2413 (3) ~~((shall))~~ be configured in such a way as to connect with open space on

2414 adjacent properties;

2415 c. The open space buffer shall contain Type 1 landscaping in accordance with

2416 K.C.C. 21A.16.040, unless the director determines that different landscaping would better

2417 protect natural resources and functions and land use compatibility in the area;

2418 ~~((9.))~~ 10. The minimum size of the property to be considered is twenty acres.

2419 Smaller parcels may be combined to meet the twenty-acre minimum;

2420 ~~((10.))~~ 11. Urban development under this section shall be limited to residential

2421 development and shall be at a minimum density of ~~((four))~~ eight dwelling units per acre; and

2422 ~~((11.))~~ 12. The land to be retained in open space is not needed for any facilities

2423 necessary to support the urban development; and

2424 B. ~~((A proposal that adds two hundred acres or more to the urban growth area shall~~

2425 ~~also meet the following criteria:~~

2426 ~~1. The proposal shall include a mix of housing types including thirty percent~~

2427 ~~below-market-rate units affordable to low, moderate and median income households;~~

2428 ~~2. In a proposal in which the thirty percent requirement in subsection B.1 of this~~

2429 ~~section is exceeded, the required open space dedication shall be reduced to three and one-~~

2430 ~~half acres of open space for every one acre added to the urban growth area;~~

2431 C. ~~A proposal that adds less than two hundred acres to the urban growth area and~~

2432 ~~that meets the affordable housing criteria in subsection B.1. of this section shall be subject to~~

2433 ~~a reduced open space dedication requirement of three and one-half acres of open space for~~

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2434 ~~every one acre added to the urban growth area;))~~ Proposals shall comply with the affordable
 2435 housing requirements in section 40 of this ordinance;

2436 ~~((D.))~~ C. Requests for redesignation shall be evaluated to determine those that are
 2437 the highest quality, including, but not limited to, consideration of the following:

2438 1. Preservation of fish and wildlife habitat, including wildlife habitat networks, and
 2439 habitat for endangered and threatened species;

2440 2. Provision of regional open space connections;

2441 3. Protection of wetlands, stream corridors, ground water, and water bodies;

2442 4. Preservation of unique natural, biological, cultural, historical, or archeological
 2443 resources;

2444 5. The size of open space dedication and connection to other open space
 2445 dedications along the urban growth area boundary; and

2446 6. The ability to provide extensions of urban services to the redesignated urban
 2447 areas; and

2448 ~~((E.))~~ D. The open space acquired through this program shall be preserved primarily
 2449 as natural areas, passive recreation sites or resource lands for farming and forestry. The
 2450 following additional uses may be allowed only if located on a small portion of the open
 2451 space and provided that these uses are found to be compatible with the site's natural open
 2452 space values and functions:

2453 1. Trails;

2454 2. Compensatory mitigation of wetland losses on the urban designated portion of
 2455 the ~~((project))~~ proposal, consistent with the ~~((King County))~~ Comprehensive Plan and
 2456 K.C.C. chapter 21A.24; and

2457 3. Active recreation uses not to exceed five percent of the total open space area.
2458 The support services and facilities for the active recreation uses may locate within the active
2459 recreation area only, and shall not exceed five percent of the total acreage of the active
2460 recreation area. The entire open space area, including any active recreation site, is a regional
2461 resource. It shall not be used to satisfy the on-site active recreation space requirements in
2462 K.C.C. 21A.14.180 for the urban portion of the four to one property.

2463 NEW SECTION. SECTION 40. There is hereby added to K.C.C. chapter 20.18 a
2464 new section to read as follows:

2465 For a four-to-one proposal that adds ten or more dwelling units, the land use map
2466 amendment and triparty agreement shall require following:

2467 A.1. Thirty percent of the total number of dwelling units shall be affordable units.

2468 2. For proposals that include only owner-occupied market rate dwelling units, all
2469 affordable dwelling units shall be:

2470 a. Owner-occupied dwelling units;

2471 b. Affordable to residents earning up to eight percent of area median income; and

2472 c. Affordable for at least fifty years from the date of initial occupancy.

2473 3. For proposals that include only rental dwelling units, all affordable dwelling
2474 units shall be:

2475 a. rental dwelling units;

2476 b. affordable to residents earning up to sixty percent of area median income; and

2477 c. Affordable for the life of the project.

2478 4. For proposals that include both homeownership and rental dwelling units:

2479 a. The proportion of affordable rental dwelling units to affordable owner-
2480 occupied dwelling units shall be identical to the proportion of market rate rental dwelling
2481 units to market rate owner-occupied dwelling units; and

2482 b. Meet the applicable affordability levels in subsections A.1. and A.2. of this
2483 section.

2484 B. Affordable dwelling units shall be developed consistent with K.C.C.
2485 21A.48.050.A.

2486 C. The number of required affordable dwelling units shall be calculated consistent
2487 with K.C.C. 21A.47.040.A. Accessory dwelling units shall not be used to meet the
2488 requirements of this section.

2489 D. Developments subject to this section shall be subject to K.C.C. 21A.48.060 and
2490 K.C.C. 21A.48.080.

2491 NEW SECTION. SECTION 41. There is hereby added to K.C.C. chapter 20.18 a
2492 new section to read as follows:

2493 A. The effective date of an amendment that adds land to the urban growth area,
2494 removes land from the agricultural production district or forest production district, or
2495 removes land from the mineral resources map shall be after the latest of the following:

2496 1. Sixty days after the date of publication of notice of adoption of the
2497 Comprehensive Plan; or

2498 2. If a petition for review to the growth management hearings board is timely filed,
2499 upon issuance of the board's final order.

2500 B. The effective date required in subsection A. of this section shall be specified in
2501 the ordinance adopting the amendments.

2502 SECTION 42. Ordinance 12196, Section 9, as amended, and K.C.C. 20.20.020 are
2503 hereby amended to read as follows:

2504 A. Land use permit decisions are classified into four types, based on who makes the
2505 decision, whether public notice is required, whether a public hearing is required before a
2506 decision is made, and whether administrative appeals are provided. The types of land use
2507 decisions are listed in subsection E. of this section.

2508 1. Type 1 decisions are made by the permitting division manager or designee ("the
2509 director") of the department of local services ("the department"). Type 1 decisions are
2510 nonappealable administrative decisions.

2511 2. Type 2 decisions are made by the director. Type 2 decisions are discretionary
2512 decisions that are subject to administrative appeal.

2513 3. Type 3 decisions are quasi-judicial decisions made by the hearing examiner
2514 following an open record hearing.

2515 4. Type 4 decisions are quasi-judicial decisions made by the council based on the
2516 record established by the hearing examiner.

2517 B. Except as provided in K.C.C. 20.44.120A.7. and 25.32.080, or unless otherwise
2518 agreed to by the applicant, all Type 2, 3, and 4 decisions included in consolidated permit
2519 applications that would require more than one type of land use decision process may be
2520 processed and decided together, including any administrative appeals, using the highest-
2521 numbered land use decision type applicable to the project application.

2522 C. Certain development proposals are subject to additional procedural requirements
2523 beyond the standard procedures established in this chapter.

2524 D. Land use permits that are categorically exempt from review under SEPA do not
 2525 require a threshold determination (determination of nonsignificance ["DNS"] or
 2526 determination of significance ["DS"]). For all other projects, the SEPA review procedures
 2527 in K.C.C. chapter 20.44 are supplemental to the procedures in this chapter.

2528 E. Land use decision types are classified as follows:

TYPE 1	(Decision by director, no administrative appeal)	Temporary use permit for a homeless encampment under K.C.C. chapter 21A.45; building permit, site development permit, or clearing and grading permit that is not subject to SEPA, that is categorically exempt from SEPA as provided in K.C.C. 20.20.040, or for which the department has issued a determination of nonsignificance or mitigated determination of nonsignificance; boundary line adjustment; right of way; variance from K.C.C. chapter 9.04; shoreline exemption; decisions to require studies or to approve, condition, or deny a development proposal based on K.C.C. chapter 21A.24, except for decisions to approve, condition, or deny alteration exceptions; decisions to approve, condition, or deny nonresidential elevation and dry floodproofing variances for agricultural buildings that do not
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		<p>equal or exceed a maximum assessed value of sixty-five thousand dollars under K.C.C. chapter 21A.24; approval of a conversion-option harvest plan; a binding site plan for a condominium that is based on a recorded final planned unit development, a building permit, an as-built site plan for developed sites, a site development permit for the entire site; approvals for agricultural activities and agricultural support services authorized under K.C.C. 21A.42.300; final short plat; final plat; critical area determination.</p>
<p>TYPE 2^{1,2}</p>	<p>(Decision by director appealable to hearing examiner, no further administrative appeal)</p>	<p>Short plat; short plat revision; short plat alteration; short plat vacation; zoning variance; conditional use permit; temporary use permit under K.C.C. chapter 21A.32; temporary use permit for a homeless encampment under K.C.C. 21A.45.100; shoreline substantial development permit³; building permit, site development permit, or clearing and grading permit for which the department has issued a determination of significance; reuse of public schools; reasonable use exceptions under K.C.C. 21A.24.070.B.;</p>

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		preliminary determinations under K.C.C. 20.20.030.B.; decisions to approve, condition, or deny alteration exceptions or variances to floodplain development regulations under K.C.C. chapter 21A.24; extractive operations under K.C.C. 21A.22.050; binding site plan; waivers from the moratorium provisions of K.C.C. 16.82.140 based upon a finding of special circumstances; sea level rise risk area variance adopted in K.C.C. chapter 21A.23.
TYPE 3 ¹	(Recommendation by director, hearing and decision by hearing examiner, no further administrative appeal)	Preliminary plat; plat alterations; preliminary plat revisions; plat vacations; special use.
TYPE 4 ^{1,4}	(Recommendation by director, hearing and recommendation by hearing examiner, decision by county council on the record)	Zone reclassifications; shoreline environment redesignation; (urban planned development;) amendment or deletion of P suffix conditions; deletion of special district overlay.

2529 ¹ See K.C.C. 20.44.120.C. for provisions governing procedural and substantive SEPA

2530 appeals and appeals of Type 2, 3, and 4 decisions.

2531 ² When an application for a Type 2 decision is combined with other permits requiring Type
2532 3 or 4 land use decisions under this chapter, the examiner, not the director, makes the
2533 decision.

2534 ³ A shoreline permit, including a shoreline variance or conditional use, is appealable to the
2535 state Shorelines Hearings Board and not to the hearing examiner.

2536 ⁴ Approvals that are consistent with the Comprehensive Plan may be considered by the
2537 council at any time. Zone reclassifications that are not consistent with the Comprehensive
2538 Plan require a site-specific land use map amendment and the council's hearing and
2539 consideration shall be scheduled with the amendment to the Comprehensive Plan under
2540 K.C.C. 20.18.040 and 20.18.060.

2541 F. The definitions in K.C.C. 21A.45.020 apply to this section.

2542 SECTION 43. Ordinance 16950, Section 10, as amended, and K.C.C. 20.20.035 are
2543 hereby amended to read as follows:

2544 When an applicant is required by K.C.C. chapter 21A.08 to conduct a community
2545 meeting, under this section, before filing of an application, notice of the meeting shall be
2546 given and the meeting shall be conducted as follows:

2547 A. At least two weeks in advance, the applicant shall:

2548 1. Publish notice of the meeting in the local paper and mail and email to the
2549 department; and

2550 2. Mail notice of the meeting to all property owners within five hundred feet or at
2551 least twenty of the nearest property owners, whichever is greater, as provided in K.C.C.
2552 21A.26.170 of any potential sites, identified by the applicant for possible development, to be
2553 discussed at the community meeting. The mailed notice shall, at a minimum, contain a brief

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2554 description and purpose of the proposal, approximate location noted on an assessor map
 2555 with address and parcel number, photograph or sketch of any existing or proposed
 2556 structures, a statement that alternative sites proposed by ~~((citizens))~~ the public can be
 2557 presented at the meeting that will be considered by the applicant, a contact name and
 2558 telephone number to obtain additional information, and other information deemed necessary
 2559 by the department of local services, permitting division. Because the purpose of the
 2560 community meeting is to promote early discussion, applicants shall ~~((to))~~ note any changes
 2561 to the conceptual information presented in the mailed notices when they submit ~~((an))~~
 2562 applications;

2563 B. At the community meeting at which at least one employee of the department of
 2564 local services, permitting division, assigned by the permitting division manager or designee,
 2565 shall be in attendance, the applicant shall provide information relative to the proposal and
 2566 any modifications proposed to existing structures or any new structures and how the
 2567 proposal is compatible with the character of the surrounding neighborhood. An applicant
 2568 shall also provide with the applicant's application a list of meeting attendees~~((s))~~ and those
 2569 receiving mailed notice of the meeting and a record of the published meeting notice; and

2570 C. The applicant shall, in the notice required under subsection A.2. of this section,
 2571 and at the community meeting required under subsection B. of this section, advise that
 2572 persons interested in the applicant's proposal may monitor the progress of the permitting of
 2573 that proposal by contacting the department or by viewing the department's website, the
 2574 address of which will be provided in the notice and at the community meeting.

2575 SECTION 44. Ordinance 12196, Section 17, as amended, and K.C.C. 20.20.100 are
 2576 hereby amended to read as follows:

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2577 A. The department shall issue its Type 3 or Type 4 recommendation to the office of
 2578 the hearing examiner within one hundred fifty days from the date the department notifies the
 2579 applicant that the application is complete. The periods for action by the examiner shall be
 2580 governed by K.C.C. chapter 20.22 and the rules for conducting the examiner process
 2581 adopted under K.C.C. 20.22.230.

2582 B.1. Except as otherwise provided in subsection B.2. of this section, the department
 2583 shall issue its final decision on a Type 1 or Type 2 decision within one hundred twenty days
 2584 from the date the department notified the applicant that the application is complete.

2585 2. The following periods apply to the type of land use permit indicated:

- | | | |
|----|---|---------|
| a. | New residential building permits | 90 days |
| b. | Residential remodels | 40 days |
| c. | Residential appurtenances, such as decks and garages | 15 days |
| d. | Residential appurtenances, such as decks and garages that
require substantial review | 40 days |
| e. | Clearing and grading | 90 days |
| f. | ((Department of P)) Public health - Seattle & King County
review | 40 days |
| g. | Type 1 temporary use permit for a homeless encampment | 30 days |
| h. | Type 2 temporary use permit for a homeless encampment | 40 days |

2586 C. The following periods shall be excluded from the times specified in subsections
 2587 A., B., and H. of this section:

2588 1.a. Any period during which the applicant has been requested by the department,
 2589 the examiner or the council to correct plans, perform required studies, or provide additional

2590 information, including road variances and (~~(variances))~~ adjustments required under K.C.C.
2591 chapter 9.04. The period shall be calculated from the date of notice to the applicant of the
2592 need for additional information until the earlier of the date the county advises the applicant
2593 that the additional information satisfies the county's request or fourteen days after the date
2594 the information has been provided. If the county determines that corrections, studies, or
2595 other information submitted by the applicant is insufficient, it shall notify the applicant of
2596 the deficiencies and the procedures of this section shall apply as if a new request for
2597 information had been made.

2598 (~~(a-))~~ b. The department shall set a reasonable deadline for the submittal of
2599 corrections, studies, or other information, and shall provide written notification to the
2600 applicant. The department may extend the deadline upon receipt of a written request from
2601 an applicant providing satisfactory justification for an extension.

2602 (~~(b-))~~ c. When granting a request for a deadline extension, the department shall
2603 give consideration to the number of days between the department receiving the request for a
2604 deadline extension and the department mailing its decision regarding that request;

2605 2. The period during which an environmental impact statement is being prepared
2606 following a determination of significance under chapter 43.21C RCW, as (~~(set forth))~~
2607 established in K.C.C. 20.44.050;

2608 3. The period during which an appeal is pending that prohibits issuing the permit;

2609 4. Any period during which an applicant fails to post the property, if required by
2610 this chapter, following the date notice is required until an affidavit of posting is provided to
2611 the department by the applicant;

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2612 5. Any time extension mutually agreed upon by the applicant and the department;
2613 and

2614 6. Any time during which there is an outstanding fee balance that is sixty days or
2615 more past due.

2616 D. Failure by the applicant to submit corrections, studies, or other information
2617 acceptable to the department after two written requests under subsection C. of this section
2618 shall be cause for the department to cancel or deny the application.

2619 E. The time limits established in this section shall not apply if a proposed
2620 development:

2621 1. Requires either: an amendment to the Comprehensive Plan or a development
2622 regulation; or modification or waiver of a development regulation as part of a demonstration
2623 project;

2624 2. Requires approval of a ~~((new fully contained community as provided in RCW~~
2625 ~~36.70A.350,))~~ master planned resort as provided in RCW 36.70A.360((~~5~~)) or the siting of an
2626 essential public facility as provided in RCW 36.70A.200; or

2627 3. Is revised by the applicant, when the revisions will result in a substantial change
2628 in a project's review requirements, as determined by the department, in which case the
2629 period shall start from the date at which the revised project application is determined to be
2630 complete.

2631 F. The time limits established in this section may be exceeded on more complex
2632 projects. If the department is unable to issue its Type 1 or Type 2 decision or its Type 3 or
2633 Type 4 recommendation within the time limits established by this section, it shall provide
2634 written notice of this fact to the applicant. The notice shall include a statement of reasons

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2635 why the time limits have not been met and an estimated date for issuance of the notice of a
2636 Type 1 or Type 2 decision or a Type 3 or Type 4 recommendation.

2637 G. The department shall require that all plats, short plats, building permits, clearing
2638 and grading permits, conditional use permits, special use permits, site development permits,
2639 shoreline substantial development permits, or binding site plans~~((, urban planned
2640 development permits, or fully contained community permits))~~, issued for development
2641 activities on or within five hundred feet of designated agricultural lands, forest lands, or
2642 mineral resource lands, contain a notice that the subject property is within or near designated
2643 agricultural lands, forest lands, or mineral resource lands, on which a variety of commercial
2644 activities may occur that are not compatible with residential development for certain periods
2645 of limited duration.

2646 H. To the greatest extent practicable, the department shall make a final
2647 determination on all permits required for a Washington state Department of Transportation
2648 project on a state highway as defined in RCW 46.04.560 with an estimated cost of less than
2649 five hundred million dollars no later than ninety days after receipt of a complete permit
2650 application.

2651 SECTION 45. Ordinance 12196, Section 19, as amended, and K.C.C. 20.20.120 are
2652 hereby amended to read as follows:

2653 The ~~((director))~~ department shall ~~((issue a citizen's guide to))~~ produce guides
2654 describing permit processing, including making an appeal or participating in a hearing. The
2655 department shall make them available to the public in printed and electronic forms and shall
2656 post them to its website.

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2657 SECTION 46. Ordinance 4461, Section 10, as amended, and K.C.C. 20.22.150 are
 2658 hereby amended to read as follows:

2659 Examiner recommendations on an application for a zone reclassification shall
 2660 include findings on whether the application meets ~~((both of))~~ the following:

2661 A. The proposed rezone is consistent with the King County Comprehensive Plan
 2662 policies, narrative, maps, and land use designations; ~~((and))~~

2663 B.1.a. The property is potentially zoned under K.C.C. 21A.04.170 for the
 2664 reclassification being requested; or

2665 ~~((2.))~~ b. An adopted subarea plan ~~((, subarea study,))~~ or an area zoning and land use
 2666 study specifies that the property shall be subsequently considered through an individual
 2667 reclassification application; or

2668 ~~((3.))~~ 2. The requested reclassification is based on ~~((changed))~~ a substantial change
 2669 in unincorporated area conditions, including but not limited to:

2670 a. the availability of public facilities or infrastructure;

2671 b. development patterns on surrounding parcels; or

2672 c. the quantity or quality of environmentally sensitive areas, not caused by actions
 2673 of the applicant; and

2674 C. That the classification would not harm or diminish the surrounding area.

2675 SECTION 47. Ordinance 9544, Section 16, as amended, and K.C.C. 20.22.180 are
 2676 hereby amended to read as follows:

2677 For a proposed preliminary plat, the examiner decision shall include findings as to
 2678 whether:

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2679 A. Appropriate provisions are made for the public health, safety, and general
2680 welfare and for such open spaces, drainage ways, streets or roads, alleys, other public ways,
2681 transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds,
2682 schools, and school grounds, and all other relevant facts, including sidewalks and other
2683 planning features that assure safe walking conditions for students who walk to and from
2684 school; ~~((and))~~

2685 B. The public use and interest will be served by platting the subdivision and
2686 dedication; and

2687 C. When a subdivision uses transfer of development rights to exceed base density,
2688 the additional density does not create unmitigated impacts beyond those created by
2689 development at base density.

2690 SECTION 48. Ordinance 10511, Section 7, as amended, and K.C.C. 20.36.100 are
2691 hereby amended to read as follows:

2692 A. The definitions in this section apply throughout this section, as well as in K.C.C.
2693 20.36.040 and K.C.C. 20.30.190, unless the context clearly requires otherwise.

2694 B. To be eligible for open space classification under the public benefit rating
2695 system, a property must contain one or more qualifying open space resources and have at
2696 least five points as determined under this section. The department shall review each
2697 application and recommend award of credit for current use of the property. In making the
2698 recommendation, the department shall utilize the point system described in subsections C.
2699 and D. of this section.

2700 C. The following open space resources are each eligible for the points indicated:

2701 1. Active trail linkage - fifteen or twenty-five points. "Active trail linkage" means
2702 land in private ownership through which the owner agrees to allow (~~nonmotorized~~) public
2703 passage for active transportation, as defined in section 11 of this ordinance., for the purpose
2704 of providing a connection between trails within the county's regional trails system and local
2705 or regional attractions or points of interest, for trail users including equestrians, pedestrians,
2706 bicyclists, and other users. "Local or regional attractions or points of interest" include other
2707 trails, parks, waterways, or other recreational and open space attractions, retail centers, arts
2708 and cultural facilities, transportation facilities, residential concentrations, or similar
2709 destinations. The linkage must be open to passage by the general public and the property
2710 owner shall enter into an agreement with the county consistent with applicable parks and
2711 recreation division policies to grant public access. To receive twenty-five points, the
2712 property owner shall enter into an agreement with the county regarding improvement of the
2713 trail, including trail pavement and maintenance. To receive fifteen points, the property
2714 owner shall agree to allow a soft-surface, nonpaved trail. The parks and recreation division
2715 is authorized to develop criteria for determining the highest priority linkages for which it
2716 will enter into agreements with property owners;

2717 2. Aquifer protection area-five points. "Aquifer protection area" means property
2718 that has a plant community in which native plants are dominant and that includes an area
2719 designated as a critical aquifer recharge area under K.C.C. chapter 21A.24 or applicable city
2720 critical aquifer recharge area regulations. At least fifty percent of the enrolling open space
2721 area or a minimum of one acre of open space shall be designated as a critical aquifer
2722 recharge area. If the enrolling open space area does not have a plant community in which
2723 native plants are dominant, a plan for revegetation must be submitted and approved by the

2724 department, and must be implemented according to the plan's proposed schedule of
2725 activities;

2726 3. Buffer to public or current use classified land - three points. "Buffer to public or
2727 current use classified land" means land that has a plant community in which native plants
2728 are dominant or has other natural features, such as streams or wetlands, and that is abutting
2729 and provides a buffer to a publicly owned park, trail, or forest, to land legally required to
2730 remain in a natural state, to a state or federal highway, or to a property participating in a
2731 current use taxation program under chapters 84.33 or 84.34 RCW. The buffer must be at
2732 least fifty feet long and fifty feet in wide. Public roads may separate the public land, or land
2733 in private ownership classified under chapters 84.33 or 84.34 RCW, from the buffering land,
2734 if the entire buffer is at least as wide and long as the adjacent section of the road easement.
2735 Landscaping or other nonnative vegetation may not separate the public land or land enrolled
2736 under chapters 84.33 or 84.34 RCW from the native vegetation buffer. The department may
2737 grant an exception to the native vegetation requirement for property along parkways with
2738 historic designation, upon review and recommendation of the historic preservation officer of
2739 King County or the local jurisdiction in which the property is located. Eligibility for this
2740 exception does not extend to a property where plantings are required or existing plant
2741 communities are protected under local zoning codes, development mitigation requirements,
2742 or other local regulations;

2743 4. Ecological enhancement land – eighteen points. "Ecological enhancement land"
2744 means open space lands undergoing recovery of significantly degraded or lost ecological
2745 function or processes. The following requirements shall be met:

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- 2746 a. A jurisdiction, natural resource agency, or appropriate organization has
 2747 committed to sponsoring the ecological enhancement project, with secured funding in place
 2748 before the application's public hearing;
- 2749 b. The ecological enhancement project must include removing significant human-
 2750 made structures, alterations, or impediments such as shoreline armoring, roads, culverts, and
 2751 wetland fill that are detrimental to significant wildlife or salmonid habitat. The intent of the
 2752 removal must be to reestablish natural function or processes to the project area;
- 2753 c. The owner is responsible for providing and implementing an ecological
 2754 enhancement plan for the proposed project. The approved enhancement plan must include
 2755 at least a statement of purpose, detailed description of work to be done, site map of the
 2756 project area, and specific timeline for the enhancement activities to be completed and must
 2757 be approved by the department; and
- 2758 d. The owner shall annually provide to the department a monitoring report
 2759 detailing the enhancement efforts' success for five years following enrollment. The owner
 2760 shall also provide any additional monitoring reports required by K.C.C. 20.36.190. The
 2761 monitoring report must describe the progress and success of the enhancement project and
 2762 must include photographs to document the success. Land receiving credit for this category
 2763 may not receive credit for the rural stewardship land or resource restoration categories;
- 2764 5. Equestrian-pedestrian-bicycle trail linkage - thirty-five points. "Equestrian-
 2765 pedestrian-bicycle trail linkage" means land in private ownership that the property owner
 2766 allows the public to use as an off-road trail linkage for equestrian, pedestrian, or other
 2767 ~~((nonmotorized))~~ active transportation, as defined in section 11 of this ordinance, uses or
 2768 that provides a trail link from a public ~~((right-of-way))~~ right of way to a trail system. Use of

2769 motorized vehicles is prohibited on trails receiving a tax reduction for this category, except
2770 for maintenance or for medical, public safety, or police emergencies. Public access is
2771 required only on that portion of the property containing the trail. The landowner may
2772 impose reasonable restrictions on access that are mutually agreed to by the landowner and
2773 the department, such as limiting use to daylight hours. To be eligible as an equestrian-
2774 pedestrian-bicycle trail linkage, the owner shall provide a trail easement to an appropriate
2775 public or private entity acceptable to the department. The easement shall be recorded with
2776 the King County recorder's office or its successor. In addition to the area covered by the
2777 trail easement, adjacent land used as pasture, barn, or stable area and any corral or paddock
2778 may be included, if an approved and implemented farm management plan is provided. Land
2779 necessary to provide a buffer from the trail to other nonequestrian uses, land that contributes
2780 to the aesthetics of the trail, such as a forest, and land set aside and marked for off road
2781 parking for trail users may also be included as land eligible for current use taxation. Those
2782 portions of private roads, driveways, or sidewalks open to the public for this purpose may
2783 also qualify. Fencing and gates are not allowed in the trail easement area, except those that
2784 are parallel to the trail or linkage;

2785 6. Farm and agricultural conservation land - five points. "Farm and agricultural
2786 conservation land" means land previously classified as farm and agricultural land under
2787 RCW 84.34.020 that no longer meets the criteria of farm and agricultural land, or traditional
2788 farmland not classified under chapter 84.34 RCW that has not been irrevocably devoted to a
2789 use inconsistent with agricultural uses and has a high potential for returning to commercial
2790 agriculture. The property must be used for farm and agricultural activities or have a high
2791 probability of returning to agriculture and the property owner must commit to returning the

2792 property to farm or agricultural activities by implementing a farm management plan. An
2793 applicant must have an approved farm management plan in accordance with K.C.C.
2794 21A.24.051 that is acceptable to the department and that is being implemented according to
2795 its proposed schedule of activities before receiving credit for this category. Farm and
2796 agricultural activities must occur on at least one acre of the property. Eligible land must be
2797 zoned to allow agricultural uses and be owned by the same owner or held under the same
2798 ownership. Land receiving credit for this category may not receive credit for the contiguous
2799 parcels under separate ownership category;

2800 7. Forest stewardship land - five points. "Forest stewardship land" means property
2801 that is managed according to an approved forest stewardship plan and that is not enrolled in
2802 the designated forestland program under chapter 84.33 RCW. The property must contain at
2803 least four acres of contiguous forestland, which may include land undergoing reforestation,
2804 according to the approved plan. The owner shall have and implement a forest stewardship
2805 plan approved by the department. The forest stewardship plan may emphasize forest
2806 retention, harvesting, or a combination of both. Land receiving credit for this category may
2807 not receive credit for the resource restoration or rural stewardship land categories;

2808 8. Historic landmark or archeological site: buffer to a designated site - three
2809 points. "Historic landmark or archeological site: buffer to a designated site" means
2810 property adjacent to land constituting or containing a designated county or local historic
2811 landmark or archeological site, as determined by King County's historic preservation officer
2812 or by a manager of a certified local government program in the jurisdiction in which the
2813 property is located. A property must have a plant community in which native plants are
2814 dominant and provide a significant buffer for a designated landmark or archaeological site

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2815 listed on the county or other certified local government list or register of historic places or
2816 landmarks. "Significant buffer" means land and plant communities that provide physical,
2817 visual, noise, or other barriers and separation from adverse effects to the historic resources
2818 due to adjacent land use;

2819 9. Historic landmark or archeological site: designated site - five points. "Historic
2820 landmark or archaeological site: designated site" means land that constitutes or contains a
2821 historic landmark designated by King County or other certified local government program in
2822 the jurisdiction in which the property is located. Historic landmarks include buildings,
2823 structures, districts, or sites of significance in the county's historic or prehistoric heritage,
2824 such as Native American settlements, trails, pioneer settlements, farmsteads, roads,
2825 industrial works, bridges, burial sites, prehistoric and historic archaeological sites, or
2826 traditional cultural properties. A property must be listed on a county or other certified local
2827 government list or register of historic places or landmarks for which there is local regulatory
2828 protection. Eligible property may include property that contributes to the historic character
2829 within designated historic districts, as defined by the historic preservation officer of King
2830 County or other certified local government jurisdiction. The King County historic
2831 preservation officer shall make the determination on eligibility;

2832 10. Historic landmark or archeological site: eligible site - three points. "Historic
2833 landmark or archaeological site: eligible site" means land that constitutes or contains a
2834 historic property that has the potential of being designated by a certified local government
2835 jurisdiction, including buildings, structures, districts, or sites of significance in the county's
2836 historic or prehistoric heritage, such as Native American settlements, pioneer settlements,
2837 farmsteads, roads, industrial works, bridges, burial sites, prehistoric and historic

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2838 archaeological sites, or traditional cultural properties. To be eligible, the historic
 2839 preservation officer of King County or other certified local government program in the
 2840 jurisdiction in which the property is located shall determine the property meets the
 2841 jurisdiction's criteria for designation and listing on the county or other local register of
 2842 historic places or landmarks for which there is local regulatory protection. Eligible property
 2843 may include contributing property within designated historic districts. Property listed ~~((on))~~
 2844 in the state or national Registers of Historic Places may qualify under this category;

2845 11. Public recreation area - five points. "Public recreation area" means land
 2846 devoted to providing active or passive recreation use or that complements or substitutes for
 2847 recreation facilities characteristically provided by public agencies. Use of motorized
 2848 vehicles is prohibited, except for golf carts on golf courses, for maintenance or for medical,
 2849 public safety, or police emergencies. The facilities must be open to the general public or to
 2850 specific public user groups, such as youth, seniors ~~((citizens))~~, or people with disabilities. A
 2851 property must be identified by the responsible agency within whose jurisdiction the property
 2852 is located as meeting the definition of public recreation area. The property owner must use
 2853 any best practices defined in K.C.C. chapter 21A.06. If a fee is charged for use, it must be
 2854 comparable to the fee charged by a similar public facility;

2855 12. Rural open space - five points. "Rural open space" means an area of ten or
 2856 more contiguous acres of open space located outside of the urban growth area as identified
 2857 in the King County Comprehensive Plan that:

- 2858 a. has a plant community in which native plants are dominant; or
- 2859 b. is former open farmland, woodlots, scrublands, or other lands that are in the
 2860 process of being replanted with native vegetation and for which the property owner is

2861 implementing an approved farm management, ecological enhancement, forest stewardship,
2862 rural stewardship₂ or resource restoration plan acceptable to the department;

2863 13. Rural stewardship land - five points. "Rural stewardship land" means land
2864 zoned RA (rural area), A (agricultural)₂ or F (forest), that has an implemented rural
2865 stewardship plan under K.C.C. chapter 21A.24 acceptable to the department. On RA-zoned
2866 properties, the approved rural stewardship plan must meet the goals and standards of K.C.C.
2867 21A.24.055. On A- and F-zoned properties, credit for this category is allowed if the plan
2868 meets the goals of K.C.C. 21A.24.055. A rural stewardship plan includes, but is not limited
2869 to, identification of critical areas, location of structures and significant features, site-specific
2870 best management practices, a schedule for implementation₂ and a plan for monitoring as
2871 provided in K.C.C. 21A.24.055. To be eligible as rural stewardship land, the open space
2872 must be at least one acre and feature a plant community in which native plants are dominant
2873 or be in the process of native vegetation restoration, reforestation₂ or enhancement. Land
2874 receiving credit for this category may not receive credit for the ecological enhancement
2875 land, resource restoration₂ or forest stewardship land categories;

2876 14. Scenic resource, viewpoint or view corridor - five points.

2877 a. "Scenic resource" means an area of natural or recognized cultural features
2878 visually significant to the aesthetic character of the county. The site must be significant to
2879 the identity of the local area, must be visible to a significant number of the general public
2880 from public rights-of-way, must be of sufficient size to substantially preserve the scenic
2881 resource value and must enroll at least ten acres of open space.

2882 b. A "viewpoint" means a property that provides a view of an area visually
2883 significant to the aesthetic character of the county. A site must provide a view of a scenic

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2884 natural or recognized cultural resource in King County or other visually significant area,
2885 must allow unlimited public access and must be identified by a permanent sign readily
2886 visible from a road or other public (~~right-of-way~~) right of way.

2887 c. A "view corridor" means a property that contributes to the aesthetics of a
2888 recognized view corridor critical to maintaining a public view of a visually significant scenic
2889 natural or recognized cultural resource. The site must contain at least one acre of open space
2890 that contributes to a view corridor visible to the public and that provides views of a scenic
2891 natural resource area or recognized cultural resource significant to the local area. The King
2892 County historic preservation officer or officer of another certified local government program
2893 in the jurisdiction in which the property is located must find the recognized cultural areas to
2894 be significant and must find that the site contains significant inventoried or designated
2895 historic properties. Eligibility is subject to determination by the department or applicable
2896 jurisdiction;

2897 15. Significant plant or ecological site - five points. "Significant plant or
2898 ecological site" means an area that meets the criteria for Element Occurrence established
2899 under the Washington Natural Heritage Program authorized by chapter 79.70 RCW. An
2900 Element Occurrence is a particular, on-the-ground observation of a rare species or
2901 ecosystem. An eligible site must be listed as an Element Occurrence by the Washington
2902 Natural Heritage Program or be identified as a property that meets the criteria for an
2903 Element Occurrence. The identification must be confirmed by a qualified expert acceptable
2904 to the department. The department notify the Washington Natural Heritage Program of any
2905 verified Element Occurrence on an enrolling property. Commercial nurseries, arboretums,

2906 or other maintained garden sites with native or nonnative plantings are ineligible for this
2907 category;

2908 16. Significant wildlife or salmonid habitat - five points.

2909 a. "Significant wildlife or salmonid habitat" means:

2910 (1) an area used by animal species listed as endangered, threatened, sensitive, or
2911 candidate by the Washington state Department of Fish and Wildlife or Department of
2912 Natural Resources or used by species of local significance that are listed by the King County
2913 Comprehensive Plan or a local jurisdiction;

2914 (2) an area where the species listed in subsection C.16.a.(1) of this section are
2915 potentially found with sufficient frequency for critical ecological processes, such as
2916 reproduction, nesting, rearing, wintering, feeding, or resting, to occur;

2917 (3) a site that meets the criteria for priority habitats as defined by the
2918 Washington state Department of Fish and Wildlife and that is so listed by the King County
2919 Comprehensive Plan or by the local jurisdiction in which the property is located; or

2920 (4) a site that meets criteria for a wildlife habitat conservation area as defined by
2921 the department or a local jurisdiction.

2922 b. To be eligible, the department, by its own determination or by expert
2923 determination acceptable to the department, must verify that qualified species are present on
2924 the property or that the land fulfills the functions described in subsection C.16.a. of this
2925 section. To receive credit for salmonid habitat, the owner shall provide a buffer at least
2926 fifteen percent greater in width than required by any applicable regulation. Property
2927 consisting mainly of disturbed or fragmented open space determined by the department as
2928 having minimal wildlife habitat significance is ineligible;

2929 17. Special animal site - three points. "Special animal site" means a site that
2930 includes a wildlife habitat network identified by the King County Comprehensive Plan or
2931 individual jurisdictions through the Growth Management Act, chapter 36.70A RCW, or a
2932 biodiversity area and corridor identified by the Washington state Department of Fish and
2933 Wildlife's priority habitats and species project as of the date of the application. The property
2934 must be identified by King County or local or state jurisdiction or by expert verification
2935 acceptable to the department or local jurisdiction. Property consisting mainly of disturbed
2936 or fragmented open space determined by the department to have minimal wildlife habitat
2937 significance is ineligible for this category;

2938 18. Surface water quality buffer - five, eight or ten total points. "Surface water
2939 quality buffer" means an undisturbed area that has a plant community in which native plants
2940 are dominant abutting a lake, pond, stream, shoreline, wetland, or marine waters on or
2941 abutting the property, that provides buffers beyond that required by any applicable
2942 regulation. To receive five points, the buffer must be at least fifty percent wider than the
2943 buffer required by any applicable regulation. To receive eight points, the buffer must be at
2944 least two times the required width. To receive ten points, the buffer must be at least three
2945 times the required width. The qualifying buffer must be longer than twenty-five feet and
2946 must be preserved from clearing or maintenance, unless this area is part of a department-
2947 approved ecological enhancement, farm management, forest stewardship, rural stewardship,
2948 or resource restoration plan. Grazing use by livestock on such land is prohibited;

2949 19. Urban open space - five points.

2950 a. "Urban open space" means land located within the boundaries of a city or
2951 within the urban growth area that has a plant community in which native plants are

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2952 dominant and that under the applicable zoning is eligible for more intensive development or
2953 use. The enrolling area must be at least one acre, or be at least one-half acre if the land
2954 meets one of the following criteria:

2955 (1) the land conserves and enhances natural or scenic resources;

2956 (2) the land protects streams or water supply;

2957 (3) the land promotes conservation of soils, wetlands, beaches, or tidal
2958 marshes;

2959 (4) the land enhances the value to the public of adjacent parks, forests, wildlife
2960 preserves, nature reservations or sanctuaries, or other open space;

2961 (5) the land enhances recreation opportunities for the general public; or

2962 (6) the land preserves visual quality along highways, roads, and streets or
2963 scenic vistas.

2964 b. Owners of noncontiguous properties that together meet the minimum acreage
2965 requirement may jointly apply under this category if each property is closer than seventy-
2966 five feet to one other property in the application and if each property contains an enrolling
2967 open space area at least as large as the minimum zoned lot size; and

2968 20. Watershed protection area - five points. "Watershed protection area" means
2969 property contributing to the forest cover that provides run-off reduction and groundwater
2970 protection. The property must consist of contiguous native forest or be in the process of
2971 reforestation. The enrolling forested area must consist of additional forest cover beyond that
2972 required by county or applicable local government regulation and must be at least one acre
2973 or sixty-five percent of the property acreage, whichever is greater. If reforestation or
2974 improvements to the forest health are necessary, the property owner shall provide and

2975 implement an ecological enhancement, a forest stewardship, resource restoration, or rural
2976 stewardship plan that addresses this need and is acceptable to the department.

2977 D. Property qualifying for an open space category in subsection C. of this section
2978 may receive credit for additional points as follows:

2979 1. Conservation easement or historic preservation easement - eighteen points.

2980 "Conservation easement or historic preservation easement" means land on which an
2981 easement is voluntarily placed that restricts, in perpetuity, further potential development or
2982 other uses of the property. The easement must be approved by the department and be
2983 recorded with the King County recorder's office or its successor. The easement must be
2984 conveyed to the county or to an organization acceptable to the department, such as a land
2985 trust or conservancy. Historic preservation easements must also be approved by the historic
2986 preservation officer of King County or of the local government jurisdiction in which the
2987 property is located. An easement required by zoning, subdivision conditions or other land
2988 use regulation is not eligible unless an additional substantive easement area is provided
2989 beyond that otherwise required;

2990 2. Contiguous parcels under separate ownership - two points.

2991 a. "Contiguous parcels under separate ownership" means at least two or more
2992 parcels under different ownership where either:

2993 (1) the enrolling parcels and open space acreage abut each other without a
2994 significant human-made barrier separating them; or

2995 (2) the enrolling parcels do not abut each other, but abut a publicly owned open
2996 space, without a significant human-made barrier separating the publicly owned open space
2997 and the open space portion of the parcels seeking open space classification.

2998 b. Award of this category requires a single application by multiple owners and
2999 parcels with identical qualifying public benefit rating system resources. Only a single
3000 application fee is required.

3001 c. Contiguous parcels of land with the same qualifying public benefit rating
3002 system resources are eligible for treatment as a single parcel if open space classification is
3003 sought under the same application except as otherwise prohibited by the farm and
3004 agricultural conservation land category. Each parcel need not meet the minimum acreage
3005 requirements for a resource category so long as the total area of all enrolling land combined
3006 meets any required minimum acreage requirements. The owners of each parcel included in
3007 the application must agree to identical terms and conditions for enrollment in the program.

3008 d. Individual parcels or portions of parcels may be withdrawn or removed from
3009 open space classification, consistent with all applicable rules and regulations. The continued
3010 eligibility of all parcels and associated acreage remaining in open space classification
3011 accepted under the same application is dependent upon the continued qualification for a
3012 resource category or categories.

3013 e. Points are awarded for each participating owner above one owner and accrue to
3014 all owners of a single application. The withdrawal or removal of all enrolled acreage
3015 associated with an owner results in the loss of two points for each remaining owner;

3016 3. Easement and access – thirty-five points. "Easement and access" means that the
3017 property has at least one qualifying open space resource, unlimited public access or limited
3018 public access due to resource sensitivity, and a conservation easement or historic
3019 preservation easement in perpetuity in a form and with conditions acceptable to the
3020 department. To be eligible, a property must receive credit for an open space category and

3021 for the conservation easement or historic easement in perpetuity category. The owner must
3022 agree to allow public access to the portion of the property designated for public access in the
3023 easement. An easement required by zoning, subdivision conditions or other land use
3024 regulation is not eligible, unless there is additional easement area beyond that required.

3025 Credit for this category may not overlap with the equestrian-pedestrian-bicycle trail linkage;

3026 4. Public access - points depend on type and frequency of access allowed. "Public
3027 access " means the general public is allowed access on an ongoing basis for uses such as
3028 recreation, education, or training. Access must be allowed on the portion of the property
3029 that is designated for public access. The landowner may impose reasonable restrictions on
3030 access, such as limiting use to daylight hours, agreed to by the department. No physical
3031 barriers may limit reasonable public access or negatively affect an open space resource. A
3032 property owner shall demonstrate that the property is open to public access and is used by
3033 the public. The historic preservation officer of King County or a certified officer of another
3034 local government jurisdiction in which the property is located must approve the award of
3035 public access points for historic properties. The property owner may be required to furnish
3036 and maintain signage according to county specifications.

3037 a. Unlimited public access - five points. Year-round access by the general public
3038 is allowed without special arrangements with the property owner.

3039 b. Limited public access because of resource sensitivity - five points. Access
3040 may be reasonably limited by the property owner due to the sensitive nature of the resource,
3041 with access provided only to appropriate user groups. The access allowed should generally
3042 be for an educational, scientific or research purpose and may require special arrangements
3043 with the owner.

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3044 c. Seasonally limited public access - three points. Access by the public is allowed
3045 only for part of the year due to due to seasonal conditions, as mutually agreed to by the
3046 landowner and the department.

3047 d. Environmental education access - three points. The landowner enters into an
3048 agreement with a school, with an organization with 26 U.S.C. Sec. 501(c)(3) tax status, or,
3049 with the agreement of the department, with another community organization that allows
3050 membership by the general public to provide environmental education to its members or the
3051 public at large. The department must agree that the enrolled portion of the property has
3052 value for environmental education purposes.

3053 e. None or members-only - zero points. No public access is allowed or the access
3054 is allowed only by members of the organization using or owning the land; and

3055 5. Resource restoration – five points. "Resource restoration" means restoration of
3056 an enrolling area of property benefiting an area in an open space resource category.
3057 Emphasis is placed on the restoration of native vegetation associated with anadromous fish
3058 rearing habitat, riparian zones, migration corridors and wildlife, forest, stream, and wetland
3059 habitats. The owner shall provide and implement a restoration plan approved by the
3060 department. The plan may be developed in cooperation with a natural resource expert or
3061 agency. The approved restoration plan must, at a minimum, include a purpose statement, a
3062 description of restoration work to be done, a detailed site map of the area to be restored, a
3063 specific timeline for the restoration activities to be completed and a monitoring schedule for
3064 the restoration project's first five years. Historic resource restoration must be approved by
3065 the King County historic preservation officer or officer of another certified local government
3066 in the jurisdiction in which the property is located and must be accompanied by a long-term

3067 maintenance plan. The owner shall also provide to the department a yearly monitoring
3068 report for at least five years following enrollment in the public benefit rating system
3069 program. The report must describe the progress and success of the restoration project and
3070 must include photographs to document the success. Land receiving credit for this category
3071 may not receive credit for the ecological enhancement land, forest stewardship land, or rural
3072 stewardship land categories.

3073 SECTION 49. Ordinance 4828, Section 4, as amended, and K.C.C. 20.62.040 are
3074 hereby amended to read as follows:

3075 A. An historic resource may be designated as a King County landmark if it is more
3076 than forty years old or, in the case of a landmark district, contains resources that are more
3077 than forty years old, and possesses integrity of location, design, setting, materials, quality of
3078 work, feeling, or association, or any combination of the foregoing aspects of integrity,
3079 sufficient to convey its historic character, and:

3080 1. Is associated with events that have made a significant contribution to the broad
3081 patterns of national, state, or local history;

3082 2. Is associated with the lives of persons significant in national, state, or local
3083 history;

3084 3. Embodies the distinctive characteristics of a type, period, style, or method of
3085 design or construction, or that represents a significant and distinguishable entity whose
3086 components may lack individual distinction;

3087 4. Has yielded, or may be likely to yield, information important in prehistory or
3088 history; or

3089 5. Is an outstanding work of a designer or builder who has made a substantial
3090 contribution to the art.

3091 B. An historic resource may be designated a community landmark because it is an
3092 easily identifiable visual feature of a neighborhood or the county and contributes to the
3093 distinctive quality or identity of such a neighborhood or county or because of its association
3094 with significant historical events or historic themes, association with important or prominent
3095 persons in the community or county, or recognition by local ~~((citizens))~~ individuals for
3096 substantial contribution to the neighborhood or community. An improvement or site
3097 qualifying for designation solely by virtue of satisfying criteria set out in this section shall be
3098 designated a community landmark and shall not be subject to K.C.C. 20.62.080.

3099 C. Cemeteries, birthplaces, or graves of historical figures, properties owned by
3100 religious institutions or used for religious purposes, structures that have been moved from
3101 their original locations, reconstructed historic buildings, properties primarily
3102 commemorative in nature, and properties that have achieved significance within the past
3103 forty years shall not be considered eligible for designation. However, such ~~((a property))~~
3104 properties shall be eligible for designation if they are~~((:~~

3105 ~~1. A))~~ an integral part of districts that meet the criteria set out in subsection A. of
3106 this section or if ~~((it is))~~ they are:

3107 ~~((2. A))~~ 1. ~~((#))~~ Religious ~~((property))~~ properties deriving primary significance
3108 from architectural or artistic distinction or historical importance;

3109 ~~((3. A))~~ 2. ~~((b))~~ Buildings or structures removed from ~~((its))~~ their original locations
3110 but that ~~((is))~~ are significant primarily for ~~((its))~~ their architectural value, or ~~((which is))~~ that
3111 are the surviving structure most importantly associated with ~~((a))~~ historic persons or events;

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3112 ~~((4.-A))~~ 3. ((b))Birthplaces, graves, or residences of ((a)) historical figures of
 3113 outstanding importance if there ~~((is))~~ are no other appropriate sites or buildings directly
 3114 associated with the historical ~~((figure's))~~ figures' productive ~~((life))~~ lives;

3115 ~~((5.-A cemetery))~~ 4. Cemeteries that derive((s-its)) their primary significances
 3116 from graves of persons of transcendent importance, from age, from distinctive design
 3117 features, or from association with historic events;

3118 ~~((6.-A))~~ 5. ((#))Reconstructed buildings when accurately executed in a suitable
 3119 environment and presented in a dignified manner or as part of ~~((a))~~ restoration master plans,
 3120 and when no other buildings or structures with the same association ~~((has))~~ have survived;

3121 ~~((7.-A property))~~ 6. Properties commemorative in intent if design, age, tradition,
 3122 or symbolic value ~~((has))~~ have invested ~~((it))~~ them with ~~((its))~~ their own historical
 3123 significance; or

3124 ~~((8.-A property))~~ 7. Properties achieving significance within the past forty years if
 3125 ~~((it-is))~~ they are of exceptional importance.

3126 SECTION 50. Ordinance 10870, Section 17, as amended, and K.C.C. 21A.02.070
 3127 are hereby amended to read as follows:

3128 A. All references to the Standard Industrial Classification (SIC) are to the titles and
 3129 descriptions found in the Standard Industrial Classification Manual, 1987 edition, prepared
 3130 by United States Office of Management and Budget, which is hereby adopted by reference.

3131 The ~~((SIC))~~ SIC is used, with modifications to suit the purposes of this title, to list and
 3132 define land uses authorized to be located in the various zones consistent with the
 3133 ~~((e))~~ Comprehensive ~~((p))~~ Plan land use map.

3134 B. The SIC categorizes each land use under a general two-digit major group
 3135 number, or under a more specific three- or four-digit industry group or industry number. A
 3136 use shown on a land use table with a two-digit number includes all uses listed in the SIC for
 3137 that major group. A use shown with a three-digit or four-digit number includes only the
 3138 uses listed in the SIC for that industry group or industry.

3139 C. An asterisk ~~((f))~~, shown as "**((f))" in the SIC number column of a land use table
 3140 means that the SIC definition for the specific land use identified has been modified by this
 3141 title. The definition may include one or more SIC subclassification numbers, or may define
 3142 the use without reference to the SIC.

3143 D. The ~~((D))~~director shall determine whether a proposed land use not specifically
 3144 listed in a land use table or specifically included within an SIC ~~((classification))~~ code is
 3145 allowed in a zone. The director's determination shall be based on whether ~~((or not))~~
 3146 permitting the proposed use in a particular zone is consistent with the purposes of this title
 3147 and the zone's purpose ~~((as set forth))~~ established in K.C.C. chapter 21A.04, by considering
 3148 the following factors:

3149 1. The physical characteristics of the use and its supporting structures, including
 3150 but not limited to scale, traffic, and other impacts, and hours of operation;

3151 2. Whether ~~((or not))~~ the use complements or is compatible with other uses
 3152 permitted in the zone; and

3153 3. The SIC ~~((classification))~~ code, if any, assigned to the business or other entity
 3154 that will carry on the primary activities of the proposed use.

3155 E. If a proposed land use subject to subsection D. of this section is an essential
 3156 public facility under the Washington state Growth Management Act, it shall be evaluated

3157 using the special use permit process and consistent with the Washington state Growth
 3158 Management Act, the King County Countywide Planning Policies, and the King County
 3159 Comprehensive Plan.

3160 SECTION 51. Ordinance 10870, Section 27, as amended, and K.C.C. 21A.04.060
 3161 are hereby amended to read as follows:

3162 A. The purpose of the rural zone (RA) is to provide for an area-wide long-term rural
 3163 character and to minimize land use conflicts with nearby agricultural or forest production
 3164 districts or mineral extraction sites. These purposes are accomplished by:

3165 1. Limiting residential densities and permitted uses to those that are compatible
 3166 with rural character and nearby resource production districts and sites and are able to be
 3167 adequately supported by rural service levels;

3168 2. Allowing small scale farming and forestry activities and tourism and recreation
 3169 uses that can be supported by rural service levels and that are compatible with rural
 3170 character;

3171 3. Increasing required setbacks to minimize conflicts with adjacent agriculture,
 3172 forest, or mineral zones; and

3173 4. Requiring tracts created through cluster development to be designated as
 3174 permanent open space or as permanent resource use.

3175 B. Use of this zone is appropriate in rural areas designated by the Comprehensive
 3176 Plan as follows:

3177 1. RA-2.5 in rural areas where the predominant lot pattern is below five acres in
 3178 size for lots established (~~(prior to)~~) before the adoption of the 1994 Comprehensive Plan;

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- 3179 2. RA-5 in rural areas where ~~((the predominant lot pattern is five acres or greater~~
3180 ~~but less than ten acres in size and the area is generally environmentally unconstrained))~~;
- 3181 a. The lands are more than a quarter mile from designated natural resource lands;
- 3182 b. The lands are physically suitable for development with minimal:
3183 environmentally sensitive features as defined by county, state, or federal law; regionally
3184 significant resource areas; or critical habitat as determined by legislatively approved
3185 Watershed Resource Inventory Area plans; and
- 3186 c. this residential density would not harm or diminish the surrounding area,
3187 burden infrastructure, increase development pressure, and be inconsistent with the
3188 development patterns promoted by the Comprehensive Plan;
- 3189 3. RA-10 in rural areas ~~((where the predominant lot pattern is ten acres or greater~~
3190 ~~but less than twenty acres in size. RA 10 is also applied on land that is generally~~
3191 ~~environmentally constrained, as defined by county, state, or federal law, to protect critical~~
3192 ~~habitat and regionally significant resource areas (RSRAs). The RA 10 zone is also applied~~
3193 ~~to lands within one quarter mile of a forest or agricultural production district or an approved~~
3194 ~~long term mineral extraction site.))~~;
- 3195 a.(1) The lands are adjacent to or within one quarter mile of designated natural
3196 resource lands;
- 3197 (2) The lands contain significant environmentally constrained areas as defined
3198 by county, state, or federal law, or regionally significant resource areas or substantial critical
3199 habitat as determined by legislatively approved Watershed Resource Inventory Area Plans;
3200 or

3201 (3) A residential density of one home per five acres would harm or diminish the
 3202 surrounding area, burden infrastructure, increase development pressure, or be inconsistent
 3203 with the development patterns promoted by the Comprehensive Plan; and

3204 b. On Vashon-Maury Island, RA-10 zoning shall be maintained on areas zoned
 3205 RA-10 as of 1994 and on areas with a predominant lot size of ten acres or greater that are
 3206 identified on the Areas Highly Susceptible to Groundwater Contamination map; and

3207 4. RA-20 in Rural Forest Focus Districts designated by the King County
 3208 Comprehensive Plan. This level of density should be considered when a larger parcel with a
 3209 natural resource land designation is redesignated to Rural Area.

3210 SECTION 52. Ordinance 10870, Section 28, as amended, and K.C.C. 21A.04.070
 3211 are hereby amended to read as follows:

3212 A. The purposes of the urban reserve zone (UR) are to: phase growth and
 3213 demand for urban services, and to reserve large tracts of land for possible future growth
 3214 in portions of King County designated by the Comprehensive Plan for future urban
 3215 growth while allowing reasonable interim uses of property; or to reflect designation by
 3216 the Comprehensive Plan of a property or area as part of the urban growth area when a
 3217 detailed plan for urban uses and densities has not been completed. These purposes are
 3218 accomplished by:

3219 1. Allowing for rural, agricultural, and other low-density uses;
 3220 2. Allowing for limited residential growth, either contiguous to existing urban
 3221 public facilities((;)) or at a density supportable by existing rural public service levels; and

3222 3. Requiring clustered residential developments where feasible, to prevent
 3223 establishment of uses and lot patterns (~~((which))~~) that may foreclose future alternatives and
 3224 impede efficient later development at urban densities.

3225 B. Use of this zone is appropriate in urban areas, rural towns or in (~~((rural city~~
 3226 ~~expansion areas))~~) the Urban Growth Area for Cities in the Rural Area designated by the
 3227 Comprehensive Plan, when such areas do not have adequate public facilities and services
 3228 or are not yet needed to accommodate planned growth, or do not yet have detailed land
 3229 use plans for urban uses and densities(~~((, or are designated as sites for a potential urban~~
 3230 ~~planned development or new fully contained communities))~~).

3231 SECTION 53. Ordinance 10870, Section 29, as amended, and K.C.C. 21A.04.080
 3232 are hereby amended to read as follows:

3233 A. The purpose of the urban residential zone (R) is to implement
 3234 ~~((e))~~Comprehensive ~~((p))~~Plan goals and policies for housing quality, diversity and
 3235 affordability, and to efficiently use urban residential land, public services, and ~~((energy))~~
 3236 utilities. These purposes are accomplished by:

3237 1. Providing, in the R-1 zone, predominantly single detached dwelling units at a
 3238 relatively low density;

3239 2. Providing, in the R-4 through R-8 zones, for a mix of (~~((predominantly))~~) single
 3240 detached dwelling units, duplexes, triplexes, fourplexes, and other development types, with
 3241 a variety of densities and sizes in locations appropriate for urban densities;

3242 ~~((2-))~~ 3. Providing, in the R-12 through R-48 zones, for a mix of predominantly
 3243 apartment and townhouse dwelling units, mixed-use, and other development types, with a
 3244 variety of densities and sizes in locations appropriate for urban densities;

3245 ~~((3-))~~ 4. Allowing only those accessory and complementary nonresidential uses
 3246 that are compatible with urban residential communities; and

3247 ~~((4-))~~ 5. Establishing density designations to facilitate advanced area-wide
 3248 planning for public facilities and services, and to protect environmentally sensitive sites
 3249 from over development.

3250 B. Use of this zone is appropriate in urban areas, activity centers, or Rural Towns
 3251 designated by the Comprehensive Plan as follows:

3252 1. The R-1 zone:

3253 a. on or adjacent to lands with area-wide environmental constraints where
 3254 development is required to cluster away from sensitive areas~~((7))~~;

3255 b. on lands designated as urban separators ~~((or))~~, wildlife habitat network ~~((where~~
 3256 ~~development is required to cluster away from the axis of the corridor on))~~, critical aquifer
 3257 recharge areas~~((and on))~~, or Regionally and Locally Significant Resource Areas
 3258 (RSRAs/LSRAs); or

3259 c. in well-established subdivisions of the same density~~((, which))~~ that are served
 3260 at the time of development by public or private facilities and services adequate to support
 3261 planned densities;

3262 2. The R-4 through R-8 zones on urban lands that are predominantly
 3263 environmentally unconstrained and are served at the time of development, by adequate
 3264 public sewers, water supply, roads, and other needed public facilities and services; and

3265 3. The R-12 through R-48 zones on lands in and next to Unincorporated Activity
 3266 Centers, in Community or Neighborhood Business Centers, in mixed-use development, on
 3267 small, scattered lots integrated into existing residential areas, or in Rural Towns, that are

3268 served at the time of development by adequate public sewers, water supply, roads, and other
 3269 needed public facilities and services.

3270 SECTION 54. Ordinance 10870, Section 30, as amended, and K.C.C. 21A.04.090
 3271 are hereby amended to read as follows:

3272 A. The purpose of the neighborhood business zone (NB) is to provide convenient
 3273 daily retail and personal services for a limited service area and to minimize impacts of
 3274 commercial activities on nearby properties and in urban areas on properties with the land
 3275 use designation of commercial outside of center, to provide for limited residential
 3276 development. These purposes are accomplished by:

3277 1. Limiting nonresidential uses to those retail or personal services (~~(which)~~) that
 3278 can serve the everyday needs of a surrounding urban or rural residential area;

3279 2. Allowing for (~~(mixed-use (housing and retail/service))~~) mixed-use
 3280 developments (~~(and)~~) in urban areas and rural towns;

3281 3. Allowing for townhouse developments as a sole use on properties in the
 3282 urban area with the land use designation of commercial outside of center; and

3283 (~~(3-)~~) 4. Excluding industrial and community/regional business-scaled uses.

3284 B. Use of this zone is appropriate in (~~(urban)~~) unincorporated activity centers,
 3285 community business centers, neighborhood business centers, commercial outside of
 3286 centers, rural towns, or rural neighborhood commercial centers designated by the
 3287 (~~(e)~~)Comprehensive (~~(p)~~)Plan, on sites (~~(which)~~) that are served at the time of
 3288 development by adequate public sewers when located in urban areas or adequate on-site
 3289 sewage disposal when located in rural areas, water supply, roads, and other needed public
 3290 facilities and services.

3291 SECTION 55. Ordinance 10870, Section 31, as amended, and K.C.C. 21A.04.100
 3292 are hereby amended to read as follows:

3293 A. The purpose of the community business zone (CB) is to provide convenience
 3294 and comparison retail and personal services for local service areas (~~((which))~~) that exceed
 3295 the daily convenience needs of adjacent neighborhoods but (~~((which))~~) that cannot be
 3296 served conveniently by larger activity centers, and to provide retail and personal services
 3297 in locations within activity centers that are not appropriate for extensive outdoor storage
 3298 or auto related and industrial uses. These purposes are accomplished by:

3299 1. Providing for limited small-scale offices as well as a wider range of the retail,
 3300 professional, governmental, and personal services than are found in neighborhood
 3301 business areas;

3302 2. Allowing for (~~((mixed-use (housing and retail/service)))~~) mixed-use
 3303 developments in urban areas and rural towns; and

3304 3. Excluding commercial uses with extensive outdoor storage or auto related
 3305 and industrial uses.

3306 B. Use of this zone is appropriate in (~~((urban and))~~) unincorporated activity
 3307 centers, community business centers, commercial outside of centers, or rural towns that
 3308 are designated by the Comprehensive Plan (~~((and community plans))~~) and that are served at
 3309 the time of development by adequate public sewers, water supply, roads, and other
 3310 needed public facilities and services.

3311 SECTION 56. Ordinance 10870, Section 32, as amended, and K.C.C. 21A.04.110
 3312 are hereby amended to read as follows:

Ordinance

3313 A. The purpose of the regional business zone (RB) is to provide for the broadest
 3314 mix of comparison retail, wholesale, service, and ~~((recreation/))~~ recreational and cultural
 3315 uses with compatible storage and fabrication uses, serving regional market areas and
 3316 offering significant employment opportunities. These purposes are accomplished by:

3317 1. Encouraging compact development that is supportive of transit and pedestrian
 3318 travel, through higher nonresidential building heights and floor area ratios than those
 3319 found in community centers;

3320 2. Allowing for outdoor sales and storage, regional shopping areas, and limited
 3321 fabrication uses; ~~((and))~~

3322 3. Concentrating large-scale commercial and office uses to facilitate the
 3323 efficient provision of public facilities and services; and

3324 4. Allowing for mixed use developments in urban areas.

3325 B. Use of this zone is appropriate in ~~((urban activity centers or rural towns))~~
 3326 commercial outside of centers that are designated by the Comprehensive Plan ~~((and~~
 3327 ~~community plans))~~ that are served at the time of development by adequate public sewers,
 3328 water supply, roads, and other needed public facilities and services.

3329 SECTION 57. Ordinance 10870, Section 33, and K.C.C. 21A.04.120 are hereby
 3330 amended to read as follows:

3331 A. The purpose of the office zone (O) is to provide for pedestrian and transit-
 3332 oriented high-density employment uses together with limited complementary retail and
 3333 urban density residential development in locations within activity centers where the full
 3334 range of commercial activities is not desirable. These purposes are accomplished by:

- 3335 1. Allowing for uses that will take advantage of pedestrian-oriented site and
 3336 street improvement standards;
- 3337 2. Providing for higher building heights and floor area ratios than those found in
 3338 community centers;
- 3339 3. Reducing the ratio of required parking to building floor area;
- 3340 4. Allowing for on-site convenient daily retail and personal services for
 3341 employees and residences; ~~((and))~~
- 3342 5. Excluding ~~((auto))~~ automobile-oriented, outdoor, or other retail sales and
 3343 services ~~((which))~~ that do not provide for the daily convenience needs of on-site and
 3344 nearby employees or residents; and
- 3345 6. Allowing for mixed use developments in urban areas and rural towns.
- 3346 B. Use of this zone is appropriate in unincorporated activity centers, community
 3347 business centers, neighborhood business centers, commercial outside of centers, or rural
 3348 towns designated by the Comprehensive Plan ~~((and community plans which))~~ that are
 3349 served at the time of development by adequate public sewers, water supply, roads, and
 3350 other needed public facilities and services.

3351 SECTION 58. Ordinance 10870, Section 48, as amended, and K.C.C. 21A.06.040
 3352 are hereby amended to read as follows:

3353 Agricultural product sales: the retail sale of items resulting from the practice of
 3354 agriculture, including primary horticulture products such as fruits, vegetables, grains, seed,
 3355 feed, and plants, primary animal products such as eggs, milk, and meat, or secondary and
 3356 value-added products resulting from processing, sorting, or packaging of primary
 3357 agricultural products such as jams, cheeses, dried herbs, or similar items. Agricultural

3358 product sales do not include ((~~marijuana~~)) cannabis, usable ((~~marijuana~~)) cannabis, or
3359 ((~~marijuana~~)) cannabis-infused products.

3360 NEW SECTION. SECTION 59. There is hereby added to K.C.C. chapter
3361 21A.06 a new section to read as follows:

3362 At imminent risk of becoming homeless: a household who will lose their primary
3363 nighttime residence as follows:

3364 A. The residence will be lost within fourteen days of the date of application for
3365 homeless assistance;

3366 B. No subsequent residence has been identified; and

3367 C. The household lacks the resources or support networks needed to obtain other
3368 permanent housing, such as family, friends, or faith-based or other social networks.

3369 NEW SECTION. SECTION 60. There is hereby added to K.C.C. chapter
3370 21A.06 a new section to read as follows:

3371 At risk of chronic homelessness: a household that:

3372 A. Includes an adult with a developmental, physical, or behavioral health disability;

3373 B. Is currently experiencing homelessness for at least ten months in the previous
3374 three years, or has experienced homelessness for a cumulative total of twelve months within
3375 the previous five years; and

3376 C. Includes an adult that has been incarcerated within the previous five years in a
3377 jail or prison, that has been detained or involuntarily committed under chapter 71.05 RCW,
3378 or identifies as a member of a population that is demographically overrepresented among
3379 persons experiencing homelessness in King County.

3380 SECTION 61. K.C.C. 21A.06.7341, as amended by this ordinance, is hereby
3381 recodified as a new section in K.C.C. chapter 21A.06 to follow K.C.C. 21A.06.162.

3382 SECTION 62. Ordinance 17710, Section 2, and K.C.C. 21A.06.7341 are hereby
3383 amended to read as follows:

3384 ~~((Marijuana))~~ Cannabis: all parts of the plant cannabis, whether growing or not,
3385 with a percentage concentration of delta-9 tetrahydrocannabinol content per dry weight of
3386 any part of the plant cannabis, or per volume or weight of ~~((marijuana))~~ cannabis product
3387 greater than 0.3 percent on a dry weight basis; the seeds thereof; the resin extracted from any
3388 part of the plant; and every compound, manufacture, salt, derivative, mixture, or preparation
3389 of the plant, its seeds or resin. ~~((Marijuana))~~ Cannabis does not include the mature stalks of
3390 the plant, fiber produced from the stalks, oil or cake made from the seeds of the plant, any
3391 other compound, manufacture, salt, derivative, mixture or preparation of the mature stalks
3392 (except the resin extracted therefrom), fiber, oil, or cake, or the sterilized seed of the plant
3393 ~~((which))~~ that is incapable of germination.

3394 SECTION 63. K.C.C. 21A.06.7342, as amended by this ordinance, is hereby
3395 recodified as a new section in K.C.C. chapter 21A.06 to follow K.C.C. 21A.06.7341, as
3396 recodified by this ordinance.

3397 SECTION 64. Ordinance 17710, Section 3, and K.C.C. 21A.06.3742 are hereby
3398 amended to read as follows:

3399 ~~((Marijuana))~~ Cannabis greenhouse: a structure with a glass or rigid plastic roof and
3400 glass or rigid plastic walls designed and used to create an artificial climate for the growing
3401 of ~~((marijuana))~~ cannabis as licensed by the Washington state Liquor ~~((Control))~~ and
3402 Cannabis Board for the ~~((marijuana))~~ cannabis production that is of sufficient strength and

3403 stability to comply with the structural design load requirements of the building code and that
 3404 is not used as a place for human habitation or by the general public.

3405 SECTION 65. K.C.C. 21A.06.7344, as amended by this ordinance, is hereby
 3406 recodified as a new section in K.C.C. chapter 21A.06 to follow K.C.C. 21A.06.7342, as
 3407 recodified by this ordinance.

3408 SECTION 66. Ordinance 17710, Section 4, as amended, and K.C.C. 21A.06.7344
 3409 are hereby amended to read as follows:

3410 ((~~Marijuana~~)) Cannabis processor: a facility licensed by the Washington state
 3411 Liquor and Cannabis Board to process ((~~marijuana~~)) cannabis into useable ((~~marijuana~~))
 3412 cannabis and ((~~marijuana~~)) cannabis-infused products, package, and label useable
 3413 ((~~marijuana~~)) cannabis and ((~~marijuana~~)) cannabis-infused products for sale in retail outlets,
 3414 and sell useable ((~~marijuana~~)) cannabis and ((~~marijuana~~)) cannabis-infused products at
 3415 wholesale to ((~~marijuana~~)) cannabis retailers. ((~~Marijuana~~)) Cannabis processors are
 3416 classified as follows:

- 3417 A. ((~~Marijuana~~)) Cannabis processor I -- processing that is limited to:
- 3418 1. Drying, curing and trimming; and
 - 3419 2. Packaging.
- 3420 B. ((~~Marijuana~~)) Cannabis processor II -- all elements of processing including:
- 3421 1. All ((~~marijuana~~)) Cannabis processor I activities;
 - 3422 2. Extracting concentrates and infusing products;
 - 3423 3. Mechanical and chemical processing; and
 - 3424 4. Packaging.

3425 SECTION 67. K.C.C. 21A.06.7346, as amended by this ordinance, is hereby
3426 recodified as a new section in K.C.C. chapter 21A.06 to follow K.C.C. 21A.06.7344, as
3427 recodified by this ordinance.

3428 SECTION 68. Ordinance 17710, Section 5, as amended, and K.C.C. 21A.06.7346
3429 are hereby amended to read as follows:

3430 ~~((Marijuana))~~ Cannabis producer: a facility licensed by the Washington state Liquor
3431 and Cannabis Board for the production and sale at wholesale of ~~((marijuana))~~ cannabis to
3432 ~~((marijuana))~~ cannabis processors and other marijuana producers.

3433 SECTION 69. K.C.C. 21A.06.7348, as amended by this ordinance, is hereby
3434 recodified as a new section in K.C.C. chapter 21A.06 to follow K.C.C. 21A.06.7346, as
3435 recodified by this ordinance.

3436 SECTION 70. Ordinance 17710, Section 6, as amended, and K.C.C. 21A.06.7348
3437 hereby amended to read as follows:

3438 ~~((Marijuana))~~ Cannabis retailer: a facility licensed by the Washington state Liquor
3439 and Cannabis Board where useable ~~((marijuana))~~ cannabis and ~~((marijuana))~~ cannabis-
3440 infused products may be sold at retail.

3441 SECTION 71. Ordinance 15606, Section 5, and K.C.C. 21A.06.196 are hereby
3442 amended to read as follows:

3443 Clustering: development of a subdivision at the existing zoned density that reduces
3444 the size of individual lots and creates natural open space for the preservation of critical
3445 areas~~((, parks and permanent open space or as a reserve for future development))~~ or resource
3446 land for forestry or agriculture.

Ordinance

3447 SECTION 72. Ordinance 10870, Section 92, as amended, and K.C.C. 21A.06.260
 3448 are hereby amended to read as follows:

3449 Critical facility: a facility necessary to protect the public health, safety, and welfare
 3450 including, but not limited to, a facility defined under the occupancy categories of "essential
 3451 facilities," "hazardous facilities," and "special occupancy structures" in the structural
 3452 ~~((forces))~~ design chapter ~~((or succeeding chapter))~~ in K.C.C. Title 16. Critical facilities also
 3453 include nursing and personal care facilities, schools, senior ~~((citizen))~~ assisted housing,
 3454 public roadway bridges, and sites that produce, use, or store hazardous substances or
 3455 hazardous waste, not including the temporary storage of consumer products containing
 3456 hazardous substances or hazardous waste intended for household use or for retail sale on the
 3457 site.

3458 SECTION 73. Ordinance 10870, Section 98, and K.C.C. 21A.06.290 are hereby
 3459 amended to read as follows:

3460 Destination resort: an establishment for resource-based recreation and intended to
 3461 utilize and provide access to outdoor recreational opportunities, including ~~((related))~~
 3462 accessory services, such as ~~((food))~~ retail, eating and drinking places, ((overnight))
 3463 temporary lodging, recreation equipment rentals, entertainment, and ~~((other conveniences~~
 3464 ~~for guests of the resort))~~ personal services.

3465 SECTION 74. Ordinance 10870, Section 101, as amended, and K.C.C. 21A.06.305
 3466 are hereby amended to read as follows:

3467 Development agreement:((

Ordinance

3468 A. ~~A recorded agreement between a UPD applicant and King County which~~
 3469 ~~incorporates the site plans, development standards, and other features of an Urban Plan~~
 3470 ~~Development as described in K.C.C. chapter 21A.39; or~~

3471 B.)) An agreement authorized under RCW 36.70B.170 through 36.70B.210.

3472 SECTION 75. Ordinance 15051, Section 31, and K.C.C. 21A.06.333 are hereby
 3473 amended to read as follows:

3474 Drainage subbasin: ~~((a drainage area identified as a drainage subbasin in a county-~~
 3475 ~~approved basin plan or, if not identified,))~~ a drainage area that drains to a body of water that
 3476 is named and mapped and contained within a drainage basin.

3477 SECTION 76. Ordinance 10870, Section 5, and K.C.C. 21A.06.355 are hereby
 3478 amended to read as follows:

3479 Dwelling unit, apartment: a dwelling unit contained in a building consisting of
 3480 ~~((two))~~ five or more dwelling units which may be stacked, or one or more dwellings with
 3481 nonresidential uses.

3482 NEW SECTION. SECTION 77. There is hereby added to K.C.C. chapter
 3483 21A.06 a new section to read as follows:

3484 Dwelling unit, duplex: a dwelling unit contained in a building that is located on one
 3485 legal lot or parcel, containing two dwelling units designed exclusively for occupancy by two
 3486 individuals or families living independently of each other. The two units share a common
 3487 roof, wall, or floor, although floorplans may vary. Individual units may be side-by-side or
 3488 stacked one on top of the other. The two dwelling units and the lot are under a single
 3489 ownership or may be owned through a condominium. A single-family dwelling containing
 3490 an approved accessory dwelling unit is not considered a duplex.

3491 NEW SECTION. SECTION 78. There is hereby added to K.C.C. chapter
 3492 21A.06 a new section to read as follows:

3493 Dwelling unit, fourplex: a dwelling unit contained in a building that is located on
 3494 one legal lot or parcel, containing four dwelling units designed exclusively for occupancy by
 3495 four individuals or families living independently of each other. The four units share a
 3496 common roof, wall, or floor, although floorplans may vary. Individual units may be side-
 3497 by-side or stacked one on top of the other. The two dwelling units and the lot are under a
 3498 single ownership or may be owned through a condominium.

3499 SECTION 79. Ordinance 10870, Section 114, and K.C.C. 21A.06.370 are hereby
 3500 amended to read as follows:

3501 Dwelling unit, townhouse: a dwelling unit contained in a building containing
 3502 ~~((one))~~ five or more dwelling units that ~~((occupies))~~ occupy space from the ground to the
 3503 roof~~((, and))~~ that is attached to one or more other townhouse dwellings by common walls.

3504 NEW SECTION. SECTION 80. There is hereby added to K.C.C. chapter
 3505 21A.06 a new section to read as follows:

3506 Dwelling unit, triplex: a dwelling unit contained in a building that is located on one
 3507 legal lot or parcel, containing three dwelling units designed exclusively for occupancy by
 3508 three individuals or families living independently of each other. The three units share a
 3509 common roof, wall, or floor, although floorplans may vary. Individual units may be side-
 3510 by-side or stacked one on top of the other. The three dwelling units and the lot are under a
 3511 single ownership or may be owned through a condominium.

3512 NEW SECTION. SECTION 81. There is hereby added to K.C.C. chapter
 3513 21A.06 a new section to read as follows:

3514 Emergency housing: permanent facilities providing temporary indoor
3515 accommodations for individuals or families who are homeless or at imminent risk of
3516 becoming homeless that is intended to address the basic health, food, clothing, and personal
3517 hygiene needs of individuals or families. Emergency housing includes:

3518 A. Emergency supportive housing;

3519 B. Emergency shelters;

3520 C. Interim housing;

3521 D. Microshelter villages;

3522 E. Recuperative housing; and

3523 F. Safe parking.

3524 NEW SECTION. SECTION 82. There is hereby added to K.C.C. chapter
3525 21A.06 a new section to read as follows:

3526 Emergency shelter: a permanent facility that operates more than one hundred and
3527 eighty days in a calendar year and provides a temporary shelter for individuals or families
3528 who are currently homeless. Emergency shelters may include day and warming centers
3529 that do not provide overnight accommodations.

3530 NEW SECTION. SECTION 83. There is hereby added to K.C.C. chapter
3531 21A.06 a new section to read as follows:

3532 Emergency supportive housing: housing where persons experiencing chronic
3533 homelessness or persons at risk of chronic homelessness can reside temporarily while
3534 seeking permanent housing, and that offers housing-oriented services, case management,
3535 and other necessary services and supports to assist households in stabilizing.

3536 NEW SECTION. SECTION 84. There is hereby added to K.C.C. chapter

3537 21A.06 a new section to read as follows:

3538 Experiencing chronic homelessness: a household that includes an adult with a
3539 disability, that is currently experiencing homelessness for at least twelve consecutive months
3540 or has experienced multiple episodes homelessness for a cumulative twelve months within
3541 the previous three years.

3542 SECTION 85. Ordinance 17191, Section 22, as amended, and K.C.C. 21A.06.450

3543 are hereby amended to read as follows:

3544 Family: an individual(~~(;))~~ or two or more persons (~~((related by blood, marriage or~~
3545 ~~state registered domestic partnership under chapter 26.60 RCW; a group of two or more~~
3546 ~~disabled residents protected under the Federal Housing Act Amendments, who are not~~
3547 ~~related by blood, marriage or state registered domestic partnership under chapter 26.60~~
3548 ~~RCW,))~~ living together as a single housekeeping unit(~~(; a group of eight or fewer residents,~~
3549 ~~who are not related by blood, marriage or state registered domestic partnership under~~
3550 ~~chapter 26.60 RCW, living together as a single housekeeping unit; or a group living~~
3551 ~~arrangement where eight or fewer residents receive supportive services such as counseling,~~
3552 ~~foster care, or medical supervision at the dwelling unit by resident or non-resident staff. For~~
3553 ~~purposes of this definition, minors living with parent shall not be counted as part of the~~
3554 ~~maximum number of residents.))~~), except that:

3555 A. Occupant limits on group living arrangements regulated under state law or on
3556 short term rentals still apply; and

3557 B. Any restrictions on occupant load of a structure as calculated by the county in
3558 accordance with the applicable building code still apply.

Ordinance

3559 SECTION 86. Ordinance 10870, Section 148, and K.C.C. 21A.06.540 are hereby
 3560 amended to read as follows:

3561 General business service: an establishment engaged in providing services to
 3562 businesses or individuals, with no outdoor storage or fabrication, including only uses
 3563 located in SIC Major Group Nos.:

3564 A. 60-Depository Institutions;

3565 B. 61-Nondepository Credit Institutions;

3566 C. 62-Security and Commodity Brokers, Dealers, Exchanges, and Services;

3567 D. 63-Insurance Carriers;

3568 E. 65-Real Estate, except 653 (Real Estate Agents and Directors);

3569 F. 67-Holding and Other Investment Offices;

3570 G. 7299 Miscellaneous Personal Services, not elsewhere classified;

3571 H. 73-Business Services, except Industry Group and Industry Nos.:

3572 I. 7312-Outdoor Advertising Services; and

3573 J. 86-Membership Organizations, including administrative offices of organized
 3574 religions found in 8661, but excluding ~~((churches and places of worship))~~ places where
 3575 religious services are conducted.

3576 NEW SECTION. SECTION 87. There is hereby added to K.C.C. chapter
 3577 21A.06 a new section to read as follows:

3578 Interim housing: a facility that provides temporary shelter for people who are
 3579 unsheltered or waiting to move into permanent housing.

3580 NEW SECTION. SECTION 88. There is hereby added to K.C.C. chapter
 3581 21A.06 a new section to read as follows:

3582 Microshelter: a small structure designed to be used for overnight shelter.

3583 NEW SECTION. SECTION 89. There is hereby added to K.C.C. chapter

3584 21A.06 a new section to read as follows:

3585 Microshelter village: emergency housing located on a lot, or lots, containing
3586 multiple microshelters and that provide: cooking facilities or meals; hygiene facilities,
3587 including restrooms and showers; and a shared gathering space.

3588 NEW SECTION. SECTION 90. There is hereby added to K.C.C. chapter

3589 21A.06 a new section to read as follows:

3590 Outdoor resource-based recreation activities: recreational activities that rely upon
3591 their setting in or near natural resource lands for their enjoyment, including but not limited
3592 to hiking, rafting, biking, skiing, horseback riding, fishing, climbing, or similar activities
3593 necessitating an outdoor setting.

3594 NEW SECTION. SECTION 91. There is hereby added to K.C.C. chapter

3595 21A.06 a new section to read as follows:

3596 Permanent supportive housing: subsidized, leased housing with no limit on length
3597 of stay that prioritizes people who need comprehensive support services to retain tenancy
3598 and utilizes admissions practices designed to use lower barriers to entry than would be
3599 typical for other subsidized or unsubsidized rental housing, especially related to rental
3600 history, criminal history, and personal behaviors. Permanent supportive housing is paired
3601 with on-site or off-site voluntary services designed to support a person living with a
3602 complex and disabling behavioral health or physical health condition who was experiencing
3603 homelessness before moving into housing to retain their housing and be a successful tenant
3604 in a housing arrangement, improve the resident's health status, and connect the resident of

3605 the housing with community-based health care, treatment, or employment services.
 3606 Permanent supportive housing is subject to all of the rights and responsibilities defined in
 3607 chapter 59.18 RCW.

3608 NEW SECTION. SECTION 92. There is hereby added to K.C.C. chapter
 3609 21A.06 a new section to read as follows:

3610 Recuperative housing: housing that is designed for persons experiencing
 3611 homelessness who are not acutely sick enough to warrant a hospital stay but have needs
 3612 beyond what can typically be addressed in a traditional housing environment.

3613 SECTION 93. K.C.C. 21A.06.185, as amended by this ordinance, is hereby
 3614 recodified as a new section in K.C.C. chapter 21A.06 to follow K.C.C. 21A.06.980.

3615 SECTION 94. Ordinance 10870, Section 77, and K.C.C. 21A.06.185 hereby
 3616 amended to read as follows:

3617 ~~((Church, synagogue or temple))~~ Religious facility: a place where religious
 3618 services are conducted, including a church, synagogue, temple, or mosque. Religious
 3619 facilities includes those uses located in SIC Industry No. 866 and ~~((including))~~ accessory
 3620 uses in the primary or accessory buildings, such as religious education facilities, reading
 3621 rooms, assembly rooms, and residences for nuns and clergy. ~~((This definition does))~~
 3622 Religious facilities not include facilities for training of religious orders.

3623 SECTION 95. Ordinance 14045, Section 7, and K.C.C. 21A.06.1013 are hereby
 3624 amended to read as follows:

3625 Rural equestrian community trail: an existing trail within the Equestrian
 3626 Community located in the A, F₂ or RA zones that has historically been used by the public for
 3627 riding horses, and that may also have historically been used by or is suitable for use by other

3628 ~~((non-motorized))~~ active transportation, as defined in section 11 of this ordinance, trail
 3629 users.

3630 NEW SECTION. SECTION 96. There is hereby added to K.C.C. chapter
 3631 21A.06 a new section to read as follows:

3632 Safe parking: a site designated for unsheltered people to reside in a recreational
 3633 vehicle or vehicle and that provides access to onsite services and utilities.

3634 SECTION 97. Ordinance 10870, Section 252, as amended, and K.C.C.
 3635 21A.06.1060 are hereby amended to read as follows:

3636 Senior ~~((citizen))~~: a person aged ~~((62))~~ sixty-two or older.

3637 SECTION 98. Ordinance 10870, Section 634 (part), as amended, and K.C.C.
 3638 21A.06.1062 are hereby amended to read as follows:

3639 Senior ~~((citizen))~~ assisted housing: housing in a building consisting of two or
 3640 more dwelling units or sleeping units restricted to occupancy by ~~((at least one senior~~
 3641 ~~citizen per unit))~~ seniors, and may include the following support services, as deemed
 3642 necessary:

- 3643 A. Food preparation and dining areas;
- 3644 B. Group activity areas;
- 3645 C. Medical supervision; and
- 3646 D. Similar activities.

3647 SECTION 99. Ordinance 3688, Section 251, as amended, and K.C.C.
 3648 21A.06.1082C are hereby amended to read as follows:

3649 Shoreline stabilization: a structure ~~((or))~~ ₂ device, ~~((including, but not limited to,~~
 3650 ~~breakwaters, bulkheads, jetties, groins and riprap, that is placed so as to prevent))~~ or

Ordinance

3651 action used to address erosion impacts or to alter ((the)) normal currents, wave actions, or
 3652 other natural forces or actions of a waterbody. Structural shoreline stabilization falls on a
 3653 spectrum of hard structures, such as groins, riprap, bulkheads, sea walls, and revetments,
 3654 to soft approaches such as beach nourishment, drift log placement, revegetation, and
 3655 other bioengineering techniques. Nonstructural shoreline stabilization includes methods
 3656 such as building setbacks, relocation of the structure to be protected, groundwater
 3657 management, and planning and regulatory measures to avoid the need for structural
 3658 stabilization. Shoreline stabilization does not include flood protection facilities.

3659 SECTION 100. Ordinance 10870, Section 295, as amended, and K.C.C.

3660 21A.06.1275 are hereby amended to read as follows:

3661 Temporary use permit: permit to allow a use of limited duration and/or frequency,
 3662 or to allow multiple related events over a specified period. A temporary use permit does not
 3663 permit the construction or establishment of any permanent use, alteration, or structure.

3664 SECTION 101. Ordinance 10870, Section 297, as amended, and K.C.C.

3665 21A.06.1285 are hereby amended to read as follows:

3666 Trails: human-made pathways, including elevated boardwalks, bridges, and stairs,
 3667 designed and intended for ((~~use by pedestrians, bicyclists, equestrians and other~~
 3668 ~~nonmotorized recreational users~~)) active transportation, as defined in section 11 of this
 3669 ordinance.

3670 SECTION 102. Ordinance 10870, Section 330, as amended, and K.C.C.

3671 21A.08.030 are hereby amended to read as follows:

3672 A. Residential land uses.

P-Permitted Use	RESOURCE	R	RESIDENTIAL	COMMERCIAL/INDUSTRIAL
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Ordinance

C-Conditional Use S-Special Use					U R A L								
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I
	DWELLING UNITS, TYPES:												
*	Single Detached	P C12	P2		P C12	P C12	P C12	P C12	P((45)) 16				
* _	Duplex				C4	C4	P5 P19	P19	P3	P3	P3	P3	
* _	Triplex				C4	C4	P5 P19	P19	P3	P3	P3	P3	
* _	Fourplex				C4	C4	P5 P19	P19	P3	P3	P3	P3	
*	Townhouse				C4	C4	P11 ((C12)	P	P3	P3	P3	P3	
*	Apartment				C4	C4	P5 ((C5)	P	P3	P3	P3	P3	
*	Mobile Home Park				S13		C8	P					
*	Cottage Housing						P15						
* _	Permanent Supportive Housing						C20 and 21	P21		P21	P21	P21	
	GROUP RESIDENCES:												
*	Community Residential Facility-I				C	C	P14.a C	P	P3	P3	P3	P3	
*	Community Residential Facility-II						P14.b	P	P3	P3	P3	P3	
*	Dormitory				C6	C6	C6	P					

Ordinance

*	Senior ((Citizen) Assisted Housing					P4	P4	P	P3	P3	P3	P3	
* _	Emergency Shelter						C20 and 21 and 22	P21 and 22		P21 and 22	P21 and 22	P21 and 22	
* _	Emergency Supportive Housing							P21 and 22		P21 and 22	P21 and 22	P21 and 22	
* _	Interim Housing							P21 and 22		P21 and 22	P21 and 22	P21 and 22	
* _	Microshelter Villages						C20 and 21 and 22 and 23	P21 and 22 and 23		P21 and 22 and 23	P21 and 22 and 23	P21 and 22 and 23	
* _	Recuperative Housing						C20 and 21 and 22	P21 and 22		P21 and 22	P21 and 22	P21 and 22	
* _	Safe Parking						C20 and 21 and 22	P21 and 22		P 21 and 22	P 21 and 22	P 21 and 22	
	ACCESSORY USES:												
*	Residential Accessory Uses	P7	P7		P7	P7	P7	P7	P7	P7	P7	P7	P7
*	Home Occupation	P18	P18		P18	P18	P18	P18	P18	P18	P18	P18	P18
*	Home Industry	C			C	C	C						

Ordinance

	TEMPORARY LODGING:												
7011	Hotel/Motel (1)									P	P	P	
*	Bed and Breakfast Guesthouse	P9			P9	P9	P9	P9	P9	P10	P10		
7041	Organization Hotel/Lodging Houses					P17					P		

3673

B. Development conditions.

3674

1. Except bed and breakfast guesthouses.

3675

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

3676

a. Site disturbance associated with development of any new residence shall be

3677

limited to three acres. Site disturbance shall mean all land alterations including, but not

3678

limited to, grading, utility installation, landscaping, clearing for crops, on-site sewage

3679

disposal systems, and driveways. Additional site disturbance for agriculture, including

3680

raising livestock, up to the smaller of thirty-five percent of the lot or seven acres, may be

3681

approved only if a farm management plan is prepared in accordance with K.C.C. chapter

3682

21A.30. Animal densities shall be based on the area devoted to animal care and not the total

3683

area of the lot;

3684

b. A forest management plan shall be required for any new residence in the forest

3685

production district, that shall be reviewed and approved by the King County department of

3686

natural resources and parks before building permit issuance; and

3687

c. The forest management plan shall incorporate a fire protection element that

3688

includes fire safety best management practices developed by the department.

3689

3. Only as part of a mixed use development in urban areas and rural towns and

3690

subject to the conditions of K.C.C. chapter 21A.14, except that;

Ordinance

3691 a. in the NB zone on properties with a land use designation of commercial outside
 3692 of center (CO) in the urban areas, stand-alone townhouse developments are permitted
 3693 subject to K.C.C. 21A.12.040, 21A.14.030, 21A.14.060, and 21A.14.180; and

3694 b. in commercial zones in the Rural Area outside of rural towns and on historic
 3695 properties listed in the National Register of Historic Places or designated as a King County
 3696 Landmark, multifamily residential, or group residence uses are allowed within existing
 3697 buildings.

3698 4. Only in a building listed ~~((on))~~ in the National Register ~~((as an historic site))~~ of
 3699 Historic Places or designated as a King County landmark subject to K.C.C. chapter 21A.32.

3700 5.a. In the R-1 zone, duplex, triplex, fourplex, and apartment units are permitted,
 3701 if:

3702 (1) At least fifty percent of the site is constrained by unbuildable critical areas.
 3703 For purposes of this subsection, unbuildable critical areas includes wetlands, aquatic areas,
 3704 and slopes forty percent or steeper, and associated buffers; and

3705 (2) The density does not exceed a density of eighteen units per acre of net
 3706 buildable area.

3707 b. In the R-4 through R-8 zones, duplex, triplex, fourplex, and apartment units
 3708 and permanent supportive housing are permitted if the density does not exceed a density of
 3709 eighteen units per acre of net buildable area.

3710 ~~((e. If the proposal will exceed base density for the zone in which it is proposed, a~~
 3711 ~~conditional use permit is required.))~~

3712 6. Only as accessory to a school, college, university, or ~~((ehureh))~~ religious
 3713 facility.

Ordinance

3714 7.a. Accessory dwelling units are subject to the following standards:

3715 (1) ~~((Only one accessory dwelling per primary single detached dwelling or~~

3716 ~~townhouse unit;~~

3717 ~~(2) Only allowed in the same building as the primary dwelling unit, except that~~

3718 ~~detached accessory dwelling units are allowed when there is no more than one primary~~

3719 ~~dwelling unit on the lot, and the following conditions are met:~~

3720 ~~(a) the lot must be three thousand two hundred square feet or greater if located~~

3721 ~~in the urban area or a rural town; or~~

3722 ~~(b) the lot must meet the minimum lot area for the applicable zone if located in~~

3723 ~~the rural area but not in a rural town, except that if one transferable development right is~~

3724 ~~purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, a~~

3725 ~~detached accessory dwelling unit is allowed on a RA-5 zoned lot that is two and one-half~~

3726 ~~acres or greater;~~

3727 ~~(3)) The accessory dwelling unit shall not exceed one thousand square feet of~~

3728 ~~heated floor area and one thousand square feet of unheated floor area except:~~

3729 ~~(a) when the accessory dwelling unit is wholly contained within a basement or~~

3730 ~~attic, this limitation does not apply; or~~

3731 ~~(b) for detached accessory dwelling units, the floor area contained in a~~

3732 ~~basement does not count toward the floor area maximum; ~~((or~~~~

3733 ~~(c) on a site zoned RA if one transferable development right is purchased from~~

3734 ~~the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, the accessory~~

3735 ~~dwelling unit is permitted a maximum heated floor area of one thousand five hundred square~~

3736 ~~feet and one thousand five hundred square feet of unheated floor area;~~

Ordinance

3737 ~~(4) Accessory dwelling units that are not wholly contained within an existing~~
3738 ~~dwelling unit shall not exceed the base height established in 21A.12.030;~~

3739 ~~(5) When the primary and accessory dwelling units are located in the same~~
3740 ~~building, or in multiple buildings connected by a breezeway or other structure, only one~~
3741 ~~entrance may front a street;~~

3742 ~~(6)) (2) Attached accessory dwelling units shall have at least one common wall~~
3743 ~~with the primary dwelling unit and appear to be contained within one structure. Connection~~
3744 ~~through a breezeway or covered pathway shall not constitute an attached accessory dwelling~~
3745 ~~unit unless the breeze way or covered pathway is:~~

3746 ~~(a) is less than ten feet in length;~~

3747 ~~(b) shares a common wall with both the accessory dwelling unit and primary~~
3748 ~~residence;~~

3749 ~~(c) has a continuous roofline that appears to be one single building;~~

3750 ~~(d) is completely enclosed; and~~

3751 ~~(e) is heated space;~~

3752 ~~(3) No additional off-street parking spaces are required for accessory dwelling~~
3753 ~~units;~~

3754 ~~((7) The primary dwelling unit or the accessory dwelling unit shall be occupied~~
3755 ~~either by the owner of the primary dwelling unit or by an immediate family member of the~~
3756 ~~owner. Immediate family members are limited to spouses, siblings, parents, grandparents,~~
3757 ~~children and grandchildren, either by blood, adoption or marriage, of the owner. The~~
3758 ~~accessory dwelling unit shall be converted to another permitted use or shall be removed if~~
3759 ~~neither dwelling unit is occupied by the owner or an immediate family member;~~

Ordinance

3760 ~~(8))~~ (4) An applicant seeking to build an accessory dwelling unit shall file a
3761 notice approved by the department of executive services, records and licensing services
3762 division, that identifies the dwelling unit as accessory. The notice shall run with the land.
3763 The applicant shall submit proof that the notice was filed before the department approves
3764 any permit for the construction of the accessory dwelling unit. The required contents and
3765 form of the notice shall be ~~((set forth))~~ established in administrative rules;

3766 ~~((9))~~ (5) Accessory dwelling units are not allowed in the F zone;

3767 (6) For lots in the UR, R-1 through R-48, and NB zones in the urban growth
3768 area and that meet the minimum lot area for construction in K.C.C. 21A.12.100:

3769 (a) Two accessory dwelling units are allowed per primary single detached
3770 dwelling unit, duplex, triplex, fourplex, or townhouse unit in the following configurations:

3771 (i) one attached accessory dwelling unit and one detached accessory dwelling
3772 unit;

3773 (ii) two attached accessory dwelling units; or

3774 (iii) two detached accessory dwelling units, which may be either one or two
3775 detached structures;

3776 (b) Accessory dwelling units may be converted from existing structures,
3777 including but limited to garages, even if the existing structure violates requirements for
3778 setbacks or maximum impervious surface percentage; and

3779 (c) No public street improvements are required for accessory dwelling units;

3780 (7) For lots in the rural area or on natural resource lands:

3781 (a) only one accessory dwelling unit per primary single detached dwelling unit;

Ordinance

3782 (b) Only allowed in the same building as the primary dwelling unit, except that
3783 detached accessory dwelling units are allowed when there is no more than one primary
3784 dwelling unit on the lot, and the following conditions are met:

3785 (i) the lot must be three thousand two hundred square feet or greater if located
3786 in a rural town; or

3787 (ii) the lot must meet the minimum lot area for the applicable zone if located
3788 in the rural area but not in a rural town or on natural resource lands;

3789 (c) When the primary and accessory dwelling unit are located in the same
3790 building, or in multiple buildings connected by a breezeway or covered pathway, only one
3791 entrance may front a street;

3792 ~~((40))~~ (d) Accessory dwelling units should be designed to be compatible with
3793 the primary dwelling unit and the surrounding properties, including material, colors, and
3794 building forms; ~~(and)~~

3795 ~~((41))~~ (e) The applicant should consider a siting alternatives study that
3796 analyzes placement options of the accessory dwelling unit on the property to minimize
3797 impacts to privacy and views for surrounding property owners~~(-)~~; and

3798 (f) Accessory dwelling units in structures detached from the primary dwelling
3799 unit shall be counted as a separate dwelling unit for the purpose of lot calculations in place
3800 at the time of a proposed subdivision. If an accessory dwelling unit in a detached building
3801 in the rural zone is subsequently converted to a primary unit on a separate lot, neither the
3802 original lot nor the new lot may have an additional detached accessory dwelling unit
3803 constructed unless the lot is at least twice the minimum lot area required by the zone in
3804 K.C.C. 21A.12.030 or 21A.12.040.

Ordinance

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- 3805 b. Accessory living quarters:
- 3806 (1) are limited to one per ~~((lot))~~ primary single detached dwelling unit;
- 3807 (2) are allowed only on lots of three thousand two hundred square feet or greater
- 3808 when located in the urban area or a rural town;
- 3809 (3) shall not exceed the base height as established in K.C.C. 21A.12.030;
- 3810 (4) shall not exceed one thousand square feet of heated floor area and one
- 3811 thousand square feet of unheated floor area; and
- 3812 (5) are not allowed in the F zone.
- 3813 c. One single or twin engine, noncommercial aircraft shall be permitted only on
- 3814 lots that abut, or have a legal access that is not a county ~~((right-of-way))~~ right of way, to a
- 3815 waterbody or landing field, but only if there are:
- 3816 (1) no aircraft sales, service, repair, charter, or rental; and
- 3817 (2) no storage of aviation fuel except that contained in the tank or tanks of the
- 3818 aircraft.
- 3819 d. Buildings for residential accessory uses in the RA and A zone shall not exceed
- 3820 five thousand square feet of gross floor area, except for buildings related to agriculture or
- 3821 forestry.
- 3822 8. Mobile home parks shall not be permitted in the R-1 zones.
- 3823 9. Only as accessory to the permanent residence of the operator, and:
- 3824 a. Serving meals shall be limited to paying guests; and
- 3825 b. The number of persons accommodated per night shall not exceed five, except
- 3826 that a structure that satisfies the standards of the International Building Code as adopted by
- 3827 King County for R-1 occupancies may accommodate up to ten persons per night.

Ordinance

3828 10. Only if part of a mixed use development, and subject to the conditions of
3829 subsection B.9. of this section.

3830 11. ~~((Townhouses are permitted, but shall be subject to a conditional use permit if
3831 exceeding base density.)) Repealed.~~

3832 12. Required before approving more than one dwelling on individual lots, except
3833 on lots in subdivisions, short subdivisions, or binding site plans approved for multiple unit
3834 lots, and except as provided for accessory dwelling units in subsection B.7. of this section.

3835 13. No new mobile home parks are allowed in a rural zone.

3836 14.a. Limited to domestic violence shelter facilities.

3837 b. Limited to domestic violence shelter facilities with no more than eighteen
3838 residents or staff.

3839 15. Only in the R4-R8 zones subject to the following standards:

3840 a. Developments shall contain only cottage housing units with no fewer than
3841 three units. If the site contains an existing home that is not being demolished, the existing
3842 house is not required to comply with the height limitation in K.C.C. 21A.12.020.B.25. or the
3843 floor area and footprint limits in K.C.C. 21A.14.025.B.;

3844 b. Cottage housing developments should consider including a variety of housing
3845 sizes, such as units with a range of bedroom sizes or total floor area; and

3846 c. Before filing an application with the department, the applicant shall hold a
3847 community meeting in accordance with K.C.C. 20.20.035.

3848 16. The development for a detached single-family residence shall be consistent
3849 with the following:

3850 a. The lot must have legally existed before March 1, 2005;

Ordinance

3851 b. The lot has a Comprehensive Plan land use designation of Rural Neighborhood
3852 Commercial Center or Rural Area; and

3853 c. The standards of this title for the RA-5 zone shall apply.

3854 17. Only in the R-1 zone as an accessory to a golf facility and consistent with
3855 K.C.C. 21A.08.040.

3856 18. Allowed if consistent with K.C.C. chapter 21A.30.

3857 19.a. A duplex is allowed on a R-4 through R-8 zoned lot that is four thousand five
3858 hundred square feet or greater, despite base density requirement established in K.C.C.
3859 21A.12.030, if under K.C.C. chapter 21A.37:

3860 (1) When the lot is located in Snoqualmie Pass rural town, one transferable
3861 development right is purchased from the Rural Area or Natural Resource Lands under
3862 K.C.C. chapter 21A.37; or

3863 (2) When the lot is located in the urban area, one half transferable development
3864 right is purchased from the Rural Area or Natural Resource Lands or one transfer of
3865 development right is purchased from the urban area under K.C.C. chapter 21A.37; and

3866 b. Not allowed on a lot that contains an accessory dwelling unit or accessory
3867 living quarter.

3868 20. Allowed if:

3869 a. Not in the R-1 zone; and

3870 b. on the same site as a religious facility, public agency, or part of uses located in
3871 SIC Social Services Group Nos.: 832 Individual and Family Social Services, 836
3872 Residential Care, and 839 Social Services, Not Elsewhere Classified.

3873 21.a. Only in the urban growth area; and

Ordinance

3874 b. Exempt from on-site recreation requirements in K.C.C 21A.14.180 through
 3875 21A.14.190, landscape requirements in K.C.C. chapter 21A.16, bicycle parking
 3876 requirements in K.C.C. 21A.18.030.E, and electric vehicle parking infrastructure
 3877 requirements in K.C.C. 21A.18.140.

3878 22. Allowed if consistent with K.C.C. chapter 21A.XX (the new chapter created
 3879 by section 197 of this ordinance) and K.C.C. chapter 24.XX (the new chapter created by
 3880 section 203 of this ordinance).

3881 23. Must be buffered from adjacent properties with:

3882 a. a minimum ten-foot setback from the boundary of the lot on which the village
 3883 is located, excluding access;

3884 b. vegetation meeting the criteria of a Type II landscaping screen in K.C.C.
 3885 21A.16.040.B; or

3886 c. a six-foot high, view obscuring fence.

3887 SECTION 103. Ordinance 10870, Section 331, as amended, and K.C.C.

3888 21A.08.040 are hereby amended to read as follows:

3889 A. Recreational((/)) and cultural land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12 -48	NB	CB	RB	O	I
	PARK/RECREATION:												
*	Park	P1	P1	P1	P1	P1	P1	P1	P	P	P	P	P13
*	Trails	P	P	P	P	P	P	P	P	P	P	P	P

Ordinance

*	Campgrounds		P16 C16 a	P16	P16 C16 a	P16 C16 a							P16 C16 a
*	Destination Resorts		S30		S (48)) 30	((E))					((E))		
*	Marina		C 3		C4	C4	C4	C4	P5	P	P	P	P
*	Recreational Vehicle Park		P19	P19	C2 and 18 P19	C2 P19							
*	Sports Club (17)				C4 and1 8	C4	C4	C4	C	P	P		
*	Ski Area		S		S18								
*	Recreational Camp		C		P24 C								
	AMUSEMENT/ENTERTAINMENT:												
*	Adult Entertainment Business									P6	P6	P6	
*	Theater									P	P	P	P25
783	Theater, Drive-in										C		
793	Bowling Center									P	P		P
*	Golf Facility				C7 and 18	P7	P7	P7					
799	Amusement and Recreation Services		P21	P21	P8 P21 C15 and 18	P8 P21 P22 C15	P8 P21 P22 C15	P8 P21 P22 C15	P21 P22	P	P	P21	P21
(14)													
*	Indoor Paintball Range									P26	P26		P26

Ordinance

*	Outdoor Paintball Range				C27	C27							
*	Shooting Range		C9		C9 and 18						C10		P10
*	Amusement Arcades									P	P		
799 6	Amusement Park										C		
*	Outdoor Performance Center		S		C12 S18		P20	P20			S		
	CULTURAL:												
823	Library				P11	P11 C	P11 C	P28	P	P	P	P	
841	Museum	C2 3	C23		P11	P11 C	P11 C	P28	P	P	P	P	P
842	Arboretum	P	P		P	P	P	P	P	P	P	P	
*	Conference Center				P29 C12	P29 C12	P29 C	P29 C	P	P	P	P	

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- B. Development conditions.
1. The following conditions and limitations shall apply, where appropriate:
 - a. No stadiums on sites less than ten acres;
 - b. Lighting for structures and fields shall be directed away from rural area and residential zones;
 - c. Structures or service yards shall maintain a minimum distance of fifty feet from property lines adjoining rural area and residential zones, except for fences and mesh backstops;
 - d. Facilities in the A zone shall be limited to trails and trailheads, including related accessory uses such as parking and sanitary facilities; and
 - e. Overnight camping is allowed only in an approved campground.

Ordinance

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- 3901 2. Recreational vehicle parks are subject to the following conditions and
 3902 limitations:
- 3903 a. The maximum length of stay of any vehicle shall not exceed one hundred
 3904 eighty days during a three-hundred-sixty-five-day period;
- 3905 b. The minimum distance between recreational vehicle pads shall be no less than
 3906 ten feet; and
- 3907 c. Sewage shall be disposed in a system approved by ~~((the))~~ public health -
 3908 Seattle((-) & King County ((health department)).
- 3909 3. Limited to day moorage. The marina shall not create a need for off-site public
 3910 services beyond those already available before the date of application.
- 3911 4. Not permitted in the RA-10 or RA-20 zones. Limited to recreation facilities
 3912 subject to the following conditions and limitations:
- 3913 a. The bulk and scale shall be compatible with residential or rural character of the
 3914 area;
- 3915 b. For sports clubs, the gross floor area shall not exceed ten thousand square feet
 3916 unless the building is on the same site or adjacent to a site where a public facility is located
 3917 or unless the building is a nonprofit facility located in the urban area; and
- 3918 c. Use is limited to residents of a specified residential development or to sports
 3919 clubs providing supervised instructional or athletic programs.
- 3920 5. Limited to day moorage.
- 3921 6.a. Adult entertainment businesses shall be prohibited within three hundred thirty
 3922 feet of any property zoned RA, UR₂ or R or containing schools, licensed daycare centers,
 3923 public parks or trails, community centers, public libraries₂ or ~~((churches))~~ religious facilities.
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Ordinance

3924 In addition, adult entertainment businesses shall not be located closer than three thousand
3925 feet to any other adult entertainment business. These distances shall be measured from the
3926 property line of the parcel or parcels proposed to contain the adult entertainment business to
3927 the property line of the parcels zoned RA, UR₂ or R or that contain the uses identified in this
3928 subsection B.6.a.

3929 b. Adult entertainment businesses shall not be permitted within an area likely to
3930 be annexed to a city subject to an executed interlocal agreement between King County and a
3931 city declaring that the city will provide opportunities for the location of adult businesses to
3932 serve the area. The areas include those identified in the maps attached to Ordinance 13546.

3933 7.a. Clubhouses, maintenance buildings, equipment storage areas₂ and driving
3934 range tees shall be at least fifty feet from rural area and residential zoned property lines.
3935 Lighting for practice greens and driving range ball impact areas shall be directed away from
3936 adjoining rural area and residential zones. Applications shall comply with adopted best
3937 management practices for golf course development. Within the RA zone, those facilities
3938 shall be permitted only in the RA-5 and RA-2.5 zones. Not permitted in designated rural
3939 forest focus area, regionally significant resource areas₂ or locally significant resource areas.
3940 Ancillary facilities associated with a golf course are limited to practice putting greens,
3941 maintenance buildings₂ and other structures housing administrative offices or activities that
3942 provide convenience services to players. These convenience services are limited to a pro
3943 shop, food services₂ and dressing facilities and shall occupy a total of no more than ten
3944 thousand square feet. Furthermore, the residential density that is otherwise permitted by the
3945 zone shall not be used on other portions of the site through clustering or on other sites
3946 through the transfer of density provision. This residential density clustering or transfer

3947 limitation shall be reflected in a deed restriction that is recorded at the time applicable
3948 permits for the development of the golf course are issued; and

3949 b. In addition to ancillary facilities, an organizational hotel/lodging house shall be
3950 allowed as an accessory use, subject to the following:

3951 (1) only allowed in the R-1 zone;

3952 (2) only allowed with a privately owned golf facility that legally existed as of
3953 January 1, 2019;

3954 (3) only allowed as an incidental or subordinate use to a principal golf facility
3955 use;

3956 (4) a maximum of twenty-four sleeping units is allowed; and

3957 (5) shall be connected to and served by public sewer.

3958 8. Limited to golf driving ranges, only as:

3959 a. accessory to golf courses; or

3960 b. accessory to a recreation or multiuse park.

3961 9.a. New structures and outdoor ranges shall maintain a minimum distance of fifty
3962 feet from property lines adjoining rural area and residential zones, but existing facilities shall
3963 be exempt.

3964 b. Ranges shall be designed to prevent stray or ricocheting projectiles, pellets, or
3965 arrows from leaving the property.

3966 c. Site plans shall include: safety features of the range; provisions for reducing
3967 sound produced on the firing line; elevations of the range showing target area, backdrops, or
3968 butts; and approximate locations of buildings on adjoining properties.

3969 d. Subject to the licensing provisions of K.C.C. Title 6.

Ordinance

3970 10.a. Only in an enclosed building, and subject to the licensing provisions of
3971 K.C.C. Title 6;

3972 b. Indoor ranges shall be designed and operated so as to provide a healthful
3973 environment for users and operators by:

3974 (1) installing ventilation systems that provide sufficient clean air in the user's
3975 breathing zone, and

3976 (2) adopting appropriate procedures and policies that monitor and control
3977 exposure time to airborne lead for individual users.

3978 11. Only as accessory to a park or in a building listed ~~((~~on~~))~~ in the National
3979 Register of Historic Places as an historic site or designated as a King County landmark
3980 subject to K.C.C. chapter 21A.32.

3981 12.a. Only as accessory to a nonresidential use established through a discretionary
3982 permit process, if the scale is limited to ensure compatibility with surrounding
3983 neighborhoods; and

3984 b. In the UR zone, only if the property is located within a designated
3985 unincorporated rural town.

3986 13. Subject to the following:

3987 a. The park shall abut an existing park on one or more sides, intervening roads
3988 notwithstanding;

3989 b. No bleachers or stadiums are permitted if the site is less than ten acres, and no
3990 public amusement devices for hire are permitted;

Ordinance

3991 c. Any lights provided to illuminate any building or recreational area shall be so
3992 arranged as to reflect the light away from any premises upon which a dwelling unit is
3993 located; and

3994 d. All buildings or structures or service yards on the site shall maintain a distance
3995 not less than fifty feet from any property line and from any public street.

3996 14.a. Excluding amusement and recreational uses classified elsewhere in this
3997 chapter.

3998 b. Fireworks display services, also known as public displays of fireworks, are
3999 allowed in all zones, subject to the requirements of K.C.C. chapter 17.11.

4000 15. For amusement and recreation services not otherwise provided for in this
4001 chapter:

4002 a. In the RA zones, not subject to regulation under K.C.C. Title 6 and only on
4003 sites at least five acres or larger;

4004 b. Retail sales are limited to incidental sales to patrons of the amusement or
4005 recreation service; and

4006 c. Does not involve the operation of motor vehicles or off-road vehicles,
4007 including, but not limited to, motorcycles and go-carts.

4008 16. Subject to the following conditions:

4009 a. The length of stay per party in campgrounds shall not exceed one hundred
4010 eighty days during a three-hundred-sixty-five-day period; and

4011 b. Only for campgrounds that are part of a proposed or existing county park, that
4012 are subject to review and public meetings through the department of natural resources and
4013 parks.

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- 4014 17. Only for stand-alone sports clubs that are not part of a park.
- 4015 18. Subject to review and approval of conditions to comply with trail corridor
4016 provisions of K.C.C. chapter 21A.14 when located in an RA zone.
- 4017 19. Only as an accessory to a recreation or multiuse park.
- 4018 20. Only as an accessory to a recreation or multiuse park of at least twenty acres
4019 located within the urban growth area or on a site immediately adjacent to the urban growth
4020 area with the floor area of an individual outdoor performance center stage limited to three
4021 thousand square feet.
- 4022 21. Limited to rentals of sports and recreation equipment with a total floor area of
4023 no more than seven hundred fifty square feet and only as accessory to a park, or in the RA
4024 zones, to a recreation or multiuse park.
- 4025 22. Only as accessory to a large active recreation and multiuse park and limited to:
4026 a. water slides, wave pools, and associated water recreation facilities; and
4027 b. rentals of sports and recreation equipment.
- 4028 23. Limited to natural resource and heritage museums and only allowed in a farm
4029 or forestry structure, including, but not limited to, barns or sawmills, existing as of
4030 December 31, 2003.
- 4031 24. Use is permitted without a conditional use permit only when in compliance
4032 with all of the following conditions:
- 4033 a. The use is limited to camps for youths or for persons with special needs due to
4034 a disability, as defined by the American With Disabilities Act of 1990, or due to a medical
4035 condition and including training for leaders for those who use the camp;

4036 b. Active recreational activities shall not involve the use of motorized vehicles
4037 such as cross-country motorcycles or all-terrain vehicles or the use of firearms. The
4038 prohibition on motorized vehicles does not apply to such vehicles that may be necessary for
4039 operation and maintenance of the facility or to a client-specific vehicle used as a personal
4040 mobility device;

4041 c.(1) Except as provided in subsection B.24.c.(2)(b) of this section, the number of
4042 overnight campers, not including camp personnel, in a new camp shall not exceed:

4043 (a) one hundred and fifty for a camp between twenty and forty acres; or

4044 (b) for a camp greater than forty acres, but less than two hundred and fifty

4045 acres, the number of users allowed by the design capacity of a water system and on-site

4046 sewage disposal system approved by ~~((the department of))~~ public health~~((;))~~ - Seattle~~((/))~~ &

4047 King County, up to a maximum of three hundred and fifty; and

4048 (2) Existing camps shall be subject to the following:

4049 (a) For a camp established before August 11, 2005, with a conditional use
4050 permit and that is forty acres or larger, but less than one hundred and sixty acres, the number
4051 of overnight campers, not including camp personnel, may be up to one hundred ~~((and))~~ fifty
4052 campers over the limit established by subsection B.24.c.(1)(b) of this section.

4053 (b) For a camp established before August 11, 2005, with a conditional use
4054 permit and that is one hundred ~~((and))~~ sixty acres or larger, but less than two hundred acres,
4055 the number of overnight campers, not including camp personnel, may be up to three hundred
4056 ~~((and))~~ fifty campers over the limit established by subsection B.24.c.(1)(b) of this section.

4057 The camp may terminate operations at its existing site and establish a new camp if the area

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4058 of the camp is greater than two hundred (~~and~~) fifty acres and the number of overnight
4059 campers, not including camp personnel, shall not exceed seven hundred.

4060 d. The length of stay for any individual overnight camper, not including camp
4061 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

4062 e. The camp facilities, such as a medical station, food service hall, and activity
4063 rooms, shall be of a scale to serve overnight camp users;

4064 f. The minimum size of parcel for such use shall be twenty acres;

4065 g. Except for any permanent caretaker residence, all new structures where camp
4066 users will be housed, fed, or assembled shall be no less than fifty feet from properties not
4067 related to the camp;

4068 h. In order to reduce the visual impacts of parking areas, sports and activity fields,
4069 or new structures where campers will be housed, fed, or assembled, the applicant shall
4070 provide a Type 3 landscape buffer no less than twenty feet wide between the nearest
4071 property line and such parking area, field, or structures, by retaining existing vegetation or
4072 augmenting as necessary to achieve the required level of screening;

4073 i. If the site is adjacent to an arterial roadway, access to the site shall be directly
4074 onto (~~said~~) the arterial unless direct access is unsafe due inadequate sight distance or
4075 extreme grade separation between the roadway and the site;

4076 j. If direct access to the site is via local access streets, transportation demand
4077 management measures, such as use of carpools, buses, or vans to bring in campers, shall be
4078 used to minimize traffic impacts;

4079 k. Any lights provided to illuminate any building or recreational area shall be so
4080 arranged as to reflect the light away from any adjacent property; and

4081 1. A community meeting shall be convened by the applicant before submittal of
4082 an application for permits to establish a camp, or to expand the number of camp users on an
4083 existing camp site as provided in subsection B.24.c.(2)(b) of this section. Notice of the
4084 meeting shall be provided at least two weeks in advance to all property owners within five
4085 hundred feet, or at least twenty of the nearest property owners, whichever is greater. The
4086 notice shall at a minimum contain a brief description of the project and the location, as well
4087 as((;)) contact persons and numbers.

4088 25. Limited to theaters primarily for live productions located within a Rural Town
4089 designated by the King County Comprehensive Plan.

4090 26.a. Only in an enclosed building; and

4091 b. A copy of the current liability policy of not less than one million dollars for
4092 bodily injury or death shall be maintained in the department.

4093 27. Minimum standards for outdoor paintball recreation fields:

4094 a. The minimum site area is twenty-five acres;

4095 b. Structure shall be no closer than one hundred feet from any lot line adjacent to a
4096 rural area or residential zoned property;

4097 c. The area where paintballs are discharged shall be located more than three
4098 hundred feet of any lot line and more than five hundred feet from the lot line of any
4099 adjoining rural area or residential zoned property. The department may allow for a lesser
4100 setback if it determines through the conditional use permit review that the lesser setback in
4101 combination with other elements of the site design provides adequate protection to adjoining
4102 properties and rights-of-ways;

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4103 d. A twenty-foot high nylon mesh screen shall be installed around all play areas
4104 and shall be removed at the end of each day when the play area is not being used. The
4105 department may allow for the height of the screen to be lowered to no less than ten feet if it
4106 determines through the conditional use permit review that the lower screen in combination
4107 with other elements of the site design provides adequate protection from discharged
4108 paintballs;

4109 e. All parking and spectator areas, structures, and play areas shall be screened
4110 from adjoining rural area or residential zoned property and public rights of way with Type 1
4111 landscaping at least ten feet wide;

4112 f. Any retail sales conducted on the property shall be accessory and incidental to
4113 the permitted activity and conducted only for the participants of the site;

4114 g. A plan of operations specifying days and hours of operation, number of
4115 participants and employees, types of equipment to be used by users of the site, safety
4116 procedures, type of compressed air fuel to be used on the site, and storage and maintenance
4117 procedures for the compressed air fuel shall be provided for review in conjunction with the
4118 conditional use permit application. All safety procedures shall be reviewed and approved by
4119 department of public safety before submittal of the conditional use permit application. All
4120 activities shall be in compliance with National Paintball League standards;

4121 h. The hours of operation shall be limited to Saturdays and Sundays and statutory
4122 holidays from 8:30 (~~(A.M.)~~) a.m. to 8:30 (~~(P.M.)~~) p.m., and further restricted as applicable
4123 to daylight hours;

4124 i. No more than one hundred paintball players shall be allowed on the site at any
4125 one time;

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- 4126 j. No outdoor lights or amplified sounds shall be permitted;
- 4127 k. The facility shall have direct access to a road designated as a major collector
- 4128 (or higher) in the Comprehensive Plan unless the department determines through the
- 4129 conditional use permit review that the type and amount of traffic generated by the facility is
- 4130 such that it will not cause an undue impact on the neighbors or adversely affect safety of
- 4131 road usage;
- 4132 l. The facility shall be secured at the close of business each day;
- 4133 m. All equipment and objects used in the paintball activities shall be removed
- 4134 from the site within ninety days of the discontinuance of the paintball use; and
- 4135 n. A copy of the current liability policy of not less than one million dollars for
- 4136 bodily injury or death shall be submitted with the conditional use permit application and
- 4137 shall be maintained in the department.
- 4138 28. Before filing an application with the department, the applicant shall hold a
- 4139 community meeting in accordance with K.C.C. 20.20.035.
- 4140 29. Only as accessory to a recreation or multiuse park of least twenty acres located
- 4141 within the urban growth area or on a site immediately adjacent to the urban growth area or
- 4142 in a building listed ~~((on))~~ in the National Register of Historic Places as an historic site or
- 4143 designated as a King County landmark subject to K.C.C. chapter 21A.32.
- 4144 30.a. A community meeting consistent with K.C.C. 20.20.035 shall be convened
- 4145 by the applicant before submittal of an application for permits to establish a destination
- 4146 resort.
- 4147 b. Subject to review and approval of conditions to comply with trail corridor
- 4148 provisions of K.C.C. chapter 21A.14 when located in an RA zone.
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Ordinance

4149 c. Except for trails, residential and recreational structures and facilities shall be
4150 setback at least one hundred feet from adjacent roadways and access easements; and at least
4151 three hundred feet from adjacent residential, rural area, or resource zoned properties.

4152 d. Outside the urban growth area:

4153 (1). The minimum site area is ten acres and must be at least five miles from the
4154 urban growth area boundary;

4155 (2) the number of temporary lodging units shall not exceed two units per acre,
4156 up to one hundred units, and be proportionately scaled and limited based on developed site
4157 area, availability of recreation opportunities and distance to urban area zones allowing for
4158 temporary lodging;

4159 (3) the site must be within ten miles of at least three off-site, outdoor resource-
4160 based recreation activities; and

4161 (4) the destination resort shall provide at least two on-site outdoor resource-
4162 based recreation activities;

4163 e. Applications must identify all aspects of the proposal, including residential,
4164 commercial, and recreational uses;

4165 f. Accessory on-site uses shall be at a size and scale to serve primarily the guests
4166 of the resort;

4167 g. When occurring in the forest zone, forest production district, or rural forest
4168 focus areas, the proposal must demonstrate that the predominate land area will remain viable
4169 for resource-based uses or preservation of forestry resources, or both; and

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4170 h. When occurring in the forest production district, only allowed if compatible
 4171 with long-term forestry, protection of Indian tribal cultural resources, and other resource
 4172 management goals of the Comprehensive Plan.

4173 SECTION 104. Ordinance 10870, Section 332, as amended, and K.C.C.

4174 21A.08.050 are hereby amended to read as follows:

4175 A. General services land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL						
		SIC#	SPECIFIC LAND USE	A		F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O
		PERSONAL SERVICES:													
72		General Personal Service						C25 C37	C25 C37	P	P	P	P3	P3	
7216		Drycleaning Plants												P	
7218		Industrial Launderers												P	
7261		Funeral Home/Crematory					C4	C4	C4		P	P			
*		Cemetery, Columbarium or Mausoleum				P24 C5 and 31	P24 C5	P24 C5	P24 C5	P24	P24	P24 C5	P24		
*		Day Care I	P6			P6	P6	P6	P	P	P	P	P7	P7	
*		Day Care II				P8 C	P8 C	P8 C	P8 C	P	P	P	P7	P7	
074		Veterinary Clinic	P9			P9 C10 and	P9 C10			P10	P10	P10		P	

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					31								
753		Automotive Repair (1)							P11	P	P		P
754		Automotive Service							P11	P	P		P
76		Miscellaneous Repair (44)			P32	P32	P32	P32	P32	P	P		P
((866)) *		((Church, Synagogue, Temple)) <u>Religious Facility</u>			P12 C27 and 31	P12 C	P12 C	P12 C	P	P	P	P	
83		Social Services (2)			P12 P13 C31	P12 P13 C	P12 P13 C	P12 P13 C	P	P	P	P	
0752		Animal specialty services			C P35 P36	C			P	P	P	P	P
*		Stable	P14 C		P14 C31	P14 C	P 14 C						
*		Commercial Kennel or Commercial Cattery	P42		C43	C43				C43	P43		
*		Theatrical Production Services								P30	P28		
*		Artist Studios			P28	P28	P28	P28	P	P	P	P29	P
*		Interim Recycling Facility			P21	P21	P21	P21	P22	P22	P	P21	P
*		Dog training facility	C34		C34	C34			P	P	P		P
		HEALTH SERVICES:											
801- 04		Office/Outpatient Clinic			P12 C 13a	P12 C13a	P12 C13 a C37	P12 C13a C37	P	P	P	P	P

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805		Nursing and Personal Care Facilities							C		P	P		
806		Hospital					C13 a	C13a			P	P	C	
807		Medical/Dental Lab									P	P	P	P
808-09		Miscellaneous Health									P	P	P	
		EDUCATION SERVICES:												
*		Elementary School				P39 P40	P	P	P		P16 P40	P16 P40	P16 P40	
*		Middle/Junior High School				P40 C39 and 31	P	P	P		P16 C40	P16 C40	P16 C40	
*		Secondary or High School				C39 and 31 C41 and 31	P26	P26	P26		P16 C15	P16 C15	P16	
*		Vocational School				P13a C	P13a C	P13a C				P15	P17	P
*		Specialized Instruction School				P19 C20 and 31	P19 C20	P19 C20	P19 C20	P	P	P	P17	P 38
*		School District Support Facility				P23 C	P23 C	P23 C	C15	P15	P15	P15	P15	

4176

B. Development conditions.

4177

1. Except SIC Industry No. 7534-Tire Retreading, see manufacturing permitted

4178

use table.

Ordinance

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- 4179 2. Except SIC Industry Group Nos.:
- 4180 a. 835-Day Care Services, and
- 4181 b. Community residential facilities.
- 4182 3. Limited to SIC Industry Group and Industry Nos.:
- 4183 a. 723-Beauty Shops;
- 4184 b. 724-Barber Shops;
- 4185 c. 725-Shoe Repair Shops and Shoeshine Parlors;
- 4186 d. 7212-Garment Pressing and Agents for Laundries and Drycleaners; and
- 4187 e. 217-Carpet and Upholstery Cleaning.
- 4188 4. Only as accessory to a cemetery, and prohibited from the UR zone only if the
- 4189 property is located within a designated unincorporated Rural Town.
- 4190 5. Structures shall maintain a minimum distance of one hundred feet from property
- 4191 lines adjoining rural area and residential zones.
- 4192 6. Only as accessory to residential use, and:
- 4193 a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with
- 4194 no openings except for gates, and have a minimum height of six feet; and
- 4195 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
- 4196 from property lines adjoining rural area and residential zones.
- 4197 7. Permitted as an accessory use. See commercial/industrial accessory, K.C.C.
- 4198 21A.08.060.A.
- 4199 8. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32, or
- 4200 an accessory use to a school, ((church)) religious facility, park, sport club, or public housing
- 4201 administered by a public agency, and:
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Ordinance

4202 a. Outdoor play areas shall be completely enclosed by a solid wall or fence, with
4203 no openings except for gates, and have a minimum height of six feet;

4204 b. Outdoor play equipment shall maintain a minimum distance of twenty feet
4205 from property lines adjoining rural area and residential zones;

4206 c. Direct access to a developed arterial street shall be required in any residential
4207 zone; and

4208 d. Hours of operation may be restricted to assure compatibility with surrounding
4209 development.

4210 9. As a home occupation only, but the square footage limitations in K.C.C. chapter
4211 21A.30 for home occupations apply only to the office space for the veterinary clinic, and:

4212 a. Boarding or overnight stay of animals is allowed only on sites of five acres or
4213 more;

4214 b. No burning of refuse or dead animals is allowed;

4215 c. The portion of the building or structure in which animals are kept or treated
4216 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be
4217 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with
4218 concrete or other impervious material; and

4219 d. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

4220 10.a. No burning of refuse or dead animals is allowed;

4221 b. The portion of the building or structure in which animals are kept or treated
4222 shall be soundproofed. All run areas, excluding confinement areas for livestock, shall be
4223 surrounded by an eight-foot-high solid wall and the floor area shall be surfaced with
4224 concrete or other impervious material; and

4225 c. The provisions of K.C.C. chapter 21A.30 relative to animal keeping are met.

4226 11. The repair work or service shall only be performed in an enclosed building,
4227 and no outdoor storage of materials. SIC Industry No. 7532-Top, Body, and Upholstery
4228 Repair Shops and Paint Shops is not allowed.

4229 12. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
4230 Before filing an application with the department, the applicant shall hold a community
4231 meeting in accordance with K.C.C. 20.20.035.

4232 13.a. Except as otherwise provided in subsection B.13.b. of this section, only as a
4233 reuse of a surplus nonresidential facility subject to K.C.C. chapter 21A.32.

4234 b. Allowed for a social service agency on a site in the NB zone that serves
4235 transitional or low-income housing located within three hundred feet of the site on which the
4236 social service agency is located.

4237 c. Before filing an application with the department, the applicant shall hold a
4238 community meeting in accordance with K.C.C. 20.20.035.

4239 14. Covered riding arenas are subject to K.C.C. 21A.30.030 and shall not exceed
4240 twenty thousand square feet, but stabling areas, whether attached or detached, shall not be
4241 counted in this calculation.

4242 15. If located outside of the urban growth area, limited to projects that are of a size
4243 and scale designed to primarily serve the Rural Area and Natural Resource Lands and shall
4244 be located within a rural town.

4245 16. If located outside of the urban growth area, shall be designed to primarily serve
4246 the Rural Area and Natural Resource Lands and shall be located within a rural town. In CB,
4247 RB₂ and O, for K-12 schools with no more than one hundred students.

- 4248 17. All instruction must be within an enclosed structure.
- 4249 18. Limited to resource management education programs.
- 4250 19. Only as accessory to residential use, and:
- 4251 a. Students shall be limited to twelve per one-hour session;
- 4252 b. Except as provided in subsection B.19.c. of this section, all instruction must be
- 4253 within an enclosed structure;
- 4254 c. Outdoor instruction may be allowed on properties at least two and one-half
- 4255 acres in size. Any outdoor activity must comply with the requirements for setbacks in
- 4256 K.C.C. chapter 21A.12; and
- 4257 d. Structures used for the school shall maintain a distance of twenty-five feet
- 4258 from property lines adjoining rural area and residential zones.
- 4259 20. Subject to the following:
- 4260 a. Structures used for the school and accessory uses shall maintain a minimum
- 4261 distance of twenty-five feet from property lines adjoining residential zones;
- 4262 b. On lots over two and one-half acres:
- 4263 (1) Retail sale of items related to the instructional courses is permitted, if total
- 4264 floor area for retail sales is limited to two thousand square feet;
- 4265 (2) Sale of food prepared in the instructional courses is permitted with ~~((Seattle-~~
- 4266 ~~King County department of))~~ public health - Seattle & King County approval, if total floor
- 4267 area for food sales is limited to one thousand square feet and is located in the same structure
- 4268 as the school; and
- 4269 (3) Other incidental student-supporting uses are allowed, if such uses are found
- 4270 to be both compatible with and incidental to the principal use; and
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Ordinance

4271 c. On sites over ten acres, located in a designated Rural Town and zoned any one
4272 or more of UR, R-1, and R-4:

4273 (1) Retail sale of items related to the instructional courses is permitted, provided
4274 total floor area for retail sales is limited to two thousand square feet;

4275 (2) Sale of food prepared in the instructional courses is permitted with (~~Seattle-~~
4276 ~~King County department of~~) public health - Seattle & King County approval, if total floor
4277 area for food sales is limited to one thousand seven hundred fifty square feet and is located
4278 in the same structure as the school;

4279 (3) Other incidental student-supporting uses are allowed, if the uses are found to
4280 be functionally related, subordinate, compatible with and incidental to the principal use;

4281 (4) The use shall be integrated with allowable agricultural uses on the site;

4282 (5) Advertised special events shall comply with the temporary use requirements
4283 of this chapter; and

4284 (6) Existing structures that are damaged or destroyed by fire or natural event, if
4285 damaged by more than fifty percent of their prior value, may reconstruct and expand an
4286 additional sixty-five percent of the original floor area but need not be approved as a
4287 conditional use if their use otherwise complies with development condition in subsection
4288 B.20.c. of this section and this title.

4289 21. Limited to:

4290 a. drop box facilities accessory to a public or community use such as a school,
4291 fire station, or community center; or

4292 b. in the RA zone, a facility accessory to a retail nursery, garden center and farm

Ordinance

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- 4293 supply store that accepts earth materials, vegetation, organic waste, construction, and
 4294 demolition materials or source separated organic materials, if:
- 4295 (1) the site is five acres or greater;
- 4296 (2) all material is deposited into covered containers or onto covered impervious
 4297 areas;
- 4298 (3) the facility and any driveways or other access to the facility maintain a
 4299 setback of at least twenty five feet from adjacent properties;
- 4300 (4) the total area of the containers and covered impervious area is ten thousand
 4301 square feet or less;
- 4302 (5) ten feet of type II landscaping is provided between the facility and adjacent
 4303 properties;
- 4304 (6) no processing of the material is conducted on site; and
- 4305 (7) access to the facility is not from a local access street.
- 4306 22. With the exception of drop box facilities for the collection and temporary
 4307 storage of recyclable materials, all processing and storage of material shall be within
 4308 enclosed buildings. Yard waste processing is not permitted.
- 4309 23. Only if adjacent to an existing or proposed school.
- 4310 24. Limited to columbariums accessory to a ~~((church))~~ religious facility, but
 4311 required landscaping and parking shall not be reduced.
- 4312 25. Not permitted in R-1 and limited to a maximum of five thousand square feet
 4313 per establishment and subject to the additional requirements in K.C.C. 21A.12.230.
- 4314 26.a. New high schools permitted in the rural and the urban residential and urban
 4315 reserve zones shall be subject to the review process in K.C.C. 21A.42.140.
-

Ordinance

4316 b. Renovation, expansion, modernization, or reconstruction of a school, or the
4317 addition of relocatable facilities, is permitted.

4318 27. Limited to projects that do not require or result in an expansion of sewer
4319 service outside the urban growth area. In addition, such use shall not be permitted in the
4320 RA-20 zone.

4321 28. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
4322 21A.32 or as a joint use of an existing public school facility.

4323 29. All studio use must be within an enclosed structure.

4324 30. Adult use facilities shall be prohibited within six hundred sixty feet of any rural
4325 area and residential zones, any other adult use facility, school, licensed daycare centers,
4326 parks, community centers, public libraries, or ~~((churches))~~ religious facilities that conduct
4327 religious or educational classes for minors.

4328 31. Subject to review and approval of conditions to comply with trail corridor
4329 provisions of K.C.C. chapter 21A.14 when located in an RA zone.

4330 32. Limited to repair of sports and recreation equipment:

4331 a. as accessory to a recreation or multiuse park in the urban growth area; or

4332 b. as accessory to a park and limited to a total floor area of seven hundred fifty
4333 square feet.

4334 33. Repealed.

4335 34. Subject to the following:

4336 a. the lot is at least five acres;

4337 b. in the A zones, area used for dog training shall be located on portions of
4338 agricultural lands that are unsuitable for other agricultural purposes, such as areas within the

- 4339 already developed portion of such agricultural lands that are not available for direct
4340 agricultural production or areas without prime agricultural soils;
- 4341 c. structures and areas used for dog training shall maintain a minimum distance of
4342 seventy-five feet from property lines; and
- 4343 d. all training activities shall be conducted within fenced areas or in indoor
4344 facilities. Fences must be sufficient to contain the dogs.
- 4345 35. Limited to animal rescue shelters and provided that:
- 4346 a. the property shall be at least four acres;
- 4347 b. buildings used to house rescued animals shall be no less than fifty feet from
4348 property lines;
- 4349 c. outdoor animal enclosure areas shall be located no less than thirty feet from
4350 property lines and shall be fenced in a manner sufficient to contain the animals;
- 4351 d. the facility shall be operated by a nonprofit organization registered under the
4352 Internal Revenue Code as a 501(c)(3) organization; and
- 4353 e. the facility shall maintain normal hours of operation no earlier than 7 a.m. and
4354 no later than 7 p.m.
- 4355 36. Limited to kennel-free dog boarding and daycare facilities, and:
- 4356 a. the property shall be at least four and one-half acres;
- 4357 b. buildings housing dogs shall be no less than seventy-five feet from property
4358 lines;
- 4359 c. outdoor exercise areas shall be located no less than thirty feet from property
4360 lines and shall be fenced in a manner sufficient to contain the dogs;

Ordinance

4361 d. the number of dogs allowed on the property at any one time shall be limited to
4362 the number allowed for hobby kennels, as provided in K.C.C. 11.04.060.B; and

4363 e. training and grooming are ancillary services that may be provided only to dogs
4364 staying at the facility; and

4365 f. the facility shall maintain normal hours of operation no earlier than 7 a.m. and
4366 no later than 7 p.m.

4367 37. Not permitted in R-1 and subject to the additional requirements in K.C.C.
4368 21A.12.250.

4369 38. Driver training is limited to driver training schools licensed under chapter
4370 46.82 RCW.

4371 39. A school may be located outside of the urban growth area only if allowed
4372 under King County Comprehensive Plan policies.

4373 40. Only as a reuse of an existing public school.

4374 41. A high school may be allowed as a reuse of an existing public school if
4375 allowed under King County Comprehensive Plan policies.

4376 42. Commercial kennels and commercial catteries in the A zone are subject to the
4377 following:

4378 a. Only as a home occupation, but the square footage limitations in K.C.C.
4379 chapter 21A.30.085 for home occupations apply only to the office space for the commercial
4380 kennel or commercial cattery; and

4381 b. Subject to K.C.C. 21A.30.020, except:

4382 (1) A building or structure used for housing dogs or cats and any outdoor runs
4383 shall be set back one hundred and fifty feet from property lines;

Ordinance

4384 (2) The portion of the building or structure in which the dogs or cats are kept
 4385 shall be soundproofed;

4386 (3) Impervious surface for the kennel or cattery shall not exceed twelve thousand
 4387 square feet; and

4388 (4) Obedience training classes are not allowed except as provided in subsection
 4389 B.34. of this section.

4390 43. Commercial kennels and commercial catteries are subject to K.C.C.
 4391 21A.30.020.

4392 44. If the miscellaneous repair is associated with agriculture activities it will be
 4393 reviewed in accordance with K.C.C. 21A.08.090.

4394 SECTION 105. Ordinance 10870, Section 333, as amended, and K.C.C.
 4395 21A.08.060 are hereby amended to read as follows:

4396 A. Government/business services land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RUR AL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1- 8	R12 -48	NB	CB	RB	O	I (30)
	GOVERNMENT SERVICES:												
*	Public agency or utility office				P3 C5	P3 C5	P3 C	P3 C	P	P	P	P	P16
*	Public agency or utility yard				P27	P27	P27	P27			P		P
*	Public agency archives										P	P	P
921	Court									P4	P	P	
9221	Police Facility				P7	P7	P7	P7	P7	P	P	P	P

Ordinance

9224	Fire Facility				C6 and 33	C6	C6	C6	P	P	P	P	P
*	Utility Facility (41)	P29 C2 8	P29 C2 8	P29 C2 8	P29 C28 and 33	P29 C28	P29 C28	P29 C28	P	P	P	P	P
*	Commuter Parking Lot				C 33 P19	C P19	C P19	C 19	P	P	P	P	P35
*	Private Stormwater Management Facility	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8	P8
*	Vactor Waste Receiving Facility	P	P	P	P18	P18	P18	P18	P31	P31	P31	P31	P
	BUSINESS SERVICES:												
*	Construction and Trade				P34						P	P9	P
*	Individual Transportation and Taxi									P25	P	P10	P
421	Trucking and Courier Service									P11	P12	P13	P
*	Warehousing((5-1)) and Wholesale Trade (1)												P
*	Self-service Storage							((P1 4)	P37	P	P	P	P
4221 4222	Farm Product Warehousing, Refrigeration, and Storage (38)												P
*	Log Storage (38)		P		P26 and 33								P
47	Transportation Service												P39
473	Freight and Cargo Service										P	P	P

Ordinance

472	Passenger Transportation Service									P	P	P	
48	Communication Offices										P	P	P
482	Telegraph and other Communications									P	P	P	P
*	General Business Service								P	P	P	P	P16
*	Professional Office								P	P	P	P	P16
7312	Outdoor Advertising Service										P	P17	P
735	Miscellaneous Equipment Rental									P17	P	P17	P
751	Automotive Rental and Leasing									P	P		P
752	Automotive Parking								P20a	P20b	P21	P20 a	P
*	Off-Street Required Parking Lot				P32	P32	P32	P32	P32	P32	P32	P32	P32
7941	Professional Sport Teams/Promoters										P	P	
873	Research, Development, and Testing										P2	P2	P2
*	Heavy Equipment and Truck Repair												P
	ACCESSORY USES:												
*	Commercial/Industrial Accessory Uses			P	P22				P22	P22	P	P	P
*	Helistop				40	C23	C23	C23	C23	C23	C24	C23	C24

4397

B. Development conditions.

4398

1. Except self-service storage.

4399

2. Except SIC Industry No. 8732-Commercial Economic, Sociological, and

4400

Educational Research, see general business service/office.

Ordinance

4401 3.a. Only as a reuse of a public school facility or a surplus nonresidential facility
4402 subject to K.C.C. chapter 21A.32; or

4403 b. only when accessory to a fire facility and the office is no greater than one
4404 thousand five hundred square feet of floor area.

4405 4. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
4406 21A.32.

4407 5. New utility office locations only if there is no commercial/industrial zoning
4408 in the utility district, and not in the RA-10 or RA-20 zones unless it is demonstrated that
4409 no feasible alternative location is possible(~~(, and provided further that)~~). ((†))This
4410 condition also applies to the UR zone only if the property is located within a designated
4411 unincorporated Rural Town.

4412 6.a. All buildings and structures shall maintain a minimum distance of twenty
4413 feet from property lines adjoining rural area and residential zones;

4414 b. Any buildings from which fire-fighting equipment emerges onto a street
4415 shall maintain a distance of thirty-five feet from such street;

4416 c. No outdoor storage; and

4417 d. Excluded from the RA-10 and RA-20 zones unless it is demonstrated that no
4418 feasible alternative location is possible.

4419 7. Limited to storefront police offices. Such offices shall not have:

4420 a. holding cells;

4421 b. suspect interview rooms (except in the NB zone); or

4422 c. long-term storage of stolen properties.

Ordinance

4423 8. Private stormwater management facilities serving development proposals
 4424 located on commercial/industrial zoned lands shall also be located on
 4425 commercial/industrial lands, unless participating in an approved shared facility drainage
 4426 plan. Such facilities serving development within an area designated urban in the King
 4427 County Comprehensive Plan shall only be located in the urban area.

4428 9. No outdoor storage of materials.

4429 10. Limited to office uses.

4430 11. Limited to self-service household moving truck or trailer rental accessory to
 4431 a gasoline service station.

4432 12. Limited to self-service household moving truck or trailer rental accessory to
 4433 a gasoline service station and SIC Industry No. 4215-Courier Services, except by air.

4434 13. Limited to SIC Industry No. 4215-Courier Services, except by air.

4435 14. ~~((Accessory to an apartment development of at least twelve units provided:~~

4436 ~~a. The gross floor area in self service storage shall not exceed the total gross~~
 4437 ~~floor area of the apartment dwellings on the site;~~

4438 ~~b. All outdoor lights shall be deflected, shaded and focused away from all~~
 4439 ~~adjoining property;~~

4440 ~~c. The use of the facility shall be limited to dead storage of household goods;~~

4441 ~~d. No servicing or repair of motor vehicles, boats, trailers, lawn mowers or~~
 4442 ~~similar equipment;~~

4443 ~~e. No outdoor storage or storage of flammable liquids, highly combustible or~~
 4444 ~~explosive materials or hazardous chemicals;~~

4445 ~~f. No residential occupancy of the storage units;~~

Ordinance

-
- 4446 ~~g. No business activity other than the rental of storage units; and~~
- 4447 ~~h. A resident director shall be required on the site and shall be responsible for~~
- 4448 ~~maintaining the operation of the facility in conformance with the conditions of approval.~~
- 4449 ~~i. Before filing an application with the department, the applicant shall hold a~~
- 4450 ~~community meeting in accordance with K.C.C. 20.20.035.) Repealed.~~
- 4451 15. Repealed.
- 4452 16. Only as an accessory use to another permitted use.
- 4453 17. No outdoor storage.
- 4454 18. Only as an accessory use to a public agency or utility yard, or to a transfer
- 4455 station.
- 4456 19. Limited to new commuter parking lots designed for thirty or fewer parking
- 4457 spaces or commuter parking lots located on existing parking lots for ~~((churches))~~
- 4458 religious facilities, schools, or other permitted nonresidential uses that have excess
- 4459 capacity available during commuting~~((; provided that))~~, but only if the new or existing lot
- 4460 is adjacent to a designated arterial that has been improved to a standard acceptable to the
- 4461 department of local services;
- 4462 20.a. No tow-in lots for damaged, abandoned₂ or otherwise impounded vehicles,
- 4463 and
- 4464 b. Tow-in lots for damaged, abandoned₂ or otherwise impounded vehicles shall
- 4465 be:
- 4466 (1) permitted only on parcels located within Vashon Town Center;
- 4467 (2) accessory to a gas or automotive service use; and
- 4468 (3) limited to no more than ten vehicles.
-

Ordinance

4469 21. No dismantling or salvage of damaged, abandoned or otherwise impounded
4470 vehicles.

4471 22. Storage limited to accessory storage of commodities sold at retail on the
4472 premises or materials used in the fabrication of commodities sold on the premises.

4473 23. Limited to emergency medical evacuation sites in conjunction with police,
4474 fire, or health service facility. Helistops are prohibited from the UR zone only if the
4475 property is located within a designated unincorporated Rural Town.

4476 24. Allowed as accessory to an allowed use.

4477 25. Limited to private road ambulance services with no outside storage of
4478 vehicles.

4479 26. Limited to two acres or less.

4480 27a. Utility yards only on sites with utility district offices; or

4481 b. Public agency yards are limited to material storage for road maintenance
4482 facilities.

4483 28. Limited to local distribution gas storage tanks that pipe to individual
4484 residences but excluding liquefied natural gas storage tanks.

4485 29. Excluding local distribution gas storage tanks.

4486 30. For I-zoned sites located outside the urban growth area designated by the
4487 King County Comprehensive Plan, uses shall be subject to the provisions for rural
4488 industrial uses in K.C.C. (~~chapter 21A.12~~) 21A.14.280.

4489 31. Vactor waste treatment, storage, and disposal shall be limited to liquid
4490 materials. Materials shall be disposed of directly into a sewer system, or shall be stored
4491 in tanks (or other covered structures), as well as enclosed buildings.

- 4492 32. (~~Provided~~) Only if:
- 4493 a. Off-street required parking for a land use located in the urban area must be
4494 located in the urban area;
- 4495 b. Off-street required parking for a land use located in the rural area must be
4496 located in the rural area; and
- 4497 c.(1) Except as provided in subsection B.32.c.(2) of this section, off-street
4498 required parking must be located on a lot that would permit, either outright or through a
4499 land use permit approval process, the land use the off-street parking will serve.
- 4500 (2) For a social service agency allowed under K.C.C. 21A.08.050B.13.b. to
4501 be located on a site in the NB zone, off-street required parking may be located on a site
4502 within three hundred feet of the social service agency, regardless of zoning classification
4503 of the site on which the parking is located.
- 4504 33. Subject to review and approval of conditions to comply with trail corridor
4505 provisions of K.C.C. chapter 21A.14 when located in an RA zone.
- 4506 34. Limited to landscape and horticultural services (SIC 078) that are accessory
4507 to a retail nursery, garden center and farm supply store. Construction equipment for the
4508 accessory use shall not be stored on the premises.
- 4509 35. Allowed as a primary or accessory use to an allowed industrial-zoned land
4510 use.
- 4511 36. Repealed.
- 4512 37. Use shall be limited to the NB zone on parcels outside of the (~~U~~)urban
4513 (~~G~~)growth (~~A~~)area, Rural Towns, and Rural Neighborhood(~~s~~) Commercial Centers
4514 and the building floor area devoted to such use shall not exceed ten thousand square feet.

Ordinance

4515 38. If the farm product warehousing, refrigeration and storage, or log storage, is
 4516 associated with agriculture activities it will be reviewed in accordance with K.C.C.
 4517 21A.08.090.

4518 39. Excluding fossil fuel facilities.

4519 40. Helistops are not allowed in the RA zone as an accessory to a government or
 4520 business services use, but may be allowed in that zone as part of a search and rescue facility,
 4521 subject to K.C.C. 21A.08.100.B.30.

4522 41. As part of an application for an addition, expansion, or upgrade of electric
 4523 transmission and distribution lines or the siting new gas or hazardous liquid transmission
 4524 pipelines, the applicant shall submit an equity impact review of the proposal using tools
 4525 developed by the office of equity and racial and social justice. The results from the equity
 4526 impact review shall be used to assess equity impacts and opportunities during county permit
 4527 review and may be used to inform determinations of project approval.

4528 SECTION 106. Ordinance 10870, Section 334, as amended, and K.C.C.
 4529 21A.08.070 are hereby amended to read as follows:

4530 A. Retail land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			RURAL	RESIDENTIAL			COMMERCIAL/INDUSTRIAL				
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (((30)))
*	Building Materials and Hardware Stores		P23						P2	P	P		
*	Retail Nursery,	P1			P1 C1				P31	P	P		

Ordinance

	Garden Center, and Farm Supply Stores	C1											
*	Forest Products Sales	P3 and 4	P4		P3 and 4						P		
*	Department and Variety Stores						C14a	P14	P5	P	P		
54	Food Stores				<u>C30</u>		C15a	P15	<u>P31</u>	P	P	C	P6
*	Agricultural Product Sales (28)							P25	P25	P25	P25	P25	P25
*	Farmers Market	P24	P24		P24	P24	P24	P24	P24	P24	P24	P24	P24
*	Motor Vehicle and Boat Dealers										P8		P
553	Auto Supply Stores									P9	P9		P
554	Gasoline Service Stations								P	P	P		P
56	Apparel and Accessory Stores									P	P		
*	Furniture and Home Furnishings Stores									P	P		
58	Eating and Drinking Places				P21 C19		P20 C16	P20 P16	P10	P	P	P	P

Ordinance

*	Remote Tasting Room				P13					P7	P7		
*	Drug Stores						C15	P15	P31	P	P	C	
*	((Marijuana)) Cannabis retailer									P26 C27	P26 C27		
592	Liquor Stores									P	P		
593	Used Goods: Antiques/ Secondhand Shops									P	P		
*	Sporting Goods and Related Stores			P22 and 29	P22 and 29	P22 and 29	P22 and 29	P22 and 29	P22 and 29	P29	P29	P22 and 29	P22 and 29
*	Book, Stationery, Video, and Art Supply Stores						C15a	P15	P	P	P		
*	Jewelry Stores									P	P		
*	Monuments, Tombstones, and Gravestones										P		
*	Hobby, Toy, Game Shops								P	P	P		
*	Photographic and Electronic Shops								P	P	P		
*	Fabric Shops									P	P		
598	Fuel Dealers									C11	P		P
*	Florist Shops						C15a	P15	P	P	P	P	
*	Personal Medical									P	P		

Ordinance

	Supply Stores												
*	Pet Shops							P31	P	P			
*	Bulk Retail								P	P			
*	Auction Houses									P12			P
*	Livestock Sales (28)												P

4531

B. Development conditions.

4532

1.a. As a permitted use, covered sales areas shall not exceed a total area of two

4533

thousand square feet, unless located in a building designated as historic resource under

4534

K.C.C. chapter 20.62. With a conditional uses permit, covered sales areas of up to three

4535

thousand five hundred square feet may be allowed. Greenhouses used for the display of

4536

merchandise other than plants shall be considered part of the covered sales area. Uncovered

4537

outdoor areas used to grow or display trees, shrubs, or other plants are not considered part of

4538

the covered sales area;

4539

b. The site area shall be at least four and one-half acres;

4540

c. Sales may include locally made arts and crafts; and

4541

d. Outside lighting is permitted if no off-site glare is allowed.

4542

2.a. Only hardware stores; and

4543

b. In rural neighborhood commercial centers, limited to ten thousand square feet

4544

of gross floor area.

4545

3.a. Limited to products grown on site.

4546

b. Covered sales areas shall not exceed a total area of five hundred square feet.

4547

4. No permanent structures or signs.

Ordinance

- 4548 5. Limited to SIC Industry No. 5331-Variety Stores, and further limited to a
4549 maximum of two thousand square feet of gross floor area.
- 4550 6. Limited to a maximum of five thousand square feet of gross floor area.
- 4551 7. Off-street parking is limited to a maximum of one space per fifty square feet of
4552 tasting and retail areas.
- 4553 8. Excluding retail sale of trucks exceeding one-ton capacity.
- 4554 9. Only the sale of new or reconditioned automobile supplies is permitted.
- 4555 10. Excluding SIC Industry No. 5813-Drinking Places.
- 4556 11. No outside storage of fuel trucks and equipment.
- 4557 12. Excluding vehicle and livestock auctions.
- 4558 13. Permitted as part of the demonstration project authorized by K.C.C.
4559 21A.55.110.
- 4560 14.a. Not in R-1 and limited to SIC Industry No. 5331-Variety Stores, limited to a
4561 maximum of five thousand square feet of gross floor area, and subject to K.C.C.
4562 21A.12.230; and
- 4563 b. Before filing an application with the department, the applicant shall hold a
4564 community meeting in accordance with K.C.C. 20.20.035.
- 4565 15.a. Not permitted in R-1 and limited to a maximum of five thousand square feet
4566 of gross floor area and subject to K.C.C. 21A.12.230; and
- 4567 b. Before filing an application with the department, the applicant shall hold a
4568 community meeting in accordance with K.C.C. 20.20.035.

Ordinance

4569 16.a. Not permitted in R-1 and excluding SIC Industry No. 5813-Drinking Places,
4570 and limited to a maximum of five thousand square feet of gross floor area and subject to
4571 K.C.C. 21A.12.230, except as provided in subsection B.20. of this section; and

4572 b. Before filing an application with the department, the applicant shall hold a
4573 community meeting in accordance with K.C.C. 20.20.035.

4574 17. Repealed.

4575 18. Repealed.

4576 19. Only as:

4577 a. an accessory use to a permitted manufacturing or retail land use, limited to
4578 espresso stands to include sales of beverages and incidental food items, and not to include
4579 drive-through sales; or

4580 b. an accessory use to a recreation or multiuse park, limited to a total floor area of
4581 three thousand five hundred square feet.

4582 20. Only as:

4583 a. an accessory use to a recreation or multiuse park; or

4584 b. an accessory use to a park and limited to a total floor area of one thousand five
4585 hundred square feet.

4586 21. Accessory to a park, limited to a total floor area of seven hundred fifty square
4587 feet.

4588 22. Only as an accessory use to:

4589 a. a large active recreation and multiuse park in the urban growth area; or

4590 b. a park, or a recreation or multiuse park in the RA zones, and limited to a total
4591 floor area of seven hundred ~~((and))~~ fifty square feet.

Ordinance

- 4592 23. Only as accessory to SIC Industry Group No. 242-Sawmills and SIC Industry
4593 No. 2431-Millwork and;
- 4594 a. limited to lumber milled on site; and
- 4595 b. the covered sales area is limited to two thousand square feet. The covered
4596 sales area does not include covered areas used to display only milled lumber.
- 4597 24. Requires at least five farmers selling their own products at each market and the
4598 annual value of sales by farmers should exceed the annual sales value of nonfarmer vendors.
- 4599 25. Limited to sites located within the urban growth area and:
- 4600 a. The sales area shall be limited to three hundred square feet and must be
4601 removed each evening;
- 4602 b. There must be legal parking that is easily available for customers; and
- 4603 c. The site must be in an area that is easily accessible to the public, will
4604 accommodate multiple shoppers at one time and does not infringe on neighboring
4605 properties.
- 4606 26.a. Per lot, limited to a maximum aggregated total of two thousand square feet of
4607 gross floor area devoted to, and in support of, the retail sale of ~~((marijuana))~~ cannabis.
- 4608 b. Notwithstanding subsection B.26.a. of this section, the maximum aggregated
4609 total gross floor area devoted to, and in support of, the retail sale of ~~((marijuana))~~ cannabis
4610 may be increased to up to three thousand square feet if the retail outlet devotes at least five
4611 hundred square feet to the sale, and the support of the sale, of medical ~~((marijuana))~~
4612 cannabis, and the operator maintains a current medical ~~((marijuana))~~ cannabis endorsement
4613 issued by the Washington state Liquor and Cannabis Board.

Ordinance

4614 c. Any lot line of a lot having any area devoted to retail ((~~marijuana~~)) cannabis
4615 activity must be one thousand feet or more from any lot line of any other lot having any area
4616 devoted to retail ((~~marijuana~~)) cannabis activity; and a lot line of a lot having any area
4617 devoted to new retail ((~~marijuana~~)) cannabis activity may not be within one thousand feet of
4618 any lot line of any lot having any area devoted to existing retail ((~~marijuana~~)) cannabis
4619 activity.

4620 d. Whether a new retail ((~~marijuana~~)) cannabis activity complies with this
4621 locational requirement shall be determined based on the date a conditional use permit
4622 application submitted to the department of local services, permitting division, became or
4623 was deemed complete, and:

4624 (1) if a complete conditional use permit application for the proposed retail
4625 ((~~marijuana~~)) cannabis use was not submitted, or if more than one conditional use permit
4626 application became or was deemed complete on the same date, then the director shall
4627 determine compliance based on the date the Washington state Liquor and Cannabis Board
4628 issues a Notice of ((~~Marijuana~~)) Cannabis Application to King County;

4629 (2) if the Washington state Liquor and Cannabis Board issues more than one
4630 Notice of ((~~Marijuana~~)) Cannabis Application on the same date, then the director shall
4631 determine compliance based on the date either any complete building permit or change of
4632 use permit application, or both, were submitted to the department declaring retail
4633 ((~~marijuana~~)) cannabis activity as an intended use;

4634 (3) if more than one building permit or change of use permit application was
4635 submitted on the same date, or if no building permit or change of use permit application was

Ordinance

4636 submitted, then the director shall determine compliance based on the date a complete
 4637 business license application was submitted; and

4638 (4) if a business license application was not submitted or more than one business
 4639 license application was submitted, then the director shall determine compliance based on the
 4640 totality of the circumstances, including, but not limited to, the date that a retail ((~~marijuana~~))
 4641 cannabis license application was submitted to the Washington state Liquor and Cannabis
 4642 Board identifying the lot at issue, the date that the applicant entered into a lease or purchased
 4643 the lot at issue for the purpose of retail ((~~marijuana~~)) cannabis use, and any other facts
 4644 illustrating the timing of substantial investment in establishing a licensed retail ((~~marijuana~~))
 4645 cannabis use at the proposed location.

4646 e. Retail ((~~marijuana~~)) cannabis businesses licensed by the Washington state
 4647 Liquor and Cannabis Board and operating within one thousand feet of each other as of
 4648 August 14, 2016, and retail ((~~marijuana~~)) cannabis businesses that do not require a permit
 4649 issued by King County, that received a Washington state Liquor and Cannabis Board license
 4650 to operate in a location within one thousand feet of another licensed retail ((~~marijuana~~))
 4651 cannabis business ((~~prior to~~)) before August 14, 2016, and that King County did not object
 4652 to within the Washington state Liquor and Cannabis Board ((~~marijuana~~)) cannabis license
 4653 application process, shall be considered nonconforming and may remain in ((~~their~~)) the
 4654 businesses' current locations, subject to the provisions of K.C.C. 21A.32.020 through
 4655 21A.32.075 for nonconforming uses, except:

4656 (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months; and
 4657 (2) the gross floor area of a nonconforming retail outlet may be increased up to
 4658 the limitations in subsection B.26.a. and B.26.b. of this section.

Ordinance

4659 27. Per lot, limited to a maximum aggregated total of five thousand square feet
4660 gross floor area devoted to, and in support of, the retail sale of ~~((marijuana))~~ cannabis,
4661 and~~((;))~~:

4662 a. Any lot line of a lot having any area devoted to retail ~~((marijuana))~~ cannabis
4663 activity must be one thousand feet or more from any lot line of any other lot having any area
4664 devoted to retail ~~((marijuana))~~ cannabis activity; and any lot line of a lot having any area
4665 devoted to new retail ~~((marijuana))~~ cannabis activity may not be within one thousand feet of
4666 any lot line of any lot having any area devoted to existing retail ~~((marijuana))~~ cannabis
4667 activity; ~~((and))~~

4668 b. Whether a new retail ~~((marijuana))~~ cannabis activity complies with this
4669 locational requirement shall be determined based on the date a conditional use permit
4670 application submitted to the department of local services, permitting division, became or
4671 was deemed complete, and:

4672 (1) if a complete conditional use permit application for the proposed retail
4673 ~~((marijuana))~~ cannabis use was not submitted, or if more than one conditional use permit
4674 application became or was deemed complete on the same date, then the director shall
4675 determine compliance based on the date the Washington state Liquor and Cannabis Board
4676 issues a Notice of ~~((Marijuana))~~ Cannabis Application to King County;

4677 (2) if the Washington state Liquor and Cannabis Board issues more than one
4678 Notice of ~~((Marijuana))~~ Cannabis Application on the same date, then the director shall
4679 determine compliance based on the date either any complete building permit or change of
4680 use permit application, or both, were submitted to the department declaring retail
4681 ~~((marijuana))~~ cannabis activity as an intended use;

Ordinance

4682 (3) if more than one building permit or change of use permit application was
 4683 submitted on the same date, or if no building permit or change of use permit application was
 4684 submitted, then the director shall determine compliance based on the date a complete
 4685 business license application was submitted; and

4686 (4) if a business license application was not submitted or more than one business
 4687 license application was submitted, then the director shall determine compliance based on the
 4688 totality of the circumstances, including, but not limited to, the date that a retail ((~~marijuana~~))
 4689 cannabis license application was submitted to the Washington state Liquor and Cannabis
 4690 Board identifying the lot at issue, the date that the applicant entered into a lease or purchased
 4691 the lot at issue for the purpose of retail ((~~marijuana~~)) cannabis use, and any other facts
 4692 illustrating the timing of substantial investment in establishing a licensed retail ((~~marijuana~~))
 4693 cannabis use at the proposed location; and

4694 c. Retail ((~~marijuana~~)) cannabis businesses licensed by the Washington state
 4695 Liquor and Cannabis Board and operating within one thousand feet of each other as of
 4696 August 14, 2016, and retail ((~~marijuana~~)) cannabis businesses that do not require a permit
 4697 issued by King County, that received a Washington state Liquor and Cannabis Board license
 4698 to operate in a location within one thousand feet of another licensed retail ((~~marijuana~~))
 4699 cannabis business ((~~prior to~~)) before August 14, 2016, and that King County did not object
 4700 to within the Washington state Liquor and Cannabis Board ((~~marijuana~~)) cannabis license
 4701 application process, shall be considered nonconforming and may remain in ((~~their~~)) the
 4702 business' current location, subject to the provisions of K.C.C. 21A.32.020 through
 4703 21A.32.075 for nonconforming uses, except:

4704 (1) the time periods identified in K.C.C. 21A.32.045.C. shall be six months; and

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4705 (2) the gross floor area of a nonconforming retail outlet may be increased up to
 4706 the limitations in subsection B.27. of this section, subject to K.C.C. 21A.42.190.

4707 28. If the agricultural product sales or livestock sales is associated with agricultural
 4708 activities it will be reviewed in accordance with K.C.C. 21A.08.090.

4709 29. Businesses selling firearms that have a storefront, have hours during which it is
 4710 open for business, and post advertisements or signs observable to passersby that firearms are
 4711 available for sale shall be located at least five hundred feet or more from any elementary,
 4712 middle/junior high and secondary or high school properties. Businesses selling firearms in
 4713 existence before June 30, 2020, shall be considered nonconforming and may remain in their
 4714 current location, subject to the provisions of K.C.C. 21A.32.020 through 21A.32.075 for
 4715 nonconforming uses.

4716 30. Only within a former grange hall incorporated under chapter 24.28 RCW and
 4717 listed in the National Register of Historic Places or designated as a King County landmark
 4718 subject to K.C.C. chapter 21A.32 and if the parcel is located within one thousand feet of a
 4719 Rural Neighborhood Commercial Center as designated by the King County Comprehensive
 4720 Plan.

4721 31. In rural neighborhood commercial centers, limited to ten thousand square feet
 4722 of gross floor area.

4723 SECTION 107. Ordinance 10870, Section 335, as amended, and K.C.C.

4724 21A.08.080 are hereby amended to read as follows:

4725 A. Manufacturing land uses.

P-Permitted Use	RESOURCE	RURAL	RESIDENTIAL	COMMERCIAL/INDUSTRIAL
C-Conditional Use				

Ordinance

S-Special Use													
SIC #	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (11)
20	Food and Kindred Products (28)								P2	P2	P2 C		P2 C
*	Winery/Brewery /Distillery Facility I				P32								
*	Winery/Brewery /Distillery Facility II	P3			P3 C30				P17	P17	P29		P31
	Winery/Brewery /Distillery Facility III	C12			C12				C29	C29	C29		C31
*	Materials Processing Facility		P13 C	P14 C15	P16 C								P
22	Textile Mill Products												C
23	Apparel and other Textile Products										C		P
24	Wood Products, except furniture	P4 P18	P4 P18 ((C5))		P4 P18 C((5))	P4					C6		P
25	Furniture and Fixtures		P19		P19						C		P
26	Paper and Allied Products												C
27	Printing and Publishing								P7	P7	P7C	P7C	P
*	Marijuana Processor I	P20			P27					P21 C22	P21 C22		
*	Marijuana Processor II									P23 C24	P23 C24		P25 C26
28	Chemicals and Allied Products												C
2911	Petroleum Refining and Related Industries												C
30	Rubber and Misc. Plastics Products												C

Ordinance

31	Leather and Leather Goods										C		P33 C
32	Stone, Clay, Glass, and Concrete Products								P6		P9		P
33	Primary Metal Industries												C
34	Fabricated Metal Products												P
35	Industrial and Commercial Machinery												P
351-55	Heavy Machinery and Equipment												C
357	Computer and Office Equipment										C	C	P
36	Electronic and other Electric Equipment										C		P
371	<u>Motor Vehicles and Motor Vehicle Equipment</u>												C
374	Railroad Equipment												C
375	<u>Motorcycles, Bicycles, and Parts</u>												P34 C
376	Guided Missile and Space Vehicle Parts												C
379	Miscellaneous Transportation Vehicles												C
38	Measuring and Controlling Instruments										C	C	P
39	Miscellaneous Light Manufacturing										C		P
((*)	<u>Motor Vehicle and Bicycle Manufacturing</u>												C))
*	Aircraft, Ship, and Boat												P10

Ordinance

	Building												C
7534	Tire Retreading											C	P
781-82	Movie Production/Distribution											P	P

- 4726 B. Development conditions.
- 4727 1. Repealed.
- 4728 2. Except slaughterhouses.
- 4729 3.a. In the A zone, only allowed on sites where the primary use is SIC Industry
- 4730 Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small
- 4731 Animals;
- 4732 b. Only allowed on lots of at least two and one-half acres, except that this
- 4733 requirement shall not apply on Vashon-Maury Island to winery, brewery, or distillery
- 4734 business locations in use and licensed to produce by the Washington state Liquor and
- 4735 Cannabis Board before January 1, 2019, and that in the RA zone, for sites that contain a
- 4736 building designated as historic resource under K.C.C. chapter 20.62, only allowed on lots of
- 4737 at least two acres;
- 4738 c. The aggregated floor area of structures and areas for winery, brewery, distillery
- 4739 facility uses shall not exceed three thousand five hundred square feet, unless located in
- 4740 whole or in part in a structure designated as historic resource under K.C.C. chapter 20.62, in
- 4741 which case the aggregated floor area of structures and areas devoted to winery, brewery,
- 4742 distillery facility uses shall not exceed seven thousand square feet in the RA zone and five
- 4743 thousand square feet in the A zone. Decks that are not occupied and not open to the public
- 4744 are excluded from the calculation for maximum aggregated floor area;

4745 d. Structures and parking areas for winery, brewery, distillery facility uses shall
4746 maintain a minimum distance of seventy-five feet from interior property lines adjoining
4747 rural area and residential zones, unless located in a building designated as historic resource
4748 under K.C.C. chapter 20.62, except that on Vashon-Maury Island this setback requirement
4749 shall not apply to structures and parking areas in use on December 4, 2019, by existing
4750 winery, brewery or distillery business locations licensed to produce by the Washington state
4751 Liquor and Cannabis Board before January 1, 2019;

4752 e. In the A zone, sixty percent or more of the products processed must be grown
4753 on-site. At the time of the initial application under K.C.C. chapter 6.74, the applicant shall
4754 submit a projection of the source of products to be produced;

4755 f. At least two stages of production of wine, beer, cider, or distilled spirits, such
4756 as crushing, fermenting, distilling, barrel, or tank aging, or finishing, as authorized by the
4757 Washington state Liquor and Cannabis Board production license, shall occur on-site. At
4758 least one of the stages of production occurring on-site shall include crushing, fermenting, or
4759 distilling;

4760 g. In the A zone, structures and area for non-agricultural winery, brewery,
4761 distillery facility uses shall be located on portions of agricultural lands that are unsuitable for
4762 agricultural purposes, such as areas within the already developed portion of such agricultural
4763 lands that are not available for direct agricultural production, or areas without prime
4764 agricultural soils. No more than one acre of agricultural land may be converted to a
4765 nonagricultural accessory use;

4766 h. Tasting and retail sales of products produced on-site may occur only as
4767 accessory to the primary winery, brewery, distillery production use and may be provided in

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4768 accordance with state law. The area devoted to on-site tasting or retail sales shall be limited
4769 to no more than thirty percent of the aggregated floor area and shall be included in the
4770 aggregated floor area limitation in subsection B.3.c. of this section. The limitation on
4771 tasting and retail sales of products produced on-site shall not apply on Vashon-Maury Island
4772 to winery, brewery, or distillery business locations in use and licensed to produce by the
4773 Washington state Liquor and Cannabis Board before January 1, 2019, or on sites in the RA
4774 zone that contain a building designated as historic resource under K.C.C. chapter 20.62.
4775 Incidental retail sales of merchandise related to the products produced on-site is allowed
4776 subject to the restrictions described in this subsection B.3. Hours of operation for on-site
4777 tasting of products shall be limited as follows: Mondays, Tuesdays, Wednesdays, and
4778 Thursdays, tasting room hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays,
4779 Saturdays, and Sundays, tasting room hours shall be limited to 11:00 a.m. through 9:00
4780 p.m.;

4781 i. Access to the site shall be directly to and from an arterial roadway, except that
4782 this requirement shall not apply on Vashon-Maury Island to winery, brewery, distillery
4783 facility business locations in use and licensed to produce by the Washington state Liquor
4784 and Cannabis Board before January 1, 2019;

4785 j. Off-street parking is limited to a maximum of one hundred fifty percent of the
4786 minimum required for winery, brewery, distillery facilities in K.C.C. 21A.18.030;

4787 k. The business operator shall obtain an adult beverage business license in
4788 accordance with K.C.C. chapter 6.74;

4789 l. Events may be allowed with an approved temporary use permit under K.C.C.
4790 chapter 21A.32 or in compliance with the exemption in K.C.C. 21A.32.110.E.; and

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4791 m. The impervious surface associated with the winery, brewery, distillery facility
 4792 use shall not exceed twenty-five percent of the site, or the maximum impervious surface for
 4793 the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less.

4794 4. Limited to rough milling and planing of products grown on-site with portable
 4795 equipment.

4796 5. ~~((Limited to SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-~~
 4797 ~~Millwork. For RA-zoned sites, if using lumber or timber grown off site, the minimum site~~
 4798 ~~area is four and one-half acres.)) Repealed.~~

4799 6. Limited to uses found in SIC Industry No. 2434-Wood Kitchen Cabinets and
 4800 No. 2431-Millwork, (excluding planing mills).

4801 7. Limited to photocopying and printing services offered to the general public.

4802 8. Only within enclosed buildings, and as an accessory use to retail sales.

4803 9. Only within enclosed buildings.

4804 10. Limited to boat building of craft not exceeding forty-eight feet in length.

4805 11. For I-zoned sites located outside the urban growth area designated by the King
 4806 County Comprehensive Plan, uses shown as a conditional use in the table of K.C.C.
 4807 21A.08.080.A. shall be prohibited, and all other uses shall be subject to the provisions for
 4808 rural industrial uses ~~((as set forth))~~ in K.C.C. ~~((chapter 21A.12))~~ 21A.14.280.

4809 12.a. In the A zone, only allowed on sites where the primary use is SIC Industry
 4810 Group No. 01-Growing and Harvesting Crops or No. 02-Raising Livestock and Small
 4811 Animals;

4812 b. The aggregated floor area of structures and areas for winery, brewery, distillery
 4813 facility uses shall not exceed a total of eight thousand square feet. Decks that are not

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4814 occupied and not open to the public are excluded from the calculation for maximum
4815 aggregated floor area;

4816 c. Only allowed on lots of at least four and one-half acres. If the aggregated floor
4817 area of structures for winery, brewery, distillery uses exceeds six thousand square feet, the
4818 minimum site area shall be ten acres;

4819 d. Wineries, breweries, and distilleries shall comply with Washington state
4820 Department of Ecology and King County board of health regulations for water usage and
4821 wastewater disposal, and must connect to an existing Group A water system. The
4822 definitions and limits of Group A water systems are described in K.C.C. 13.24.007, and
4823 provision of water service is described in K.C.C. 13.24.138, 13.24.140, and 13.24.142;

4824 e. Structures and parking areas for winery, brewery, distillery facility uses shall
4825 maintain a minimum distance of seventy-five feet from interior property lines adjoining
4826 rural area and residential zones, unless located in a building designated as historic resource
4827 under K.C.C. chapter 20.62;

4828 f. In the A Zone, sixty percent or more of the products processed must be grown
4829 on-site. At the time of the initial application under K.C.C. chapter 6.74, the applicant shall
4830 submit a projection of the source of products to be processed;

4831 g. At least two stages of production of wine, beer, cider, or distilled spirits, such
4832 as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the
4833 Washington state Liquor and Cannabis Board production license, shall occur on-site. At
4834 least one of the stages of on-site production shall include crushing, fermenting, or distilling;

4835 h. In the A zone, structures and areas for non-agricultural winery, brewery,
4836 distillery facility uses shall be located on portions of agricultural lands that are unsuitable for

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4837 agricultural purposes, such as areas within the already developed portion of such agricultural
4838 lands that are not available for direct agricultural production, or areas without prime
4839 agricultural soils. No more than one acre of agricultural land may be converted to a
4840 nonagricultural accessory use;

4841 i. Tasting and retail sales of products produced on-site may occur only as
4842 accessory to the primary winery, brewery, distillery production use and may be provided in
4843 accordance with state law. The area devoted to on-site tasting or retail sales shall be limited
4844 to no more than thirty percent of the aggregated floor area and shall be included in the
4845 aggregated floor area limitation in subsection B.12.b. and c. of this section. Incidental retail
4846 sales of merchandise related to the products produced on-site is allowed subject to the
4847 restrictions described in this subsection. Hours of operation for on-site tasting of products
4848 shall be limited as follows: Mondays, Tuesdays, Wednesdays, and Thursdays, tasting room
4849 hours shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays, and Sundays,
4850 tasting room hours shall be limited to 11:00 a.m. through 9:00 p.m.;

4851 j. Access to the site shall be directly to and from an arterial roadway;

4852 k. Off-street parking maximums shall be determined through the conditional use
4853 permit process, and should not be more than one hundred fifty percent of the minimum
4854 required for winery, brewery, distillery facilities in K.C.C. 21A.18.030;

4855 l. The business operator shall obtain an adult beverage business license in
4856 accordance with K.C.C. chapter 6.74;

4857 m. Events may be allowed with an approved temporary use permit under K.C.C.
4858 chapter 21A.32 or in compliance with the exemption in K.C.C. 21A.32.110.E.; and

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4859 n. The impervious surface associated with the winery, brewery, distillery facility
4860 use shall not exceed twenty-five percent of the site, or the maximum impervious surface for
4861 the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less.

4862 13. Only on the same lot or same group of lots under common ownership or
4863 documented legal control, which includes, but is not limited to, fee simple ownership, a
4864 long-term lease, or an easement, and:

4865 a. does not include retail sales of processed materials, and

4866 b.(1) as accessory to a primary forestry use and at a scale appropriate to process
4867 the organic waste generated on the site; or

4868 ~~((b-))~~ (2) as a continuation of a sawmill or lumber manufacturing use only for that
4869 period to complete delivery of products or projects under contract at the end of the sawmill
4870 or lumber manufacturing activity.

4871 14. Only on the same lot or same group of lots under common ownership or
4872 documented legal control, which includes, but is not limited to, fee simple ownership, a
4873 long-term lease, or an easement, and:

4874 a. does not include retail sales of processed materials, and

4875 b.(1) as accessory to a primary mineral use and may only process materials
4876 generated from on-site or properties within three miles of the site; or

4877 ~~((b-))~~ (2) as a continuation of a mineral processing use only for that period to
4878 complete delivery of products or projects under contract at the end of mineral extraction.

4879 15. Continuation of a materials processing facility after reclamation in accordance
4880 with an approved reclamation plan.

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- 4881 16. Only a site that is ten acres or greater and ~~((that))~~ in accordance with the
4882 following:
- 4883 a. the site does not use local access streets that abut lots developed for residential
4884 use;
- 4885 b. the materials processing use meets the requirements of K.C.C. 21A.12.220 and
4886 K.C.C. chapter 21A.16;
- 4887 c. the materials processing use obtains and maintains an operational grading
4888 permit;
- 4889 d. storage of fill material, as defined in K.C.C. chapter 16.82, does not exceed
4890 three thousand cubic yards;
- 4891 e. processed fill material, as defined in K.C.C. chapter 16.82, are primarily from
4892 the Rural Area and Natural Resource Lands; and
- 4893 f. Does not include retail sales of processed materials.
- 4894 17.a. The aggregated floor area of structures and areas for winery, brewery,
4895 distillery facility uses shall not exceed three thousand five hundred square feet, unless
4896 located in whole or in part in a structure designated as historic resource under K.C.C.
4897 chapter 20.62, in which case the aggregated floor area of structures and areas devoted to
4898 winery, brewery, distillery facility uses shall not exceed five thousand square feet. Decks
4899 that are not occupied and not open to the public are excluded from the calculation for
4900 maximum aggregated floor area;
- 4901 b. Structures and parking areas for winery, brewery, distillery facility uses shall
4902 maintain a minimum distance of seventy-five feet from interior property lines adjoining

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4903 rural area and residential zones, unless located in a building designated as historic resource
4904 under K.C.C. chapter 20.62;

4905 c. Tasting and retail sale of products produced on-site, and merchandise related to
4906 the products produced on-site, may be provided in accordance with state law. The area
4907 devoted to on-site tasting or retail sales shall be included in the aggregated floor area
4908 limitation in subsection B.17.a. of this section;

4909 d. Off-street parking for the tasting and retail areas shall be limited to a maximum
4910 of one space per fifty square feet of tasting and retail areas;

4911 e. The business operator shall obtain an adult beverage business license in
4912 accordance with K.C.C. chapter 6.74; and

4913 f. Events may be allowed with an approved temporary use permit under K.C.C.
4914 chapter 21A.32.

4915 18. Limited to:

4916 a. SIC Industry Group No. 242-Sawmills and SIC Industry No. 2431-Millwork,
4917 as follows:

4918 (1) If using lumber or timber grown off-site, the minimum site area is four and
4919 one-half acres; and

4920 (2) In the A and RA zones:

4921 (a) The facility shall be limited to an annual production of no more than one
4922 hundred fifty thousand board feet;

4923 ~~((3))~~ (b) Structures housing equipment used in the operation shall be located at
4924 least one-hundred feet from adjacent properties with residential or rural area zoning;

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4925 ~~((4))~~ (c) Deliveries and customer visits shall be limited to ~~((the hours of))~~ 8:00
 4926 a.m. to 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;

4927 ~~((5))~~ (d) In the RA zone, the facility's driveway shall have adequate entering
 4928 sight distance required by the 2007 King County Road Design and Construction Standards.
 4929 An adequate turn around shall be provided on-site to prevent vehicles from backing out on
 4930 to the roadway that the driveway accesses; and

4931 ~~((6))~~ (e) Outside lighting is limited to avoid off-site glare; and

4932 b. SIC Industry No. 2411-Logging.

4933 19. Limited to manufacture of custom made wood furniture or cabinets.

4934 20.a. Only allowed on lots of at least four and one-half acres;

4935 b. Only as an accessory use to a Washington state Liquor ~~((Control))~~ and
 4936 Cannabis Board licensed ~~((marijuana))~~ cannabis production facility on the same lot;

4937 c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

4938 d. Only with documentation that the operator has applied for a Puget Sound
 4939 Clean Air Agency Notice of Construction Permit. All department permits issued to either
 4940 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require
 4941 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
 4942 ~~((marijuana))~~ cannabis products are imported onto the site; and

4943 e. Accessory ~~((marijuana))~~ cannabis processing uses allowed under this section
 4944 are subject to all limitations applicable to ~~((marijuana))~~ cannabis production uses under
 4945 K.C.C. 21A.08.090.

4946 21.a. Only in the CB and RB zones located outside the urban growth area;

4947 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

Ordinance

4948 c. Only with documentation that the operator has applied for a Puget Sound Clean
4949 Air Agency Notice of Construction Permit. All department permits issued to either
4950 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require
4951 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
4952 ~~((marijuana))~~ cannabis products are imported onto the site;

4953 d. Per lot, the aggregated total gross floor area devoted to the use of, and in
4954 support of, processing ~~((marijuana))~~ cannabis together with any separately authorized
4955 production of ~~((marijuana))~~ cannabis shall be limited to a maximum of two thousand square
4956 feet; and

4957 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every
4958 ~~((marijuana))~~ cannabis-related entity occupying space in addition to the two-thousand-
4959 square-foot threshold area on that lot shall obtain a conditional use permit as ~~((set forth))~~
4960 required in subsection B.22. of this section.

4961 22.a. Only in the CB and RB zones located outside the urban growth area;

4962 b. Per lot, the aggregated total gross floor area devoted to the use of, and in
4963 support of, processing ~~((marijuana))~~ cannabis together with any separately authorized
4964 production of ~~((marijuana))~~ cannabis shall be limited to a maximum of thirty thousand
4965 square feet;

4966 c. With a lighting plan, only if required by K.C.C. 21A.12.220.G.; and

4967 d. Only with documentation that the operator has applied for a Puget Sound
4968 Clean Air Agency Notice of Construction Permit. All department permits issued to either
4969 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require

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4970 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
4971 ~~((marijuana))~~ cannabis products are imported onto the site.

4972 23.a. Only in the CB and RB zones located inside the urban growth area;

4973 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

4974 c. Only with documentation that the operator has applied for a Puget Sound Clean

4975 Air Agency Notice of Construction Permit. All department permits issued to either

4976 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require

4977 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before

4978 ~~((marijuana))~~ cannabis products are imported onto the site;

4979 d. Per lot, the aggregated total gross floor area devoted to the use of, and in

4980 support of, processing ~~((marijuana))~~ cannabis together with any separately authorized

4981 production of ~~((marijuana))~~ cannabis shall be limited to a maximum of two thousand square

4982 feet; and

4983 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every

4984 ~~((marijuana))~~ cannabis-related entity occupying space in addition to the two-thousand-

4985 square-foot threshold area on that lot shall obtain a conditional use permit as ~~((set forth))~~

4986 required in subsection B.24. of this section.

4987 24.a. Only in the CB and RB zones located inside the urban growth area;

4988 b. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

4989 c. Only with documentation that the operator has applied for a Puget Sound Clean

4990 Air Agency Notice of Construction Permit. All department permits issued to either

4991 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require

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4992 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
4993 ~~((marijuana))~~ cannabis products are imported onto the site; and

4994 d. Per lot, the aggregated total gross floor area devoted to the use of, and in
4995 support of, processing ~~((marijuana))~~ cannabis together with any separately authorized
4996 production of ~~((marijuana))~~ cannabis shall be limited to a maximum of thirty thousand
4997 square feet.

4998 25.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

4999 b. Only with documentation that the operator has applied for a Puget Sound
5000 Clean Air Agency Notice of Construction Permit. All department permits issued to either
5001 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require
5002 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
5003 ~~((marijuana))~~ cannabis products are imported onto the site; and

5004 c. Per lot, limited to a maximum aggregate total of two thousand square feet of
5005 gross floor area devoted to, and in support of, the processing of ~~((marijuana))~~ cannabis
5006 together with any separately authorized production of ~~((marijuana))~~ cannabis.

5007 26.a. With a lighting plan, only if required by K.C.C. 21A.12.220.G.;

5008 b. Only with documentation that the operator has applied for a Puget Sound
5009 Clean Air Agency Notice of Construction Permit. All department permits issued to either
5010 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require
5011 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
5012 ~~((marijuana))~~ cannabis products are imported onto the site; and

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5013 c. Per lot, limited to a maximum aggregate total of thirty thousand square feet of
 5014 gross floor area devoted to, and in support of, the processing of ~~((marijuana))~~ cannabis
 5015 together with any separately authorized production of ~~((marijuana))~~ cannabis.

5016 27.a. ~~((Marijuana))~~ Cannabis processors in all RA zoned areas except for Vashon-
 5017 Maury Island, that do not require a conditional use permit issued by King County, that
 5018 receive a Washington state Liquor and Cannabis Board license business ~~((prior to))~~ before
 5019 October 1, 2016, and that King County did not object to within the Washington state Liquor
 5020 and Cannabis Board ~~((marijuana))~~ cannabis license application process, shall be considered
 5021 nonconforming as to subsection B.27.e. of this section, subject to the provisions of K.C.C.
 5022 21A.32.020 through 21A.32.075 for nonconforming uses;

5023 b. Only with a lighting plan that complies with K.C.C. 21A.12.220.G.;

5024 c. Only with documentation that the operator has applied for a Puget Sound Clean
 5025 Air Agency Notice of Construction Permit. All department permits issued to either
 5026 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require
 5027 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
 5028 ~~((marijuana))~~ cannabis products are imported onto the site;

5029 d. Only allowed on lots of at least four and on-half acres on Vashon-Maury
 5030 Island;

5031 e. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres,
 5032 except on Vashon-Maury Island;

5033 f. Only as an accessory use to a Washington state Liquor Cannabis Board
 5034 licensed ~~((marijuana))~~ cannabis production facility on the same lot; and

Ordinance

5035 g. Accessory (~~(marijuana)~~) cannabis processing uses allowed under this section
5036 are subject to all limitations applicable to (~~(marijuana)~~) cannabis production uses under
5037 K.C.C. 21A.08.090.

5038 28. If the food and kindred products manufacturing or processing is associated
5039 with agricultural activities it will be reviewed in accordance with K.C.C. 21A.08.090.

5040 29.a. Tasting and retail sales of products produced on-site, and merchandise related
5041 to the products produced on-site, may be provided in accordance with state law;

5042 b. Structures and parking areas for winery, brewery, distillery facility uses shall
5043 maintain a minimum distance of seventy-five feet from interior property lines adjoining
5044 rural area and residential zones, unless located in a building designated as historic resource
5045 under K.C.C. chapter 20.62;

5046 c. For winery, brewery, distillery facility uses that do not require a conditional use
5047 permit, off-street parking for the tasting and retail areas shall be limited to a maximum of
5048 one space per fifty square feet of tasting and retail areas. For winery, brewery, distillery
5049 facility uses that do require a conditional use permit, off-street parking maximums shall be
5050 determined through the conditional use permit process, and off-street parking for the tasting
5051 and retail areas should be limited to a maximum of one space per fifty square feet of tasting
5052 and retail areas;

5053 d. The business operator shall obtain an adult beverage business license in
5054 accordance with K.C.C. chapter 6.74; and

5055 e. Events may be allowed with an approved temporary use permit under K.C.C.
5056 chapter 21A.32.

5057 30.a. Only allowed on lots of at least two and one-half acres;

5058 b. The aggregated floor area of structures and areas for winery, brewery, distillery
5059 facility uses shall not exceed three thousand five hundred square feet, unless located in
5060 whole or in part in a structure designated as historic resource under K.C.C. chapter 20.62, in
5061 which case the aggregated floor area of structures and areas devoted to winery, brewery,
5062 distillery facility uses shall not exceed five thousand square feet. Decks that are not
5063 occupied and not open to the public are excluded from the calculation for maximum
5064 aggregated floor area;

5065 c. Structures and parking areas for winery, brewery, distillery facility uses shall
5066 maintain a minimum distance of seventy-five feet from interior property lines adjoining
5067 rural area and residential zones, unless located in a building designated as historic resource
5068 under K.C.C. chapter 20.62;

5069 d. Tasting and retail sales of products produced on-site may only occur as
5070 accessory to the primary winery, brewery, distillery production use and may be provided in
5071 accordance with state law. The area devoted to on-site tasting or retail sales shall be limited
5072 to no more than thirty percent of the aggregated floor area and shall be included in the
5073 aggregated floor area limitation in subsection B.30.b. of this section. Incidental retail sales
5074 of merchandise related to the products produced on-site is allowed subject to the restrictions
5075 described in this subsection. Hours of operation for on-site tasting of products shall be
5076 limited as follows: Mondays, Tuesdays, Wednesdays, and Thursdays, tasting room hours
5077 shall be limited to 11:00 a.m. through 7:00 p.m.; and Fridays, Saturdays, and Sundays,
5078 tasting room hours shall be limited to 11:00 a.m. through 9:00 p.m.;

5079 e. Access to the site shall be directly to and from a public roadway;

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5080 f. Off-street parking is limited to a maximum of one hundred fifty percent of the
5081 minimum required for winery, brewery, distillery facilities in K.C.C. 21A.18.030;

5082 g. The business operator shall obtain an adult beverage business license in
5083 accordance with K.C.C. chapter 6.74;

5084 h. Events may be allowed with an approved temporary use permit under K.C.C.
5085 chapter 21A.32 or in compliance with the exemption in K.C.C. 21A.32.110.E.;

5086 i. At least two stages of production of wine, beer, cider, or distilled spirits, such as
5087 crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the
5088 Washington state Liquor and Cannabis Board production license, shall occur on-site. At
5089 least one of the stages of production occurring on-site shall include crushing, fermenting, or
5090 distilling; and

5091 j. The impervious surface associated with the winery, brewery, distillery facility
5092 use shall not exceed twenty-five percent of the site, or the maximum impervious surface for
5093 the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less.

5094 31.a. Limited to businesses with non-retail brewery and distillery production
5095 licenses from the Washington state Liquor and Cannabis board. Wineries and remote
5096 tasting rooms for wineries shall not be allowed;

5097 b. Tasting and retail sale of products produced on-site and merchandise related to
5098 the products produced on-site may be provided in accordance with state law. The area
5099 devoted to on-site tasting or retail sales shall not exceed one thousand five hundred square
5100 feet;

5101 c. Structures and parking areas for brewery and distillery facility uses shall
5102 maintain a minimum distance of seventy-five feet from interior property lines adjoining

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5103 rural area and residential zones, unless located in a building designated as historic resource
5104 under K.C.C. chapter 20.62;

5105 d. For brewery and distillery facility uses that do not require a conditional use
5106 permit, off-street parking for the tasting and retail areas shall be limited to a maximum of
5107 one space per fifty square feet of tasting and retail areas. For brewery and distillery facility
5108 uses that do require a conditional use permit, off-street parking maximums shall be
5109 determined through the conditional use permit process, and off-street parking for the tasting
5110 and retail areas should be limited to a maximum of one space per fifty square feet of tasting
5111 and retail areas;

5112 e. The business operator shall obtain an adult beverage business license in
5113 accordance with K.C.C. chapter 6.74; and

5114 f. Events may be allowed with an approved temporary use permit under K.C.C.
5115 chapter 21A.32.

5116 32.a. The aggregated floor area of structures and areas for winery, brewery,
5117 distillery facility uses shall not exceed one thousand five hundred square feet;

5118 b. Structures and parking areas for winery, brewery, distillery facility uses shall
5119 maintain a minimum distance of seventy-five feet from interior property lines adjoining
5120 rural area and residential zones, unless located in a building designated as historic resource
5121 under K.C.C. chapter 20.62;

5122 c. One on-site parking stall shall be allowed for the winery, brewery, distillery
5123 facility I use;

5124 d. The business operator shall obtain an adult beverage business license in
5125 accordance with K.C.C. chapter 6.74;

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5126 e. At least two stages of production of wine, beer, cider, or distilled spirits, such
 5127 as crushing, fermenting, distilling, barrel or tank aging, or finishing, as authorized by the
 5128 Washington state Liquor and Cannabis Board production license, shall occur on-site. At
 5129 least one of the stages of production occurring on-site shall include crushing, fermenting, or
 5130 distilling;

5131 f. No product tasting or retail sales shall be allowed on-site;

5132 g. Events may be allowed in accordance with K.C.C. 21A.32.120.B.6; and

5133 h. The impervious surface associated with the winery, brewery, distillery facility
 5134 use shall not exceed twenty-five percent of the site or the maximum impervious surface for
 5135 the zone in accordance with K.C.C. 21A.12.030.A. or 21A.12.040.A., whichever is less.

5136 33. Except leather tanning and finishing.

5137 34. Except gasoline powered motorcycles.

5138 SECTION 108. Ordinance 10870, Section 336, as amended, and K.C.C.

5139 21A.08.090 are hereby amended to read as follows:

5140 A. Resource land uses.

P-Permitted Use C-Conditional Use S-Special Use		RESOURCE			R U R A L	RESIDENTIAL			COMMERCIAL/INDUSTRIAL					
SIC#	SPECIFIC LAND USE	A	F	M		RA	UR	R1- 8	R12 -48	NB	CB	RB	O	I
12	Coal Mining													
13	Oil and Gas Extraction													
	AGRICULTURE:													
01	Growing and Harvesting	P	P		P	P	P	<u>P29</u>	<u>P29</u>	<u>P29</u>	<u>P29</u>	<u>P29</u>	<u>P29</u>	P

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	Crops												
02	Raising Livestock and Small Animals (6)	P	P		P	P							P
*	Agricultural Activities	P24 C	P24 C		P24 C	P24 C	P29 C30	P29	P29	P29	P29	P29	
*	Agricultural Support Services	P25 C	P25 C		P26 C	P26 C	P26 C		P27 C28	P27 C28			
*	((Marijuana) Cannabis) producer	P15 C22			P16 C17					P18 C19	P18 C19		P20 C21
*	Agriculture Training Facility	C10											
*	Agriculture-related special needs camp	P12											
*	Agricultural Anaerobic Digester	P13											
	FORESTRY:												
08	Growing ((&) and) Harvesting Forest Production	P	P	P7	P	P	P						P
*	Forest Research		P		P	P						P2	P
	FISH AND WILDLIFE MANAGEMENT:												
0921	Hatchery/Fish Preserve (1)	P	P		P	P	C						P
0273	Aquaculture (1)	P	P		P	P	C						P
*	Wildlife Shelters	P	P		P	P							
	MINERAL:												
10, 14	Mineral Extraction and Processing		P9 C	P C11									
2951, 3271, 3273	Asphalt/Concrete Mixtures and Block		P8 C11	P8 C11									P

Ordinance

	ACCESSORY USES:												
*	Resource Accessory Uses	P3 P23	P4	P5	P3	P3							P4
*	Farm Worker Housing	P14			P14								

- 5141 B. Development conditions.
- 5142 1. May be further subject to K.C.C. chapter 21A.25.
- 5143 2. Only forest research conducted within an enclosed building.
- 5144 3. Farm residences in accordance with K.C.C. 21A.08.030.
- 5145 4. Excluding housing for agricultural workers.
- 5146 5. Limited to either maintenance or storage facilities, or both, in conjunction with
- 5147 mineral extraction or processing operation.
- 5148 6. Allowed in accordance with K.C.C. chapter 21A.30.
- 5149 7. Only in conjunction with a mineral extraction site plan approved in accordance
- 5150 with K.C.C. chapter 21A.22.
- 5151 8. Only on the same lot or same group of lots under common ownership or
- 5152 documented legal control, which includes, but is not limited to, fee simple ownership, a
- 5153 long-term lease, or an easement:
- 5154 a. as accessory to a primary mineral extraction use;
- 5155 b. as a continuation of a mineral processing only for that period to complete
- 5156 delivery of products or projects under contract at the end of a mineral extraction; or
- 5157 c. for a public works project under a temporary grading permit issued in
- 5158 accordance with K.C.C. 16.82.152.
- 5159 9. Limited to mineral extraction and processing:

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- 5160 a. on a lot or group of lots under common ownership or documented legal
5161 control, which includes, but is not limited to, fee simple ownership, a long-term lease, or an
5162 easement;
- 5163 b. that are located greater than one-quarter mile from an established residence;
5164 and
- 5165 c. that do not use local access streets that abut lots developed for residential use.
- 5166 10. Agriculture training facilities are allowed only as an accessory to existing
5167 agricultural uses and are subject to the following conditions:
- 5168 a. The impervious surface associated with the agriculture training facilities shall
5169 comprise not more than ten percent of the allowable impervious surface permitted under
5170 K.C.C. 21A.12.040;
- 5171 b. New or the expansion of existing structures, or other site improvements, shall
5172 not be located on class 1, 2, or 3 soils;
- 5173 c. The director may require reuse of surplus structures to the maximum extent
5174 practical;
- 5175 d. The director may require the clustering of new structures with existing
5176 structures;
- 5177 e. New structures or other site improvements shall be set back a minimum
5178 distance of seventy-five feet from property lines adjoining rural area and residential zones;
- 5179 f. Bulk and design of structures shall be compatible with the architectural style of
5180 the surrounding agricultural community;
- 5181 g. New sewers shall not be extended to the site;

5182 h. Traffic generated shall not impede the safe and efficient movement of
5183 agricultural vehicles, nor shall it require capacity improvements to rural roads;

5184 i. Agriculture training facilities may be used to provide educational services to the
5185 surrounding rural/agricultural community or for community events. Property owners may be
5186 required to obtain a temporary use permit for community events in accordance with K.C.C.
5187 chapter 21A.32;

5188 j. Use of lodging and food service facilities shall be limited only to activities
5189 conducted in conjunction with training and education programs or community events held
5190 on site;

5191 k. Incidental uses, such as office and storage, shall be limited to those that
5192 directly support education and training activities or farm operations; and

5193 l. The King County agriculture commission shall be notified of and have an
5194 opportunity to comment upon all proposed agriculture training facilities during the permit
5195 process in accordance with K.C.C. chapter 21A.40.

5196 11. Continuation of mineral processing and asphalt/concrete mixtures and block
5197 uses after reclamation in accordance with an approved reclamation plan.

5198 12.a. Activities at the camp shall be limited to agriculture and agriculture-oriented
5199 activities. In addition, activities that place minimal stress on the site's agricultural resources
5200 or activities that are compatible with agriculture are permitted.

5201 (1) passive recreation;

5202 (2) training of individuals who will work at the camp;

5203 (3) special events for families of the campers; and

5204 (4) agriculture education for youth.

5205 b. Outside the camp center, as provided for in subsection B.12.e. of this section,
5206 camp activities shall not preclude the use of the site for agriculture and agricultural related
5207 activities, such as the processing of local food to create value-added products and the
5208 refrigeration and storage of local agricultural products. The camp shall be managed to
5209 coexist with agriculture and agricultural activities both onsite and in the surrounding area.

5210 c. A farm plan shall be required for commercial agricultural production to ensure
5211 adherence to best management practices and soil conservation.

5212 d.(1) The minimum site area shall be five hundred acres. Unless the property
5213 owner has sold or transferred the development rights as provided in subsection B.12.c.(3) of
5214 this section, a minimum of five hundred acres of the site must be owned by a single
5215 individual, corporation, partnership, or other legal entity and must remain under the
5216 ownership of a single individual, corporation, partnership, or other legal entity for the
5217 duration of the operation of the camp.

5218 (2) Nothing in subsection B.12.d.(1) of this section prohibits the property owner
5219 from selling or transferring the development rights for a portion or all of the site to the King
5220 County farmland preservation program or, if the development rights are extinguished as part
5221 of the sale or transfer, to a nonprofit entity approved by the director;

5222 e. The impervious surface associated with the camp shall comprise not more than
5223 ten percent of the allowable impervious surface permitted under K.C.C. 21A.12.040;

5224 f. Structures for living quarters, dining facilities, medical facilities, and other
5225 nonagricultural camp activities shall be located in a camp center. The camp center shall be
5226 no more than fifty acres and shall be depicted on a site plan. New structures for nonagricultural
5227 camp activities shall be clustered with existing structures;

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5228 g. To the extent practicable, existing structures shall be reused. The applicant
5229 shall demonstrate to the director that a new structure for nonagricultural camp activities
5230 cannot be practicably accommodated within an existing structure on the site, though cabins
5231 for campers shall be permitted only if they do not already exist on site;

5232 h. Camp facilities may be used to provide agricultural educational services to the
5233 surrounding rural and agricultural community or for community events. If required by
5234 K.C.C. chapter 21A.32, the property owner shall obtain a temporary use permit for
5235 community events;

5236 i. Lodging and food service facilities shall only be used for activities related to
5237 the camp or for agricultural education programs or community events held on site;

5238 j. Incidental uses, such as office and storage, shall be limited to those that directly
5239 support camp activities, farm operations, or agricultural education programs;

5240 k. New nonagricultural camp structures and site improvements shall maintain a
5241 minimum set-back of seventy-five feet from property lines adjoining rural area and
5242 residential zones;

5243 l. Except for legal nonconforming structures existing as of January 1, 2007, camp
5244 facilities, such as a medical station, food service hall, and activity rooms, shall be of a scale
5245 to serve overnight camp users;

5246 m. Landscaping equivalent to a type III landscaping screen, as provided for in
5247 K.C.C. 21A.16.040, of at least twenty feet shall be provided for nonagricultural structures
5248 and site improvements located within two hundred feet of an adjacent rural area and
5249 residential zoned property not associated with the camp;

5250 n. New sewers shall not be extended to the site;

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5251 o. The total number of persons staying overnight shall not exceed three hundred;

5252 p. The length of stay for any individual overnight camper, not including camp

5253 personnel, shall not exceed ninety days during a three-hundred-sixty-five-day period;

5254 q. Traffic generated by camp activities shall not impede the safe and efficient
5255 movement of agricultural vehicles nor shall it require capacity improvements to rural roads;

5256 r. If the site is adjacent to an arterial roadway, access to the site shall be directly
5257 onto the arterial unless the county road engineer determines that direct access is unsafe;

5258 s. If direct access to the site is via local access streets, transportation management
5259 measures shall be used to minimize adverse traffic impacts;

5260 t. Camp recreational activities shall not involve the use of motor vehicles unless
5261 the motor vehicles are part of an agricultural activity or are being used for the transportation
5262 of campers, camp personnel or the families of campers. Camp personnel may use motor
5263 vehicles for the operation and maintenance of the facility. Client-specific motorized
5264 personal mobility devices are allowed; and

5265 u. Lights to illuminate the camp or its structures shall be arranged to reflect the
5266 light away from any adjacent property.

5267 13. Limited to digester receiving plant and animal and other organic waste from
5268 agricultural activities, and including electrical generation, as follows:

5269 a. the digester must be included as part of a Washington state Department of
5270 Agriculture approved dairy nutrient plan;

5271 b. the digester must process at least seventy percent livestock manure or other
5272 agricultural organic material from farms in the vicinity, by volume;

5273 c. imported organic waste-derived material, such as food processing waste, may
5274 be processed in the digester for the purpose of increasing methane gas production for
5275 beneficial use, but not shall exceed thirty percent of volume processed by the digester; and
5276 d. the use must be accessory to an operating dairy or livestock operation.

5277 14. Farm worker housing. Either:

5278 a. Temporary farm worker housing subject to the following conditions:

5279 (1) The housing must be licensed by the Washington state Department of
5280 Health under chapter 70.114A RCW and chapter 246-358 WAC;

5281 (2) Water supply and sewage disposal systems must be approved by ~~(the~~
5282 ~~Seattle King County department of)~~ public health – Seattle & King County;

5283 (3) To the maximum extent practical, the housing should be located on
5284 nonfarmable areas that are already disturbed and should not be located in the floodplain or
5285 in a critical area or critical area buffer; and

5286 (4) The property owner shall file with the department of executive services,
5287 records and licensing services division, a notice approved by the department identifying the
5288 housing as temporary farm worker housing and that the housing shall be occupied only by
5289 agricultural employees and their families while employed by the owner or operator or on a
5290 nearby farm. The notice shall run with the land; or

5291 b. Housing for agricultural employees who are employed by the owner or
5292 operator of the farm year-round as follows:

5293 (1) Not more than:

5294 (a) one agricultural employee dwelling unit on a site less than twenty acres;

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5295 (b) two agricultural employee dwelling units on a site of at least twenty acres
5296 and less than fifty acres;

5297 (c) three agricultural employee dwelling units on a site of at least fifty acres
5298 and less than one-hundred acres; and

5299 (d) four agricultural employee dwelling units on a site of at least one-hundred
5300 acres, and one additional agricultural employee dwelling unit for each additional one
5301 hundred acres thereafter;

5302 (2) If the primary use of the site changes to a nonagricultural use, all agricultural
5303 employee dwelling units shall be removed;

5304 (3) The applicant shall file with the department of executive services, records
5305 and licensing services division, a notice approved by the department that identifies the
5306 agricultural employee dwelling units as accessory and that the dwelling units shall only be
5307 occupied by agricultural employees who are employed by the owner or operator year-round.
5308 The notice shall run with the land. The applicant shall submit to the department proof that
5309 the notice was filed with the department of executive services, records and licensing services
5310 division, before the department approves any permit for the construction of agricultural
5311 employee dwelling units;

5312 (4) An agricultural employee dwelling unit shall not exceed a floor area of one
5313 thousand square feet and may be occupied by no more than eight unrelated agricultural
5314 employees;

5315 (5) To the maximum extent practical, the housing should be located on
5316 nonfarmable areas that are already disturbed;

5317 (6) One off-street parking space shall be provided for each agricultural
5318 employee dwelling unit; and

5319 (7) The agricultural employee dwelling units shall be constructed in compliance
5320 with K.C.C. Title 16.

5321 15. ((~~marijuana~~)) Cannabis production by ((~~marijuana~~)) cannabis producers
5322 licensed by the Washington state Liquor and Cannabis Board is subject to the following
5323 standards:

5324 a. Only allowed on lots of at least four and one-half acres;

5325 b. With a lighting plan, only if required by and that complies with K.C.C.
5326 21A.12.220.G.;

5327 c. Only with documentation that the operator has applied for a Puget Sound Clean
5328 Air Agency Notice of Construction Permit. All department permits issued to either
5329 ((~~marijuana~~)) cannabis producers or ((~~marijuana~~)) cannabis processors, or both, shall require
5330 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
5331 ((~~marijuana~~)) cannabis products are imported onto the site;

5332 d. Production is limited to outdoor, indoor within ((~~marijuana~~)) cannabis
5333 greenhouses, and within structures that are nondwelling unit structures that exist as of
5334 October 1, 2013, subject to the size limitations in subsection B.15.e. of this section;

5335 e. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any
5336 area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
5337 aggregated total of two thousand square feet and shall be located within a fenced area or
5338 ((~~marijuana~~)) cannabis greenhouse that is no more than ten percent larger than that
5339 combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013;

5340 f. Outdoor production area fencing as required by the Washington state Liquor
5341 and Cannabis Board, ((~~marijuana~~)) cannabis greenhouses and nondwelling unit structures
5342 shall maintain a minimum street setback of fifty feet and a minimum interior setback of
5343 thirty feet; and

5344 g. If the two-thousand-square-foot-per-lot threshold of plant canopy combined
5345 with area used for processing under K.C.C. 21A.08.080 is exceeded, each and every
5346 ((~~marijuana~~)) cannabis-related entity occupying space in addition to the two-thousand-
5347 square-foot threshold area on that lot shall obtain a conditional use permit as ((~~set forth~~))
5348 required in subsection B.22. of this section.

5349 16. ((~~Marijuana~~)) Cannabis production by ((~~marijuana~~)) cannabis producers
5350 licensed by the Washington state Liquor and Cannabis Board is subject to the following
5351 standards:

5352 a. ((~~Marijuana~~)) Cannabis producers in all RA zoned areas except for Vashon-
5353 Maury Island, that do not require a conditional use permit issued by King County, that
5354 receive a Washington state Liquor and Cannabis Board license business before October 1,
5355 2016, and that King County did not object to within the Washington state Liquor and
5356 Cannabis Board ((~~marijuana~~)) cannabis license application process, shall be considered
5357 nonconforming as to subsection B.16.d. and h. of this section, subject to the provisions of
5358 K.C.C. 21A.32.020 through 21A.32.075 for nonconforming uses;

5359 b. In all rural area zones, only with a lighting plan that complies with K.C.C.
5360 21A.12.220.G.;

5361 c. Only allowed on lots of at least four and one-half acres on Vashon-Maury
5362 Island;

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- 5363 d. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres,
5364 except on Vashon-Maury Island;
- 5365 e. Only with documentation that the operator has applied for a Puget Sound Clean
5366 Air Agency Notice of Construction Permit. All department permits issued to either
5367 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require
5368 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
5369 ~~((marijuana))~~ cannabis products are imported onto the site;
- 5370 f. Production is limited to outdoor, indoor within ~~((marijuana))~~ cannabis
5371 greenhouses, and within nondwelling unit structures that exist as of October 1, 2013, subject
5372 to the size limitations in subsection B.16.g. of this section; and
- 5373 g. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any
5374 area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
5375 aggregated total of two thousand square feet and shall be located within a fenced area or
5376 ~~((marijuana))~~ cannabis greenhouse, that is no more than ten percent larger than that
5377 combined area, or may occur in nondwelling unit structures that exist as of October 1, 2013;
- 5378 h. Outdoor production area fencing as required by the Washington state Liquor
5379 and Cannabis Board and ~~((marijuana))~~ cannabis greenhouses shall maintain a minimum
5380 street setback of fifty feet and a minimum interior setback of one hundred feet; and a
5381 minimum setback of one hundred fifty feet from any existing residence; and
- 5382 i. If the two-thousand-square-foot-per-lot threshold of plant canopy within fenced
5383 areas or ~~((marijuana))~~ cannabis greenhouses is exceeded, each and every ~~((marijuana))~~
5384 cannabis-related entity occupying space in addition to the two-thousand-square-foot

Ordinance

5385 threshold area on that lot shall obtain a conditional use permit as ~~((set forth))~~ required in
5386 subsection B.17. of this section.

5387 17. ~~((Marijuana))~~ Cannabis production by ~~((marijuana))~~ cannabis producers
5388 licensed by the Washington state Liquor and Cannabis Board is subject to the following
5389 standards:

5390 a. Only allowed on lots of at least four and one-half acres on Vashon-Maury
5391 Island;

5392 b. Only allowed in the RA-10 or the RA-20 zone, on lots of at least ten acres,
5393 except on Vashon-Maury Island;

5394 c. In all rural area zones, only with a lighting plan that complies with K.C.C.
5395 21A.12.220.G.;

5396 d. Only with documentation that the operator has applied for a Puget Sound
5397 Clean Air Agency Notice of Construction Permit. All department permits issued to either
5398 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require
5399 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
5400 ~~((marijuana))~~ cannabis products are imported onto the site;

5401 e. Production is limited to outdoor and indoor within ~~((marijuana))~~ cannabis
5402 greenhouses subject to the size limitations in subsection B.17.f. of this section;

5403 f. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any
5404 area used for processing under K.C.C. 21A.08.080 shall be limited to a maximum
5405 aggregated total of thirty thousand square feet and shall be located within a fenced area or
5406 ~~((marijuana))~~ cannabis greenhouse that is no more than ten percent larger than that
5407 combined area; and

Ordinance

5408 g. Outdoor production area fencing as required by the Washington state Liquor
5409 and Cannabis Board, and ~~((marijuana))~~ cannabis greenhouses shall maintain a minimum
5410 street setback of fifty feet and a minimum interior setback of one hundred feet, and a
5411 minimum setback of one hundred fifty feet from any existing residence.

5412 18.a. Production is limited to indoor only;

5413 b. With a lighting plan only as required by and that complies with K.C.C.
5414 21A.12.220.G.;

5415 c. Only with documentation that the operator has applied for a Puget Sound Clean
5416 Air Agency Notice of Construction Permit. All department permits issued to either
5417 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require
5418 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
5419 ~~((marijuana))~~ cannabis products are imported onto the site; and

5420 d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any
5421 area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum
5422 aggregated total of two thousand square feet and shall be located within a building or tenant
5423 space that is no more than ten percent larger than the plant canopy and separately authorized
5424 processing area; and

5425 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every
5426 ~~((marijuana))~~ cannabis-related entity occupying space in addition to the two-thousand-
5427 square foot threshold area on that parcel shall obtain a conditional use permit as ~~((set forth))~~
5428 required in subsection B.19. of this section.

5429 19.a. Production is limited to indoor only;

Ordinance

- 5430 b. With a lighting plan only as required by and that complies with K.C.C.
5431 21A.12.220.G.;
- 5432 c. Only with documentation that the operator has applied for a Puget Sound Clean
5433 Air Agency Notice of Construction Permit. All department permits issued to either
5434 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require
5435 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
5436 ~~((marijuana))~~ cannabis products are imported onto the site; and
- 5437 d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any
5438 area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum
5439 aggregated total of thirty thousand square feet and shall be located within a building or
5440 tenant space that is no more than ten percent larger than the plant canopy and separately
5441 authorized processing area.
- 5442 20.a. Production is limited to indoor only;
- 5443 b. With a lighting plan only as required by and that complies with K.C.C.
5444 21A.12.220.G.;
- 5445 c. Only with documentation that the operator has applied for a Puget Sound Clean
5446 Air Agency Notice of Construction Permit. All department permits issued to either
5447 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require
5448 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
5449 ~~((marijuana))~~ cannabis products are imported onto the site;
- 5450 d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any
5451 area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum
5452 aggregated total of two thousand square feet and shall be located within a building or tenant
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Ordinance

5453 space that is no more than ten percent larger than the plant canopy and separately authorized
5454 processing area; and

5455 e. If the two-thousand-square-foot-per-lot threshold is exceeded, each and every
5456 ~~((marijuana))~~ cannabis-related entity occupying space in addition to the two-thousand-
5457 square-foot threshold area on that lot shall obtain a conditional use permit as ~~((set forth))~~
5458 required in subsection B.21. of this section.

5459 21.a. Production is limited to indoor only;

5460 b. With a lighting plan only as required by and that complies with K.C.C.
5461 21A.12.220.G.;

5462 c. Only with documentation that the operator has applied for a Puget Sound Clean
5463 Air Agency Notice of Construction Permit. All department permits issued to either
5464 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require
5465 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
5466 ~~((marijuana))~~ cannabis products are imported onto the site; and

5467 d. Per lot, the plant canopy, as defined in WAC 314-55-010, combined with any
5468 area used for processing under K.C.C. 21A.08.080, shall be limited to a maximum
5469 aggregated total of thirty thousand square feet and shall be located within a building or
5470 tenant space that is no more than ten percent larger than the plant canopy and separately
5471 authorized processing area.

5472 22. ~~((Marijuana))~~ Cannabis production by ~~((marijuana))~~ cannabis producers
5473 licensed by the Washington state Liquor and Cannabis Board is subject to the following
5474 standards:

Ordinance

- 5475 a. With a lighting plan only as required by and that complies with K.C.C.
5476 21A.12.220.G.;
- 5477 b. Only allowed on lots of at least four and one-half acres;
- 5478 c. Only with documentation that the operator has applied for a Puget Sound Clean
5479 Air Agency Notice of Construction Permit. All department permits issued to either
5480 ~~((marijuana))~~ cannabis producers or ~~((marijuana))~~ cannabis processors, or both, shall require
5481 that a Puget Sound Clean Air Agency Notice of Construction Permit be approved before
5482 ~~((marijuana))~~ cannabis products are imported onto the site;
- 5483 d. Production is limited to outdoor, indoor within ~~((marijuana))~~ cannabis
5484 greenhouses, and within structures that are nondwelling unit structures that exist as of
5485 October 1, 2013, subject to the size limitations in subsection B.22. e. and f. of this section;
- 5486 e. On lots less than ten acres, per lot, the plant canopy, as defined in WAC 314-
5487 55-010, combined with any area used for processing under K.C.C. 21A.08.080 shall be
5488 limited to a maximum aggregated total of five thousand square feet and shall be located
5489 within a fenced area or ~~((marijuana))~~ cannabis greenhouse that is no more than ten percent
5490 larger than that combined area, or may occur in nondwelling unit structures that exist as of
5491 October 1, 2013;
- 5492 f. On lots ten acres or more, per lot, the plant canopy, as defined in WAC 314-55-
5493 010, combined with any area used for processing under K.C.C. 21A.08.080 shall be limited
5494 to a maximum aggregated total of ten thousand square feet, and shall be located within a
5495 fenced area or ~~marijuana~~ ~~((marijuana))~~ cannabis that is no more than ten percent larger than
5496 that combined area, or may occur in nondwelling unit structures that exist as of October 1,
5497 2013; and
-

5498 g. Outdoor production area fencing as required by the Washington state Liquor
5499 and Cannabis Board, (~~(marijuana)~~) cannabis greenhouses and nondwelling unit structures
5500 shall maintain a minimum street setback of fifty feet and a minimum interior setback of one
5501 hundred feet, and a minimum setback of one hundred fifty feet from any existing residence.

5502 23. The storage and processing of (~~(non-manufactured)~~) nonmanufactured source
5503 separated organic waste that originates from agricultural operations and that does not
5504 originate from the site, if:

5505 a. agricultural is the primary use of the site;

5506 b. the storage and processing are in accordance with best management practices
5507 included in an approved farm plan; and

5508 c. except for areas used for manure storage, the areas used for storage and
5509 processing do not exceed three acres and ten percent of the site.

5510 24.a. For activities relating to the processing of crops or livestock for commercial
5511 purposes, including associated activities such as warehousing, storage, including
5512 refrigeration, and other similar activities and excluding winery, brewery, distillery facility I,
5513 II, III and remote tasting room:

5514 (1) limited to agricultural products and sixty percent or more of the products
5515 processed must be grown in the Puget Sound counties. At the time of initial application, the
5516 applicant shall submit a projection of the source of products to be produced;

5517 (2) in the RA and UR zones, only allowed on sites of at least four and one-half
5518 acres;

5519 (3)(a) as a permitted use, the floor area devoted to all processing shall not
5520 exceed two thousand square feet, unless located in a building designated as an historic

Ordinance

5521 resource under K.C.C. chapter 20.62. The agricultural technical review committee, as
5522 established in K.C.C. 21A.42.300, may review and approve an increase in the processing
5523 floor area as follows: up to three thousand five hundred square feet of floor area may be
5524 devoted to all processing in the RA zones or on farms less than thirty-five acres located in
5525 the A zones or up to seven thousand square feet on farms greater than thirty-five acres in the
5526 A zone; and

5527 (b) as a permitted use, the floor area devoted to all warehousing, refrigeration,
5528 storage, or other similar activities shall not exceed two thousand square feet, unless located
5529 in a building designated as historic resource under K.C.C. chapter 20.62. The agricultural
5530 technical review committee, as established in K.C.C. 21A.42.300, may review and approve
5531 an increase of up to three thousand five hundred square feet of floor area devoted to all
5532 ~~((warehousing))~~ warehousing, storage, including refrigeration, or other similar activities in
5533 the RA zones or on farms less than thirty-five acres located in the A zones or up to seven
5534 thousand square feet on farms greater than thirty-five acres in the A zone;

5535 (4) in the A zone, structures and areas used for processing, warehousing,
5536 ~~((refrigeration))~~ refrigeration, storage, and other similar activities shall be located on portions
5537 of agricultural lands that are unsuitable for other agricultural purposes, such as areas within
5538 the already developed portion of such agricultural lands that are not available for direct
5539 agricultural production, or areas without prime agricultural soils; and

5540 (5) structures and areas used for processing, warehousing, storage, including
5541 refrigeration, and other similar activities shall maintain a minimum distance of seventy-five
5542 feet from property lines adjoining rural area and residential zones, unless located in a
5543 building designated as historic resource under K.C.C. chapter 20.62.

Ordinance

- 5544 b. For activities relating to the retail sale of agricultural products, except
5545 livestock:
- 5546 (1) sales shall be limited to agricultural products and locally made arts and
5547 crafts;
- 5548 (2) in the RA and UR zones, only allowed on sites at least four and one-half
5549 acres;
- 5550 (3) as a permitted use, the covered sales area shall not exceed two thousand
5551 square feet, unless located in a building designated as a historic resource under K.C.C.
5552 chapter 20.62. The agricultural technical review committee, as established in K.C.C.
5553 21A.42.300, may review and approve an increase of up to three thousand five hundred
5554 square feet of covered sales area;
- 5555 (4) forty percent or more of the gross sales of agricultural product sold
5556 through the store must be sold by the producers of primary agricultural products;
- 5557 (5) sixty percent or more of the gross sales of agricultural products sold
5558 through the store shall be derived from products grown or produced in the Puget Sound
5559 counties. At the time of the initial application, the applicant shall submit a reasonable
5560 projection of the source of product sales;
- 5561 (6) tasting of products, in accordance with applicable health regulations, is
5562 allowed;
- 5563 (7) storage areas for agricultural products may be included in a farm store
5564 structure or in any accessory building; and
- 5565 (8) outside lighting is permitted if there is no off-site glare.
- 5566 c. Retail sales of livestock is permitted only as accessory to raising livestock.

Ordinance

5567 d. Farm operations, including equipment repair and related facilities, except
5568 that:

5569 (1) the repair of tools and machinery is limited to those necessary for the
5570 operation of a farm or forest;

5571 (2) in the RA and UR zones, only allowed on sites of at least four and one-
5572 half acres;

5573 (3) the size of the total repair use is limited to one percent of the farm size in
5574 the A zone, and up to one percent of the size in other zones, up to a maximum of five
5575 thousand square feet unless located within an existing farm structure, including, but not
5576 limited to, barns, existing as of December 31, 2003; and

5577 (4) Equipment repair shall not be permitted in the Forest zone.

5578 e. The agricultural technical review committee, as established in K.C.C.
5579 21A.42.300, may review and approve reductions of minimum site sizes in the rural and
5580 residential zones and minimum setbacks from rural and residential zones.

5581 25. The department may review and approve establishment of agricultural support
5582 services in accordance with the code compliance review process in K.C.C. 21A.42.300 only
5583 if:

5584 a. project is sited on lands that are unsuitable for direct agricultural production
5585 based on size, soil conditions, or other factors and cannot be returned to productivity by
5586 drainage maintenance; and

5587 b. the proposed use is allowed under any Farmland Preservation Program
5588 conservation easement and zoning development standards.

Ordinance

- 5589 26. The agricultural technical review committee, as established in K.C.C.
5590 21A.42.300, may review and approve establishment of agricultural support services only if
5591 the project site:
- 5592 a. adjoins or is within six hundred sixty feet of the agricultural production district;
 - 5593 b. has direct vehicular access to the agricultural production district;
 - 5594 c. except for farmworker housing, does not use local access streets that abut lots
5595 developed for residential use; and
 - 5596 ~~((b-))~~ d. has a minimum lot size of four and one-half acres.
- 5597 27. The agricultural technical review committee, as established in K.C.C.
5598 21A.42.300, may review and approve establishment of agricultural support services only if
5599 the project site:
- 5600 a. is outside the urban growth area~~((;))~~;
 - 5601 b. adjoins or is within six hundred sixty feet of the agricultural production
5602 district~~((;))~~;
 - 5603 c. has direct vehicular access to the agricultural production district~~((;))~~;
 - 5604 d. except for farmworker housing, does not use local access streets that abut lots
5605 developed for residential use; and
 - 5606 e. has a minimum lot size of four and one-half acres.
- 5607 28. Only allowed on properties that are outside the urban growth area.
- 5608 29.a. Either as a permitted use or an accessory use, if:
- 5609 (1) An accessory use does not exceed four thousand square feet; and
 - 5610 (2) In the R-1 zone, on properties with existing tree clearing on at least seventy-
5611 five percent of the property;

Ordinance

5612 b. A sufficient water supply shall be available to support cultivation practices
5613 on site;

5614 c. The site shall be designed and maintained to prevent water and fertilizer
5615 runoff onto adjacent properties;

5616 d. Compost materials shall be stored at least twenty feet from interior lot lines
5617 and in a manner that minimizes odors and is not visible from adjacent properties;

5618 e. A farm management plan is required;

5619 f. Raising livestock and small animals is not permitted; and

5620 g. In the R-1 through R-48 zones:

5621 (1) Only mechanical equipment designed for household use may be used;

5622 (2) Retail sales and all other public use shall begin no earlier than 7:00 a.m.

5623 and end by 7:00 p.m.;

5624 (3) Commercial deliveries and pickups are limited to one per day. On-site
5625 sales are not considered commercial pickups;

5626 (4) No more than two motor vehicles, each with a gross vehicle weight of ten
5627 thousand pounds or less;

5628 (5) One identification sign is permitted, not exceeding sixty-four square
5629 inches in area;

5630 (6) Structures accessory to agricultural activities shall be limited to raised
5631 garden beds, greenhouses, hoop houses, storage sheds, cold frames, and rain barrel
5632 systems; and

5633 (7) On a lot with no principal structure:

Ordinance

- 5634 (a) The total gross floor area of all structures may not exceed one thousand
 5635 square feet;
 5636 (b) Structures may not exceed twelve feet in height, including any pitched
 5637 roof; and
 5638 (c) Structures are also subject to the development standards that would apply
 5639 to an accessory structure in the zone.

- 5640 30. Only on properties twenty acres or more in size in the R-1 zone, if:
 5641 a. On properties with existing tree clearing on at least seventy-five percent of
 5642 the property;
 5643 b. A sufficient water supply is available to support cultivation practices on site;
 5644 c. The site is designed and maintained to prevent water and fertilizer runoff
 5645 onto adjacent properties;
 5646 d. Compost materials are stored at least twenty feet from interior lot lines and
 5647 in a manner that minimizes odors and is not visible from adjacent properties;
 5648 e. There is an approved farm management plan for the site;
 5649 f. No raising livestock and small animals are present; and
 5650 g. Approved by a conditional use permit, with additional conditions, as
 5651 appropriate, to limit and mitigate impacts on surrounding residential areas.

5652 SECTION 109. Ordinance 10870, Section 337, as amended, and K.C.C.

5653 21A.08.100 are hereby amended to read as follows:

5654 A. Regional land uses.

P-Permitted Use	RESOURCE	R	RESIDENTIAL	COMMERCIAL/INDUSTRIAL
C-Conditional Use		U		

Ordinance

S-Special Use					R A L								
SIC#	SPECIFIC LAND USE	A	F	M	RA	UR	R1-8	R12-48	NB	CB	RB	O	I (15)
*	Jail						S	S	S	S	S	S	S
*	Jail Farm/Camp	S	S		S	S							
*	Work Release Facility				S19	S19	S	S	S	S	S	S	
*	Public Agency Animal Control Facility		S		S	S					S		P
*	Public Agency Training Facility		S		S3					S3	S3	S3	C4
*	Hydroelectric Generation Facility		C14 S		C14 S	C14 S	C14 S						
*	Search and Rescue Facility				C30 S30								
*	Non-hydroelectric Generation Facility	C12 S29	C12 S29	C12 S28	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	C12 S29	P12 S29
*	Renewable Energy Generation Facility	C28	C28	C	C	C	C	C	C	C	C	C	C
*	Fossil Fuel Facility												S27
*	Communication Facility (17)	C6c S	P		C6c S	C6c S	C6c S	C6c S	C6c S	P	P	P	P
*	Earth Station	P6b C	P		C6a S	C6a S	C6a S	C6a S	P6b C	P	P	P	P
*	Energy Resource Recovery Facility		S	S	S	S	S	S	S	S	S	S	S
*	Soil Recycling Facility		S	S	S								C
*	Landfill		S	S	S	S	S	S	S	S	S	S	S
*	Transfer Station			S	S	S	S	S	S	S	S		P
*	Wastewater Treatment Facility				S	S	S	S	S	S	S	S	C
*	Municipal Water	S	P13 S	S	S	S	S	S	S	S	S	S	S

Ordinance

	Production												
*	Airport/Heliport	S7	S7		S	S	S	S	S	S	S	S	S
*	Regional Transit Authority Facility					P25							
*	Rural Public Infrastructure Maintenance Facility				C23								P
*	Transit Bus Base						S	S	S	S	S	S	P
*	Transit Comfort Facility				P26		P26	P26	P26	P26	P26	P26	P26
*	School Bus Base				C5 S20	C5 S	C5 S	C5 S	S	S	S	S	P
7948	Racetrack				S8	S8	S8	S8	S8	S8	S8	S8	S24
*	Regional Motor Sports Facility												P
*	County Fairgrounds Facility				P21 S22								
*	Fairground									S	S		S
8422	Zoo/Wildlife Exhibit(2)		S9		S9	S	S	S		S	S		
7941	Stadium/Arena										S		S
8221-8222	College/University(1)	P10	P10		P10 C11 S18	P10 C11 S18	P10 C11 S	P10 C11 S	P10 C11 S	P	P	P	P
*	Zoo Animal Breeding Facility	P16	P16		P16								

5655

B. Development conditions.

5656

1. Except technical institutions. See vocational schools on general services land

5657

use table, K.C.C. 21A.08.050.

5658

2. Except arboretum. See K.C.C. 21A.08.040, (~~recreation~~) recreational and

5659

cultural land use table.

Ordinance

- 5660 3. Except weapons armories and outdoor shooting ranges.
- 5661 4. Except outdoor shooting range.
- 5662 5. Only in conjunction with an existing or proposed school.
- 5663 6.a. Limited to no more than three satellite dish antennae.
- 5664 b. Limited to one satellite dish antenna.
- 5665 c. Limited to tower consolidations.
- 5666 7. Limited to landing field for aircraft involved in forestry or agricultural practices
- 5667 or for emergency landing sites.
- 5668 8. Except racing of motorized vehicles.
- 5669 9. Limited to wildlife exhibit.
- 5670 10. Only as a reuse of a public school facility subject to K.C.C. chapter 21A.32.
- 5671 11. Only as a reuse of a surplus nonresidential facility subject to K.C.C. chapter
- 5672 21A.32.
- 5673 12. Limited to gas extraction as an accessory use to a waste management process,
- 5674 such as wastewater treatment, landfill waste management, livestock manure, and
- 5675 composting processes.
- 5676 13. Excluding impoundment of water using a dam.
- 5677 14. Limited to facilities that comply with the following:
- 5678 a. Any new diversion structure shall not:
- 5679 (1) exceed a height of eight feet as measured from the streambed; or
- 5680 (2) impound more than three surface acres of water at the normal maximum
- 5681 surface level;
- 5682 b. There shall be no active storage;
-

Ordinance

- 5683 c. The maximum water surface area at any existing dam or diversion shall not be
 5684 increased;
- 5685 d. An exceedance flow of no greater than fifty percent in mainstream reach shall
 5686 be maintained;
- 5687 e. Any transmission line shall ~~((be limited to a))~~ comply with the following:
 5688 (1) ~~((right-of-way))~~ be limited to right of way of five miles or less; ~~((and))~~
 5689 (2) be limited to capacity of two hundred thirty KV or less; and
 5690 (3) as part of an application for an addition, expansion, or upgrade of electric
 5691 transmission and distribution lines, the applicant shall submit an equity impact review of the
 5692 proposal using tools developed by the office of equity and racial and social justice. The
 5693 results from the equity impact review shall be used to assess equity impacts and
 5694 opportunities during county permit review and may be used to inform determinations of
 5695 project approval;
- 5696 f. Any new, permanent access road shall be limited to five miles or less; and
- 5697 g. The facility shall only be located above any portion of the stream used by
 5698 anadromous fish.
- 5699 15. For I-zoned sites located outside the urban growth area designated by the King
 5700 County Comprehensive Plan, uses shown as a conditional or special use in K.C.C.
 5701 21A.08.100.A., except for ~~((waste water))~~ wastewater treatment facilities and racetracks,
 5702 shall be prohibited. All other uses, including ~~((waste water))~~ wastewater treatment facilities,
 5703 shall be subject to the provisions for rural industrial uses in K.C.C. ~~((chapter 21A.12))~~
 5704 21A.14.280.

Ordinance

5705 16. The operator of such a facility shall provide verification to the department of
5706 natural resources and parks or its successor organization that the facility meets or exceeds
5707 the standards of the Animal and Plant Health Inspection Service of the United States
5708 Department of Agriculture and the accreditation guidelines of the American Zoo and
5709 Aquarium Association.

5710 17. The following provisions of the table apply only to major communication
5711 facilities. Minor communication facilities shall be reviewed in accordance with the
5712 processes and standard outlined in K.C.C. chapter 21A.27.

5713 18. Only for facilities related to resource-based research.

5714 19. Limited to work release facilities associated with natural resource-based
5715 activities.

5716 20. Limited to projects (~~(which)~~) that do not require or result in an expansion of
5717 sewer service outside the urban growth area, unless a finding is made that no cost-effective
5718 alternative technologies are feasible, in which case a tightline sewer sized only to meet the
5719 needs of the school bus base and serving only the school bus base may be used. Renovation,
5720 expansion, modernization, or reconstruction of a school bus base is permitted but shall not
5721 require or result in an expansion of sewer service outside the urban growth area, unless a
5722 finding is made that no cost-effective alternative technologies are feasible, in which case a
5723 tightline sewer sized only to meet the needs of the school bus base.

5724 21. Only in conformance with the King County Site Development Plan Report,
5725 through modifications to the plan of up to ten percent are allowed for the following:

- 5726 a. building square footage;
- 5727 b. landscaping;

Ordinance

-
- 5728 c. parking;
- 5729 d. building height; or
- 5730 e. impervious surface.
- 5731 22. A special use permit shall be required for any modification or expansion of the
- 5732 King County fairgrounds facility that is not in conformance with the King County Site
- 5733 Development Plan Report or that exceeds the allowed modifications to the plan identified in
- 5734 subsection B.21. of this section.
- 5735 23. The facility shall be primarily devoted to rural public infrastructure
- 5736 maintenance and is subject to the following conditions:
- 5737 a. The minimum site area shall be ten acres, unless:
- 5738 (1) the facility is a reuse of a public agency yard; or
- 5739 (2) the site is separated from a county park by a street or utility (~~right of way~~)
- 5740 right of way;
- 5741 b. Type 1 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
- 5742 between any stockpiling or grinding operations and adjacent residential zoned property;
- 5743 c. Type 2 landscaping as provided in K.C.C. chapter 21A.16 shall be provided
- 5744 between any office and parking lots and adjacent residential zoned property;
- 5745 d. Access to the site does not use local access streets that abut residential zoned
- 5746 property, unless the facility is a reuse of a public agency yard;
- 5747 e. Structural setbacks from property lines shall be as follows:
- 5748 (1) Buildings, structures, and stockpiles used in the processing of materials shall
- 5749 be no closer than:

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5750 (a) one hundred feet from any residential zoned properties, except that the
5751 setback may be reduced to fifty feet when the grade where the building or structures are
5752 proposed is fifty feet or greater below the grade of the residential zoned property;

5753 (b) fifty feet from any other zoned property, except when adjacent to a mineral
5754 extraction or materials processing site;

5755 (c) the greater of fifty feet from the edge of any public street or the setback
5756 from residential zoned property on the far side of the street; and

5757 (2) Offices, scale facilities, equipment storage buildings, and stockpiles shall not
5758 be closer than fifty feet from any property line except when adjacent to M or F zoned
5759 property or when a reuse of an existing building. Facilities necessary to control access to the
5760 site, when demonstrated to have no practical alternative, may be located closer to the
5761 property line;

5762 f. On-site clearing, grading, or excavation, excluding that necessary for required
5763 access, roadway, or storm drainage facility construction, shall not be permitted within fifty
5764 feet of any property line except along any portion of the perimeter adjacent to M or F zoned
5765 property. If native vegetation is restored, temporary disturbance resulting from construction
5766 of noise attenuation features located closer than fifty feet shall be permitted; and

5767 g. Sand and gravel extraction shall be limited to forty thousand yards per year.

5768 24. The following accessory uses to a motor race track operation are allowed if
5769 approved as part of the special use permit:

5770 a. motocross;

5771 b. autocross;

5772 c. skidpad;

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- 5773 d. garage;
- 5774 e. driving school; and
- 5775 f. fire station.
- 5776 25. Regional transit authority facilities shall be exempt from setback and height
- 5777 requirements.
- 5778 26. Transit comfort facility shall:
- 5779 a. only be located outside of the urban growth area boundary;
- 5780 b. be exempt from street setback requirements; and
- 5781 c. be no more than ((200)) two hundred square feet in size.
- 5782 27.a. Required for all new, modified, or expanded fossil fuel facilities.
- 5783 Modification or expansion includes, but is not limited to:
- 5784 (1) new uses or fuel types within existing facilities;
- 5785 (2) changes to the type of refining, manufacturing, or processing;
- 5786 (3) changes in the methods or volumes of storage or transport of raw materials
- 5787 or processed products;
- 5788 (4) changes in the location of the facilities on-site;
- 5789 (5) replacement of existing facilities;
- 5790 (6) increases in power or water demands; or
- 5791 (7) increases in production capacity.
- 5792 b. Before filing an application with the department, the applicant shall hold a
- 5793 community meeting in accordance with K.C.C. 20.20.035.
- 5794 c. As part of permit application submittal for new, modified, or expanded fossil
- 5795 fuel facilities, the applicant shall submit the following documentation:

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- 5796 (1) an inventory of similar existing facilities in King County and neighboring
 5797 counties, including their locations and capacities;
- 5798 (2) a forecast of the future needs for the facility;
- 5799 (3) an ~~((analysis of the potential social and economic impacts and benefits to~~
 5800 ~~jurisdictions and local communities receiving or surrounding the facility))~~ equity impact
 5801 review of the proposal using tools developed by the office of equity and racial and social
 5802 justice. The results from the equity impact review shall be used to assess equity impacts and
 5803 opportunities during county permit review and may be used to inform determinations of
 5804 project approval;
- 5805 (4) an analysis of alternatives to the facility, including location, conservation,
 5806 demand management, and other strategies;
- 5807 (5) an analysis of economic and environmental impacts, including mitigation, of
 5808 any similar existing facilities and of any new site~~((s))~~ or sites under consideration as an
 5809 alternative to expansion of an existing facility;
- 5810 (6) an extensive public involvement strategy ~~((which))~~ that strives to effectively
 5811 engage a wide range of racial, ethnic, cultural, and ~~((socio-economic))~~ socioeconomic
 5812 groups, including communities that are the most impacted; and
- 5813 (7) considered evaluation of any applicable prior review conducted by a public
 5814 agency, local government or ~~((stakeholder group))~~ interested party.
- 5815 d. As part of permit application submittal, a greenhouse gas impact analysis shall
 5816 be prepared by the applicant for all proposals for new, modified, or expanded fossil fuel
 5817 facilities. The results of this analysis shall be used to identify and mitigate the impacts of
 5818 such facilities.

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- 5819 e. New, modified, or expanded fossil fuel facilities shall:
- 5820 (1) not be located within one thousand feet from any schools, medical care
- 5821 facilities, or places of assembly that have occupancies of greater than one thousand persons;
- 5822 (2) not be located within two hundred fifty feet from a regulated wetland or
- 5823 aquatic area, except when a larger buffer is required under K.C.C. chapter 21A.24, the
- 5824 buffer in K.C.C. chapter 21A.24 shall apply;
- 5825 (3) maintain an interior setback of at least two hundred feet;
- 5826 (4) store fossil fuels completely within enclosed structures, tanks, or similar
- 5827 facilities; and
- 5828 (5) be accessed directly to and from an arterial roadway.
- 5829 28. Limited to uses that will not convert more than two acres of farmland or
- 5830 forestland, or 2.5 percent of the farmland or forestland, whichever is less.
- 5831 29.a. Before filing an application with the department, the applicant shall hold a
- 5832 community meeting in accordance with K.C.C. 20.20.035.
- 5833 b. As part of permit application submittal for non-hydroelectric generation
- 5834 facilities, the applicant shall submit the following documentation:
- 5835 (1) an inventory of similar existing facilities in King County and neighboring
- 5836 counties, including their locations and capacities;
- 5837 (2) a report demonstrating that the facility would serve a significant portion of
- 5838 the county, metropolitan region or is part of a statewide or national system;
- 5839 (3) a forecast of the future needs for the facility;
- 5840 (4) an ~~((analysis of the potential social and economic impacts and benefits to~~
- 5841 ~~jurisdictions and local communities receiving or surrounding the facility))~~ equity impact
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5842 review of the proposal using tools developed by the office of equity and racial and social
 5843 justice. The results from the equity impact review shall be used to assess equity impacts and
 5844 opportunities during county permit review and may be used to inform determinations of
 5845 project approval;

5846 (5) an analysis of alternatives to the facility, including location, conservation,
 5847 demand management, and other strategies;

5848 (6) an analysis of economic and environmental impacts, including mitigation, of
 5849 any similar existing facilities and of any new site~~((s))~~ or sites under consideration as an
 5850 alternative to expansion of an existing facility;

5851 (7) an extensive public involvement strategy ~~((which))~~ that strives to effectively
 5852 engage a wide range of racial, ethnic, cultural, and socioeconomic groups, including
 5853 communities that are the most impacted; and

5854 (8) considered evaluation of any applicable prior review conducted by a public
 5855 agency, local government or ~~((stakeholder group))~~ interested party.

5856 c. As part of permit application submittal, a greenhouse gas impact analysis shall
 5857 be prepared by the applicant. The results of this analysis shall be used to identify and
 5858 mitigate the impacts of such facilities.

5859 30.a. For all search and rescue facilities:

5860 (1) the minimum lot size is four and one half acres;

5861 (2) structures and parking areas for search and rescue facilities shall maintain a
 5862 minimum distance of seventy-five feet from interior lot lines that adjoin rural area and
 5863 residential zones, unless located in a building designated as historic resource under K.C.C.
 5864 chapter 20.62;

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5865 (3) use of the search and rescue facility is limited to activities directly relating to
 5866 the search and rescue organization, except that the facility may be used by law enforcement
 5867 and other public emergency responders for training and operations related to search and
 5868 rescue activities; and

5869 (4) the applicant must demonstrate the absence of existing search and rescue
 5870 facilities that are adequate to conduct search and rescue operations in the rural area.

5871 b. A special use permit is required when helicopter fueling, maintenance, or
 5872 storage is proposed.

5873 SECTION 110. Ordinance 10870, Section 340, as amended, and K.C.C.

5874 21A.12.030 are hereby amended to read as follows:

5875 A. Densities and dimensions – residential and rural zones.

STANDARDS	RURAL AREA				RESIDENTIAL								
	RA-2.5	RA-5	RA-10	RA-20	UR	R-1 (17)	R-4	R-6	R-8	R-12	R-18	R-24	R-48
Base Density:	0.2	0.2	0.1	0.05	0.2	1	4	6	8	12	18	24	48
Dwelling Unit/Acre (15) (28)	du/a c	du/a c	du/ac	du/ac	du/ac (21)	du/ ac	du/ ac	du/ac (6)	du/ac	du/a c	du/a c	du/a c	du/ac
Maximum Density: Dwelling Unit/Acre (1)	0.4 du/a c (20)					<u>1.5</u> du/ac (22)	6 du/ ac (22)	9 du/ac (22)	12 du/ac (22)	18 du/a (22)	27 du/a (22)	36 du/a (22)	72 du/ac (22)
Minimum							85%	85%	85%	80%	75%	70%	65%

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Density: (2)							(12) (18) (23)	(12) (18)	(12) (18)	(18)	(18)	(18)	(18)
Minimum Lot Area (13)	1.87 5 ac	3.75 ac	7.5 ac	15 ac			10,000 sf (31)						
Minimum Lot Width (3)	135 ft	135 ft	135 ft	135 ft	35 ft (7)	35 ft (7)	30 ft	30 ft	30 ft	30 ft	30ft	30 ft	30 ft
Minimum Street Setback (3)	30 ft (9)	30 ft (9)	30ft (9)	30 ft (9)	30 ft (7)	20 ft (7) (29)	10 ft (8) 20 ft (31)	10 ft (8)	10 ft (8)	10 ft (8) (30)	10 ft (8) (30)	10ft (8) (30)	10 ft (8) (30)
Minimum Interior Setback (3) (16)	5 ft (9)	10ft (9)	10 ft (9)	10 ft (9)	5 ft (7)	5 ft (7) (29)	5 ft 10 ft (31)	5 ft	5 ft	5 ft (10) (30) (33)	5 ft (10) (30) (33)	5 ft (10) (30) (33)	5 ft (10) (30) (33)
Base Height	40 ft	40 ft	40 ft	40 ft	35 ft	35 ft (29)	35 ft 25 ft (25a)	35 ft 25 ft (25a)	35 ft 25 ft (25a)	60 ft	60 ft	60 ft	60 ft
Maximum Height	75 ft (4)	75 ft (4)	75 ft (4)	75 ft (4)	75 ft (4)	75 ft (4) <u>35 ft</u> (32)	30 ft (25b) 75 ft (4) <u>35 ft</u> (32)	45 ft (14) 30 ft (25b) 75 ft (4) <u>35 ft</u> (32)	45 ft (14) 30 ft (25b) 75 ft (4) <u>35 ft</u> (32)	75 ft (4) <u>35 ft</u> (32)	75 ft (4) 80 ft (14)	75 ft (4) 80 ft (14)	75 ft (4) 80 ft (14)
Maximum Impervious Surface: Percentage (5)	25 % (11) (19) (26)	20 % (11) (19) (26)	15% (11) (19) (24) (26)	12.5% (11) (19) (26)	30% (11) (26)	30% (11) (26)	55% (26)	70% (26)	75% (26)	85% (26) (30)	85% (26) (30)	85% (26) (30)	90% (26) (30)

5876

B. Development conditions.

- 5877 1. This maximum density may be achieved only through the application of:
- 5878 a. ~~((residential density incentives in accordance with K.C.C. chapter 21A.34~~
- 5879 ~~or))~~ transfers of development rights in accordance with K.C.C. chapter 21A.37, ~~((or any~~
- 5880 ~~combination of density incentive or density transfer))~~ except for properties within the
- 5881 Skyway-West Hill or North Highline community service area subarea geographies; ~~((or))~~
- 5882 b. ~~((for properties within the Skyway-West Hill or North Highline community~~
- 5883 ~~service area subarea geographies, only as provided in the))~~ inclusionary housing
- 5884 regulations in accordance with K.C.C. chapter 21A.48;
- 5885 c. K.C.C. 21A.08.030.B.19.; or
- 5886 d. a one hundred and fifty percent bonus as allowed in subsection B.22.c. of
- 5887 this section.
- 5888 2. Also see K.C.C. 21A.12.060.
- 5889 3. These standards may be modified under the provisions for zero-lot-line and
- 5890 townhouse developments.
- 5891 4.a. Portions of a structure may exceed the base height if one additional foot of
- 5892 street and interior setback is provided for each foot above the base height. The following
- 5893 restrictions apply:
- 5894 (1) for netting or fencing and support structures for the netting or fencing
- 5895 used to contain golf balls in the operation of golf courses or golf driving ranges, the
- 5896 maximum height shall not exceed seventy-five feet, except for recreation or multiuse
- 5897 parks, where the maximum height shall not exceed one hundred twenty-five feet, unless a
- 5898 golf ball trajectory study requires a higher fence. All such netting, fencing, and support
- 5899 structures are exempt from the additional interior setback requirement, regardless of

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- 5900 whether located in a recreation or multiuse park;
- 5901 (2) properties ((~~within the Skyway West Hill or North Highline community~~
 5902 ~~service area subarea geographies~~)) with inclusionary housing developed in accordance
 5903 with K.C.C. chapter 21A.48 shall not increase height through this method; and
- 5904 (3) for all other structures, the maximum height achieved through this method
 5905 shall not exceed seventy-five feet.
- 5906 b. Accessory dwelling units and accessory living quarters shall not exceed base
 5907 heights, except that this requirement shall not apply to accessory dwelling units
 5908 constructed wholly within an existing dwelling unit.
- 5909 5. Applies to each individual lot. Impervious surface area standards for:
- 5910 a. Regional uses shall be established at the time of permit review;
- 5911 b. Nonresidential uses in rural area and residential zones shall comply with
 5912 K.C.C. 21A.12.120 and 21A.12.220;
- 5913 c. Individual lots in the R-4 through R-6 zones that are less than nine thousand
 5914 seventy-six square feet in area shall be subject to the applicable provisions of the nearest
 5915 comparable R-6 or R-8 zone; and
- 5916 d. A lot may be increased beyond the total amount permitted in this chapter
 5917 subject to approval of a conditional use permit.
- 5918 6. Mobile home parks shall be allowed a base density of six dwelling units per
 5919 acre.
- 5920 7. The standards of the R-4 zone apply if a lot is less than fifteen thousand
 5921 square feet in area.
- 5922 8. At least twenty linear feet of driveway shall be provided between any garage,

5923 carport, or other fenced parking area and the street property line. The linear distance
5924 shall be measured along the center line of the driveway from the access point to such
5925 garage, carport, or fenced area to the street property line.

5926 9.a. Residences shall have a setback of at least one hundred feet from any
5927 property line adjoining A, M, or F zones or existing extractive operations. However,
5928 residences on lots less than one hundred fifty feet in width adjoining A, M, or F zones or
5929 existing extractive operations shall have a setback from the rear property line equal to
5930 fifty percent of the lot width and a setback from the side property equal to twenty-five
5931 percent of the lot width.

5932 b. Except for residences along a property line adjoining A, M, or F zones or
5933 existing extractive operations, lots between one acre and two and one-half acres in size
5934 shall conform to the requirements of the R-1 zone and lots under one acre shall conform
5935 to the requirements of the R-4 zone.

5936 10.a. For developments consisting of three or more single-detached dwellings
5937 located on a single parcel, the setback shall be ten feet along any property line abutting
5938 R-1 through R-8, RA, and UR zones, except for structures in on-site play areas required
5939 in K.C.C. 21A.14.190, which shall have a setback of five feet.

5940 b. For townhouse and apartment development, the setback shall be twenty feet
5941 along any property line abutting R-1 through R-8, RA, and UR zones, except for
5942 structures in on-site play areas required in K.C.C. 21A.14.190, which shall have a setback
5943 of five feet, unless the townhouse or apartment development is adjacent to property upon
5944 which an existing townhouse or apartment development is located.

5945 11. Lots smaller than one-half acre in area shall comply with standards of the

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5946 nearest comparable R-4 through R-8 zone. For lots that are one-half acre in area or
 5947 larger, the maximum impervious surface area allowed shall be at least ten thousand
 5948 square feet. On any lot over one acre in area, an additional five percent of the lot area
 5949 may be used for buildings related to agricultural or forestry practices. For lots smaller
 5950 than two acres but larger than one-half acre, an additional ten percent of the lot area may
 5951 be used for structures that are determined to be medically necessary, if the applicant
 5952 submits with the permit application a notarized affidavit, conforming with K.C.C.
 5953 21A.32.170A.2.

5954 12. For purposes of calculating minimum density, the applicant may request that
 5955 the minimum density factor be modified based upon the weighted average slope of the
 5956 net buildable area of the site in accordance with K.C.C. 21A.12.087.

5957 13. The minimum lot area does not apply to lot clustering proposals as provided
 5958 in K.C.C. chapter 21A.14, except in the Rural Town of Fall City between the effective
 5959 date of Ordinance 19690 and thirteen months after the effective date of Ordinance 19690.

5960 14. This maximum height is only allowed as follows:

5961 a. in R-6 and R-8 zones, for a building with a footprint built on slopes
 5962 exceeding a fifteen percent finished grade; and

5963 b. in R-18, R-24, and R-48 zones, only through application of:

5964 (1) ~~((for properties within the Skyway West Hill or North Highline
 5965 community service area subarea geographies, only if meeting the requirements of))
 5966 inclusionary housing regulations in accordance with K.C.C. chapter 21A.48; or~~

5967 (2) ~~((for all other properties, using residential density incentives and))~~ transfer
 5968 of ~~((density credits))~~ development rights in accordance with ~~((this title))~~ K.C.C. chapter

5969 21A.37, except for properties within the Skyway-West Hill or North Highline community
 5970 service area subarea geographies.

5971 15. Density applies only to dwelling units and not to sleeping units.

5972 16. Vehicle access points from garages, carports, or fenced parking areas shall
 5973 be set back from the property line on which a joint use driveway is located to provide a
 5974 straight line length of at least twenty-six feet as measured from the center line of the
 5975 garage, carport, or fenced parking area, from the access point to the opposite side of the
 5976 joint use driveway.

5977 17.a. All subdivisions and short subdivisions in the R-1 zone shall be required to
 5978 be clustered if the property is located within or contains:

5979 (1) a floodplain;

5980 (2) a critical aquifer recharge area;

5981 (3) a regionally or locally significant resource area;

5982 (4) existing or planned public parks or trails, or connections to such facilities;

5983 (5) a category type S or F aquatic area or category I or II wetland;

5984 (6) a steep slope; or

5985 (7) an urban separator or wildlife habitat network designated by the

5986 Comprehensive Plan ~~((or a community plan))~~.

5987 b. The development shall be clustered away from critical areas or the axis of
 5988 designated corridors such as urban separators or the wildlife habitat network to the extent
 5989 possible and the open space shall be placed in a separate tract that includes at least fifty
 5990 percent of the site. Open space tracts shall be permanent and shall be dedicated to a
 5991 ~~((homeowner's))~~ homeowners association or other suitable organization, as determined

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5992 by the director, and meet the requirements in K.C.C. 21A.14.040. On-site critical area
 5993 and buffers and designated urban separators shall be placed within the open space tract to
 5994 the extent possible. Passive recreation, with no development of recreational facilities,
 5995 and natural-surface pedestrian and equestrian trails are acceptable uses within the open
 5996 space tract.

5997 18. See K.C.C. 21A.12.085.

5998 19. All subdivisions and short subdivisions in R-1 and RA zones within the
 5999 North Fork and Upper Issaquah Creek subbasins of the Issaquah Creek Basin (the North
 6000 Fork and Upper Issaquah Creek subbasins are identified in the Issaquah Creek Basin and
 6001 Nonpoint Action Plan) and the portion of the Grand Ridge subarea of the East
 6002 Sammamish Community Planning Area that drains to Patterson Creek shall have a
 6003 maximum impervious surface area of eight percent of the gross acreage of the plat.
 6004 Distribution of the allowable impervious area among the platted lots shall be recorded on
 6005 the face of the plat. Impervious surface of roads need not be counted towards the
 6006 allowable impervious area. Where both lot- and plat-specific impervious limits apply, the
 6007 more restrictive shall be required.

6008 20. This density may only be achieved on RA 2.5 zoned parcels receiving
 6009 density from rural forest focus areas through a transfer of density credit (~~((pursuant to))~~)
 6010 under K.C.C. chapter 21A.37.

6011 21. Base density may be exceeded, if the property is located in a designated
 6012 ~~((rural city u))~~Urban ~~((g))~~Growth ~~((a))~~Area for Cities in the Rural Area and each
 6013 proposed lot contains an occupied legal residence that predates 1959.

6014 22.a. The maximum density is four dwelling units per acre for properties zoned

6015 R-4 when located in the Rural Town of Fall City.

6016 b. For properties within the Skyway-West Hill or North Highline community
6017 service area subarea geographies, only as provided in the inclusionary housing
6018 regulations in K.C.C. chapter 21A.48 or subsection B.22.c. of this section.

6019 c. In the R-1 through R-48 zones, for duplex, triplex, fourplex, or townhouse
6020 developments with nine or fewer units and when located within a half mile of high-
6021 capacity or frequent transit as defined in the King County Countywide Planning Policies.

6022 23. The subdivision or short subdivision of property within the Rural Town of
6023 Fall City is not required to meet with the minimum density requirements of this chapter.

6024 24. The impervious surface standards for the county fairground facility are
6025 established in the King County Fairgrounds Site Development Plan, Attachment A to
6026 Ordinance 14808, on file at the department of natural resources and parks and the
6027 department of local services, permitting division. Modifications to that standard may be
6028 allowed provided the square footage does not exceed the approved impervious surface
6029 square footage established in the King County Fairgrounds Site Development Plan
6030 Environmental Checklist, dated September 21, 1999, Attachment B to Ordinance 14808,
6031 by more than ten percent.

6032 25. For cottage housing developments only:

6033 a. The base height is twenty-five feet.

6034 b. Buildings that have pitched roofs with a minimum slope of six over twelve
6035 may achieve a maximum height of thirty feet at the ridge of the roof.

6036 26. Impervious surface does not include access easements serving neighboring
6037 property and driveways to the extent that they extend beyond the street setback due to

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6038 location within an access panhandle or due to the application of King County Code
6039 requirements to locate features over which the applicant does not have control.

6040 27.a. For properties within the Skyway-West Hill or North Highline community
6041 service area subarea geographies, only in accordance with the inclusionary housing
6042 regulations in K.C.C. chapter 21A.48.

6043 b. For all other properties, only for:

6044 (1) in accordance with ~~((K.C.C. 21A.34.040.F.1.g., F.6.))~~ K.C.C. chapter
6045 21A.48; or

6046 (2) a project using the transfer of development rights affordable housing pilot
6047 program in accordance with K.C.C. 21A.37.130.A.2., except for properties within the
6048 Skyway-West Hill or North Highline community service area subarea geographies.

6049 28. On a site zoned RA with a building listed ~~((in))~~ in the ~~((National))~~
6050 ~~((Register of))~~ ~~((Historic))~~ ~~((Places))~~, additional dwelling units in excess of the
6051 maximum density may be allowed under K.C.C. 21A.12.042.

6052 29. Height and setback requirements shall not apply to regional transit authority
6053 facilities.

6054 30. Properties within the North Highline community service area subarea
6055 geography shall meet the setback and GreenCenter requirements in K.C.C. chapter
6056 21A.XX (the new chapter created in section 8 of Ordinance 19687).

6057 31 Applies only in the Rural Town of Fall City between the effective date of
6058 Ordinance 19690 and thirteen months after the effective date of Ordinance 19690.

6059 32. For properties in Vashon Rural Town. Floors above two stories shall be
6060 setback at least an additional ten feet from the setbacks in this section.

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6061 33. A safe parking site shall be setback at least ten feet from adjacent residential
 6062 uses and R zoned properties.

6063 34. If served by public sewers, mobile home parks can have one additional unit
 6064 per mobile home parking space or pad provided for the relocation of a mobile home that
 6065 has been or will be displaced due to closure of a mobile home park in King County, up to
 6066 the maximum density allowed for the zone.

6067 SECTION 111. Ordinance 10870, Section 341, as amended, and K.C.C.
 6068 21A.12.040 are hereby amended to read as follows:

6069 A. Densities and dimensions - resource and commercial/industrial zones.

STANDARD S	RESOURCE				COMMERCIAL/INDUSTRIAL				
	A-10	A-35	F	M	NB	CB	RB	O	I
Base Density: Dwelling Unit/Acre (19)	0.1 du/ ac	.0286 du/ac	.0125 du/ac		8 du/ac (2) <u>1 du</u> (22)	48 du/ac (2)	36 du/ac (2) 48 du/ac (((+)))	48 du/ac (2)	
Maximum Density: Dwelling Unit/Acre					12 du/ac (3) 16 du/ac (15)	72 du/ac (16) 96 du/ac (17)	48 du/ac (3) 72 du/ac (16) 96 du/ac (17)	72 du/ac (16) 96 du/ac (17)	
Minimum Lot Area	10 acr es	35 acres	80 acres	10 acres					
Maximum Lot Depth/ Width Ratio	4 to 1	4 to 1							
Minimum	30	30 ft (4)	50 ft	(12)	10 ft (5)	10 ft (5)	10 ft (5)	10 ft	25 ft

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Street Setback	ft (4)		(4)		(21)	(21)	(21)	(21)	
Minimum Interior Setback	10 ft (4)	10 ft (4)	100 ft (4)	(12)	10 ft (18) 20 ft (14) (21)	20 ft (7) (21) (23)	20 ft (7) (21) (23)	20 ft (7) (21) (23)	20 ft (7) 50 ft (8)
Base Height	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft	<u>35 ft</u> (24) 45 ft	<u>35 ft</u> (24) 45 ft
Maximum Height	75 ft (10)	75 ft (10)	75 ft (10)	75 ft (10)	<u>35 ft (24)</u> 45 ft (6) 65 ft (20) 75 ft (10)	<u>35 ft (24)</u> 60 ft (6) 65 ft (17) 75 ft (10) 80 ft (20)	<u>35 ft (24)</u> 65 ft (6) 75 ft (10) 85 ft (20)	<u>35 ft</u> (24) 65 ft (6) 75 ft (10) 85 ft (20)	<u>35 ft (24)</u> 75 ft (10)
Maximum Floor/Lot Ratio: Square Feet					1/1 (9)	1.5/1 (9)	2.5/1 (9)	2.5/1 (9)	2.5/1
Maximum Impervious Surface: Percentage (13)	15 % 35 % (11)	10% 35% (11)	10% 35% (11)		85% (21)	85% (21)	90% (21)	75% (21)	90%

6070

B. Development conditions.

6071

1. (~~In the RB zone on property located within the Potential Annexation Area of~~

6072

~~a rural city, this density is not allowed.)) Repealed.~~

6073

2. These densities are allowed only in the urban area and rural towns through

6074

the application of mixed-use development standards and, in the NB zone on property in

Ordinance

6075 the urban area designated commercial outside of center, for stand-alone townhouse
6076 development.

6077 3. These densities may only be achieved:

6078 a. ~~((for properties within the Skyway-West Hill or North Highline community
6079 service area subarea geographies,))~~ as provided in the inclusionary housing regulations in
6080 K.C.C. chapter 21A.48; ~~((or))~~

6081 b. ~~((for all other properties,))~~ through the application of ~~((residential density
6082 incentives or))~~ transfer of development rights in mixed-use developments ~~((and,))~~ in the
6083 urban area or rural towns in accordance with K.C.C. chapter 21A.37, except for
6084 properties within the Skyway-West Hill or North Highline community service area
6085 subarea geographies; or

6086 c. in the NB zone on property in the urban area designated commercial outside
6087 of center, for stand-alone townhouse development. ~~((See K.C.C. chapters 21A.34 and
6088 21A.37.))~~

6089 4.a. in the F zone, scaling stations may be located thirty-five feet from property
6090 lines. Residences shall have a setback of at least thirty feet from all property lines.

6091 b. for lots between one acre and two and one-half acres in size, the setback
6092 requirements of the R-1 zone shall apply. For lots under one acre, the setback
6093 requirements of the R-4 zone shall apply.

6094 c. for developments consisting of three or more single-detached dwellings
6095 located on a single parcel, the setback shall be ten feet along any property line abutting
6096 R-1 through R-8, RA, and UR zones.

6097 5. Gas station pump islands shall be placed no closer than twenty-five feet to

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6098 street front lines.

6099 6. This maximum height allowed only for:

6100 a. mixed-use developments; and

6101 b. stand-alone townhouse development in the NB zone on property designated
6102 commercial outside of center in the urban area.

6103 7. Required on property lines adjoining rural area and residential zones.

6104 8. Required on property lines adjoining rural area and residential zones for
6105 industrial uses established by conditional use permits.

6106 9. The floor-to-lot ratio for mixed use developments shall conform to K.C.C.
6107 chapter 21A.14 or ~~((the requirements of))~~ K.C.C. chapter 21A.48.

6108 10. Portions of a structure may exceed the base height if one additional foot of
6109 street and interior setback is provided for each foot above the base height. The following
6110 restrictions apply:

6111 a. for netting or fencing, and support structures for the netting or fencing used
6112 to contain golf balls in the operation of golf courses or golf driving ranges, the maximum
6113 height shall not exceed seventy-five feet. All such netting, fencing, and support
6114 structures are exempt from the additional interior setback requirement;

6115 b. properties ~~((within the Skyway West Hill or North Highline community
6116 service area subarea planning geographies))~~ with inclusionary housing developed in
6117 accordance with K.C.C. chapter 21A.48 shall not increase height through this method;
6118 and

6119 c. ~~((mixed use developments outside the Skyway West Hill or North Highline
6120 community service subarea geographies are not subject to a height restriction when using~~

Ordinance

6121 ~~this method; and~~

6122 ~~d.))~~ for all other structures, the maximum height achieved through this method

6123 shall not exceed seventy-five feet.

6124 11. Applicable only to lots containing less than one acre of lot area.

6125 Development on lots containing less than fifteen thousand square feet of lot area shall be

6126 governed by impervious surface standards of the nearest comparable R-4 through R-8

6127 zone.

6128 12. See K.C.C. 21A.22.060 for setback requirements in the mineral zone.

6129 13. The impervious surface area for any lot may be increased beyond the total

6130 amount permitted in this chapter subject to approval of a conditional use permit.

6131 14. Required on property lines adjoining rural area and residential zones unless

6132 a stand-alone townhouse development on property designated commercial outside of

6133 center in the urban area is proposed to be located adjacent to property upon which an

6134 existing townhouse development is located.

6135 15.a. For properties within the Skyway-West Hill or North Highline community

6136 service area subarea geographies, only as provided in the inclusionary housing

6137 regulations in K.C.C. chapter 21A.48.

6138 b. For all other properties, only ~~((as provided for walkable communities under~~

6139 ~~K.C.C. 21A.34.040.F.8. well served by transit or))~~ for a mixed-use ~~((development~~

6140 ~~through the application of rural area and residential density incentives under K.C.C.~~

6141 ~~21A.34.040.F.1.g.))~~ in accordance with K.C.C. chapter 21A.48.

6142 16.a. For properties within the Skyway-West Hill or North Highline community

6143 service area subarea geographies, only as provided in the inclusionary housing

Ordinance

6144 regulations in K.C.C. chapter 21A.48.

6145 b. For all other properties, only for mixed-use development through the
6146 application of (~~residential density incentives under K.C.C. chapter 21A.34~~) inclusionary
6147 housing regulations in accordance with K.C.C. chapter 21A.48 or the transfer of
6148 development rights (~~under~~) in urban areas and rural towns in accordance with K.C.C.
6149 chapter 21A.37. (~~In the RB zone on property located within the Potential Annexation~~
6150 Area of a rural city, this density is not allowed.))

6151 17.a. For properties within the Skyway-West Hill or North Highline community
6152 service area subarea geographies, only as provided in the inclusionary housing
6153 regulations in K.C.C. chapter 21A.48.

6154 b. For properties in Snoqualmie Pass Rural Town developed under K.C.C.
6155 chapter 21A.48.

6156 c. For all other properties, only for mixed-use development through the
6157 application of (~~residential density incentives under K.C.C. chapter 21A.34~~) inclusionary
6158 housing regulations in accordance with K.C.C. chapter 21A.48 or the transfer of
6159 development rights (~~under~~) in urban areas and rural towns in accordance with K.C.C.
6160 chapter 21A.37. Upper-level setbacks are required for any facade facing a pedestrian
6161 street for any portion of the structure greater than forty-five feet in height. The upper-
6162 level setback shall be at least one foot for every two feet of height above forty-five feet,
6163 up to a maximum required setback of fifteen feet. The first four feet of horizontal
6164 projection of decks, balconies with open railings, eaves, cornices, and gutters shall be
6165 permitted in required setbacks. (~~In the RB zone on property located within the Potential~~
6166 Annexation Area of a rural city, this density is not allowed.))

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6167 18. Required on property lines adjoining rural area and residential zones only
 6168 for a social service agency office reusing a residential structure in existence on January 1,
 6169 2010.

6170 19. On a site zoned A with a building designated as a county landmark in
 6171 accordance with the procedures in K.C.C. 20.62.070, additional dwelling units in excess
 6172 of the maximum density may be allowed under K.C.C. 21A.12.042.

6173 20. This maximum height allowed only for properties (~~within the Skyway West~~
 6174 ~~Hill or North Highline community service area subarea geographies, if meeting the~~
 6175 ~~requirements of~~) with inclusionary housing developed in accordance with K.C.C.
 6176 chapter 21A.48.

6177 21. Properties within the North Highline community service area subarea
 6178 geography shall meet the setback and GreenCenter requirements in K.C.C. chapter
 6179 21A.XX (the new chapter created in section 8 of Ordinance 19687).

6180 22. Only when consistent with 21A.08.030.B.19.

6181 23. A safe parking site shall be setback at least ten feet from adjacent residential
 6182 uses and R zoned properties.

6183 24. For properties in Vashon Rural Town. Floors above two stories shall be
 6184 setback at least an additional ten feet from the setbacks in this section.

6185 SECTION 112. Ordinance 10870, Section 344, as amended, and K.C.C.

6186 21A.12.070 are hereby amended to read as follows:

6187 Permitted number of units, ~~((#))~~ lots, or floor area shall be determined as follows:

6188 A. The allowed number of dwelling units or lots ~~((#))~~, which is "base

6189 density~~((#))~~," shall be computed by multiplying the site area specified in K.C.C.

Ordinance

6190 21A.12.080 by the applicable residential base density number;

6191 B. The maximum density (unit or lot) limits shall be computed by adding the
6192 bonus or transfer units authorized by K.C.C. chapters ((21A.34,)) 21A.37 and 21A.48 to
6193 the base units computed under subsection A₂ of this section;

6194 C. The allowed floor area, which excludes structured or underground parking
6195 areas and areas housing mechanical equipment, shall be computed by applying the floor-
6196 to-lot area ratio to the project site area specified in K.C.C. 21A.12.080;

6197 D. If calculations result in a fraction, the fraction shall be rounded to the nearest
6198 whole number as follows, except as provided in subsection E₂ of this section and K.C.C.
6199 21A.48.050:

6200 1. Fractions of 0.50 or above shall be rounded up; and

6201 2. Fractions below 0.50 shall be rounded down; and

6202 E. For subdivisions and short subdivisions in the RA and A zones, rounding up of
6203 the number of development units or lots is not allowed.

6204 SECTION 113. Ordinance 10870, Section 355, as amended, and K.C.C.

6205 21A.12.180 are hereby amended to read as follows:

6206 The following structures may be erected above the height limits of K.C.C.

6207 21A.12.030((-)) through 21A.12.050.

6208 A. Roof structures housing or screening elevators, stairways, tanks, ventilating fans,
6209 or similar equipment required for building operation and maintenance; and

6210 B. Fire or parapet walls, skylights, flagpoles, chimneys, smokestacks, ((church))
6211 religious facility steeples, crosses, spires, communication transmission and receiving
6212 structures, utility line towers and poles, and similar structures.

6213 SECTION 114. Ordinance 10870, Section 357, as amended, and K.C.C.

6214 21A.12.200 are hereby amended to read as follows:

6215 When a lot or site is divided by a zone boundary, the following applies:

6216 A. If a lot or site contains both rural area or residential and nonresidential zoning,
6217 the zone boundary between the rural area or residential zone and the nonresidential zone
6218 shall be considered a lot line for determining permitted building height and required
6219 setbacks on the site((-));

6220 B. If a lot or site contains residential zones of varying density:

6221 1. Any residential density transfer within the lot or site shall be allowed if:

6222 a. the density, as a result of moving dwelling units from one lot to another lot
6223 within a site or across zone lines within a single lot, does not exceed one hundred fifty
6224 percent of the base density on any of the lots or portions of a lot to which the density is
6225 transferred;

6226 b. the transfer does not reduce the minimum density achievable on the lot or site;

6227 c. the transfer enhances the efficient use of needed infrastructure;

6228 d. the transfer does not result in significant adverse impacts to the low density
6229 portion of the lot or site;

6230 e. the transfer contributes to preservation of environmentally sensitive areas,
6231 wildlife corridors, or other natural features; and

6232 f. the transfer does not result in significant adverse impacts to adjoining lower
6233 density properties;

Ordinance

6234 2. Residential density transfers from one lot to another lot within a site or from one
6235 portion of a lot to another portion of a lot across a zone line shall not be allowed in the RA
6236 zone;

6237 3. Residential density transfers shall not be allowed to a lot or portion of a lot
6238 zoned R-1;

6239 4. Compliance with the criteria in this subsection B₂ shall be evaluated during
6240 review of any development proposals in which such a transfer is proposed; and

6241 ~~((5. Residential density transfers from one lot to another lot within a site or from
6242 one portion of a lot to another portion of a lot across a zone line shall not, in of itself, be
6243 considered development above the base density for purposes of requiring a conditional use
6244 permit for apartments or townhouses in the R-1 through R-8 zones.))~~

6245 C. Uses on each portion of the lot shall only be those permitted in each zone in
6246 accordance with K.C.C. chapter 21A.08.

6247 SECTION 115. Ordinance 10870, Section 3559, as amended, and K.C.C.
6248 21A.12.220 are hereby amended to read as follows:

6249 Except for utility facilities, uses listed in K.C.C. 21A.08.100, and nonresidential uses
6250 regulated by K.C.C. 21A.12.230, all nonresidential uses located in the RA, UR, or R zones
6251 shall be subject to the following requirements:

6252 A. Impervious surface coverage shall not exceed:

- 6253 1. Forty percent of the site in the RA zone.
- 6254 2. Seventy percent of the site in the UR and the R-1 through R-8 zones.
- 6255 3. Eighty percent of the site in the R-12 through R-48 zones.

Ordinance

6256 B. Buildings and structures, except fences and wire or mesh backstops, shall not be
6257 closer than 30 feet to any property line, except as provided in subsection C of this section.

6258 C. Single detached dwelling allowed as accessory to a (~~church~~) religious facility
6259 or school shall conform to the setback requirements of the zone.

6260 D. Parking areas are permitted within the required setback area from property lines,
6261 provided such parking areas are located outside of the required landscape area.

6262 E. Sites shall abut or be accessible from at least one public street functioning at a
6263 level consistent with King County Road Design Standards. New high school sites shall abut
6264 or be accessible from a public street functioning as an arterial per the King County Design
6265 Standards.

6266 F. The base height shall conform to the zone in which the use is located.

6267 G. Building illumination and lighted signs shall be designed so that no direct rays of
6268 light are projected into neighboring residences or onto any street right-of-way.

6269 SECTION 116. Ordinance 10870, Section 364, as amended, and K.C.C.

6270 21A.14.040 are hereby amended to read as follows:

6271 Residential lot clustering is allowed in the R, UR₂ and RA zones. If residential lot
6272 clustering is proposed, the following requirements shall be met:

6273 A. In the R zones, any designated open space tract resulting from lot clustering shall
6274 not be altered or disturbed except as specified on recorded documents creating the open
6275 space. Open spaces may be retained under ownership by the subdivider, conveyed to
6276 residents of the development or conveyed to a third party. If access to the open space is
6277 provided, the access shall be located in a separate tract;

6278 B. In the RA zone:

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6279 1. No more than eight lots of less than two and one-half acres shall be allowed in a
6280 cluster;

6281 2. No more than eight lots of less than two and one-half acres shall be served by a
6282 single cul-de-sac street;

6283 3. Clusters containing two or more lots of less than two and one-half acres,
6284 whether in the same or adjacent developments, shall be separated from similar clusters by at
6285 least one hundred twenty feet;

6286 4. The overall amount, and the individual degree of clustering shall be limited to a
6287 level that can be adequately served by rural facilities and services, including, but not limited
6288 to, on-site sewage disposal systems and rural roadways;

6289 5. A fifty-foot Type II landscaping screen, as defined in K.C.C. 21A.16.040, shall
6290 be provided along the frontage of all public roads when adjoining differing types of
6291 development such as commercial and industrial uses, between differing types of residential
6292 development and to screen industrial uses from the street. The planting materials shall
6293 consist of species that are native to the Puget Sound region. Preservation of existing healthy
6294 vegetation is encouraged and may be used to augment new plantings to meet the
6295 requirements of this section;

6296 6. Except as provided in subsection B.7. of this section, open space tracts created
6297 by clustering in the RA zone shall be designated as permanent open space. Acceptable uses
6298 within open space tracts are passive recreation, with no development of active recreational
6299 facilities, natural-surface pedestrian and equestrian foot trails, and passive recreational
6300 facilities(~~(— A resource tract created under K.C.C. 16.82.152.E. may be considered an open~~
6301 ~~space tract for purposes of this subsection B.6));~~

6302 7.a. In the RA zone a resource tract may be created through a cluster development
6303 in lieu of an open space tract. (~~A resource tract created under K.C.C. 16.82.152.E. may be~~
6304 ~~considered a resource tract for purposes of this subsection B.7.)~~) The resource tract may be
6305 used as a working forest or farm if:

6306 (1) the department determines the resource tract is suitable for forestry or
6307 agriculture; and

6308 (2) the applicant submits a forest management plan prepared by a professional
6309 forester that has been approved by the King County department of natural resources and
6310 parks, or a farm management plan developed by the King Conservation District. The
6311 management plan must:

6312 (a) ensure that forestry or farming will remain as a sustainable use of the
6313 resource tract;

6314 (b) set impervious surface and clearing limitations and identify the type of
6315 buildings or structures that will be allowed within the resource tract; and

6316 (c) if critical areas are included in the resource tract, clearly distinguish between
6317 the primary purpose of the resource portion of the tract and the primary purpose of the
6318 critical area portion of the tract as required under K.C.C. 21A.24.180.

6319 b. The recorded plat or short plat shall designate the resource tract as a working
6320 forest or farm.

6321 c. If the applicant conveys the resource tract to residents of the development, the
6322 resource tract shall be retained in undivided interest by the residents of the subdivision or
6323 short subdivision.

6324 d. A homeowners association shall be established to ensure implementation of the
 6325 forest management plan or farm management plan if the resource tract is retained in
 6326 undivided interest by the residents of the subdivision or short subdivision.

6327 e. The applicant shall file a notice with the King County department of executive
 6328 services, records, and licensing services division. The required contents and form of the
 6329 notice shall be ~~((set forth))~~ established in a public rule. The notice shall inform the property
 6330 owner or owners that the resource tract is designated as a working forest or farm~~((s))~~ that
 6331 must be managed in accordance with the ~~((provisions established in the))~~ approved forest
 6332 management plan or farm management plan.

6333 f. The applicant shall provide to the department proof of the approval of the forest
 6334 management plan or farm management plan and the filing of the notice required in
 6335 subsection B.7.g. of this section before recording of the final plat or short plat.

6336 g. The notice shall run with the land.

6337 h. Natural-surface pedestrian and equestrian foot trails, passive recreation, and
 6338 passive recreational facilities, with no development of active recreational facilities, are
 6339 allowed uses in resource tracts; and

6340 8. The requirements of subsection B.1., 2., or 3. of this subsection may be
 6341 modified or waived by the director if the property is encumbered by critical areas containing
 6342 habitat for, or there is the presence of, species listed as threatened or endangered under the
 6343 Endangered Species Act when it is necessary to protect the habitat; and

6344 C. In the R-1 zone, open space tracts created by clustering required by K.C.C.
 6345 21A.12.030 shall be located and configured to create urban separators and greenbelts, as
 6346 required by the ~~((e))~~ Comprehensive ~~((p))~~ Plan, ~~((e))~~ subarea plans, or open space functional

6347 plans, to connect and increase protective buffers for critical areas, to connect and protect
 6348 wildlife habitat corridors designated by the ~~((e))~~ Comprehensive ~~((p))~~ Plan and to connect
 6349 existing or planned public parks or trails. The department may require open space tracts
 6350 created under this subsection to be dedicated to an appropriate managing public agency or
 6351 qualifying private entity such as a nature conservancy. In the absence of such a
 6352 requirement, open space tracts shall be retained in undivided interest by the residents of the
 6353 subdivision or short subdivision. A homeowners association shall be established for
 6354 maintenance of the open space tract.

6355 SECTION 117. Ordinance 10870, Section 367, as amended, and K.C.C.

6356 21A.14.070 are hereby amended to read as follows:

6357 The standards of K.C.C. 21A.14.080 through 21A.14.090 shall apply to ~~((all))~~ new
 6358 ~~((apartment))~~ developments ~~((exceeding four dwelling units, new townhouse development))~~
 6359 with five or more and new group residences, except Class I Community Residential
 6360 Facilities ("CRF-I"). Expansions of existing development that involve ~~((four))~~ five or more
 6361 dwelling units shall be subject to compliance with K.C.C. 21A.14.080 ~~((to))~~ and
 6362 21A.14.090.

6363 SECTION 118. Ordinance 10870, Section 368, as amended, and K.C.C.

6364 21A.14.080 are hereby amended to read as follows:

6365 A. On sites abutting an alley constructed to a width of at least ~~((20))~~ twenty feet,
 6366 duplex, triplex, fourplex, apartment, and townhouse development and all group residences
 6367 except Class I Community Residential Facilities ("CRF-I") shall have parking areas placed
 6368 to the rear of buildings with primary vehicular access via the alley, except when waived by
 6369 the director due to physical site limitations.

6370 B. When alley access is provided, no additional driveway access from the public
 6371 street shall be allowed except as necessary to access parking under the structure or for fire
 6372 protection.

6373 C. When the number of uncovered common parking spaces for attached dwellings
 6374 and group residences exceed ~~((30))~~ thirty spaces and when there is alley access, no more
 6375 than ~~((50))~~ fifty percent of these uncovered parking spaces shall be permitted between the
 6376 street property line and any building, except when authorized by the director due to physical
 6377 site limitations.

6378 SECTION 119. Ordinance 10870, Section 369, as amended, and K.C.C.

6379 21A.14.090 are hereby amended to read as follows:

6380 Duplex, triplex, fourplex, ((A))apartment, and townhouse developments and all
 6381 group residences shall provide building facade modulation on facades exceeding ~~((60))~~ sixty
 6382 feet and facing abutting streets or properties zoned R-1 through R-4. The following
 6383 standards shall apply:

6384 A. The maximum wall length without modulation shall be ~~((30))~~ thirty feet; ~~((and))~~

6385 B. The sum of the modulation depth and the modulation width shall be no less than
 6386 eight feet. Neither the modulation depth nor the modulation width shall be less than two
 6387 feet~~((-))~~; and

6388 C. Any other technique approved by the director that achieves the intent of this
 6389 section.

6390 SECTION 120. Ordinance 10870, Section 376, as amended, and K.C.C.

6391 21A.14.160 are hereby amended to read as follows:

6392 New mobile home parks shall be developed subject to the following standards:

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- 6393 A. A mobile home park shall be at least three acres in area;
- 6394 B. Residential densities in a mobile home park shall be as follows:
- 6395 1. Six dwellings per acre in R-4 zone;
- 6396 2. The base density of the zone in which the park is located in all R-6 through R-48
- 6397 zones; and
- 6398 3. Mobile home parks shall be eligible to achieve the maximum density permitted
- 6399 in the zone by providing the ~~((affordable))~~ displaced housing benefit for mobile home parks
- 6400 ~~((set forth))~~ in K.C.C. ~~((21A.34))~~ 21A.12.030;
- 6401 C. Both insignia and non-insignia mobile homes may be installed in mobile home
- 6402 parks, provided that non-insignia mobile homes shall meet the minimum livability and
- 6403 safety requirements ~~((set forth))~~ in K.C.C. Title 16, Building Code;
- 6404 D. A mobile home park shall be exempt from impervious surface limits ~~((set forth))~~
- 6405 in K.C.C. chapter 21A.12;
- 6406 E. At least one of the off-street parking spaces required for each mobile home shall
- 6407 be located on or adjacent to each mobile home pad;
- 6408 F. Internal roads and sidewalks shall provide access to each mobile home space and
- 6409 shall be constructed in accordance with the adopted King County road standards for
- 6410 residential minor access streets;
- 6411 G. There shall be a minimum of ten feet of separation maintained between all
- 6412 mobile homes on the site, unless the flexible setback option ~~((set forth))~~ in K.C.C.
- 6413 21A.14.170 is used. Accessory structures shall be located no closer than:
- 6414 1. Ten feet to mobile homes on adjacent spaces, unless constructed of
- 6415 noncombustible materials, in which case the minimum setback shall be five feet;

6416 2. Five feet to accessory structures of mobile homes on adjacent spaces; and
6417 3. Five feet to the mobile home or other accessory structures on the same space,
6418 except a carport or garage may be attached to the mobile home, and the separation may be
6419 waived when such structures are constructed of noncombustible materials;

6420 H. All mobile homes and ((RVs)) recreational vehicles supported by piers shall be
6421 fully skirted; and

6422 I. A mobile home park may include a storage area for ((RVs)) recreational vehicles
6423 owned by residents of the park, provided the storage area contains no utility hook-ups and
6424 no ((RV)) recreational vehicle within the storage area shall be used as living quarters.

6425 SECTION 121. Ordinance 10870, Section 378, as amended, and K.C.C.

6426 21A.14.180 are hereby amended to read as follows:

6427 A. Residential developments, other than cottage housing developments, of more
6428 than four units in the UR and R-4 through R-48 zones, stand-alone townhouse
6429 developments in the NB zone on property designated commercial outside of center in the
6430 urban area of more than four units, and mixed-use developments of more than four units,
6431 shall provide recreation space for leisure, play, and sport activities as follows:

6432 1. Residential subdivision, townhouses, and apartments developed at a density
6433 of eight units or less per acre: three hundred ninety square feet per unit;

6434 2. Mobile home park: two hundred sixty square feet per unit;

6435 3. Residential subdivisions developed at a density of greater than eight units per
6436 acre: one hundred seventy square feet per unit; and

6437 4. Apartments and townhouses developed at a density of greater than eight units
6438 per acre and mixed use:

- 6439 a. Studio and one bedroom: ninety square feet per unit;
- 6440 b. Two bedrooms: one hundred seventy square feet per unit; and
- 6441 c. Three or more bedrooms: one hundred seventy square feet per unit.
- 6442 B. Recreation space shall be placed in a designated recreation space tract if part
- 6443 of a subdivision. The tract shall be dedicated to a (~~homeowner's~~) homeowners
- 6444 association or other workable organization acceptable to the director, to provide
- 6445 continued maintenance of the recreation space tract consistent with K.C.C. 21A.14.200.
- 6446 C. Any recreation space located outdoors that is not part of a storm water tract
- 6447 developed in accordance with subsection F. of this section shall:
- 6448 1. Be of a grade and surface suitable for recreation improvements and have a
- 6449 maximum grade of five percent;
- 6450 2. Be on the site of the proposed development;
- 6451 3. Be located in an area where the topography, soils, hydrology, and other
- 6452 physical characteristics are of such quality as to create a flat, dry, obstacle-free space in a
- 6453 configuration that allows for passive and active recreation;
- 6454 4. Be centrally located with good visibility of the site from roads and sidewalks;
- 6455 5. Have no dimensions less than thirty feet, except trail segments;
- 6456 6. Be located in one designated area, unless the director determines that
- 6457 residents of large subdivisions, townhouses, and apartment developments would be better
- 6458 served by multiple areas developed with recreation or play facilities;
- 6459 7. Have a street roadway or parking area frontage along ten percent or more of
- 6460 the recreation space perimeter, except trail segments, if the required outdoor recreation

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6461 space exceeds five thousand square feet and is located in a single detached or townhouse
6462 subdivision;

6463 8. Be accessible and convenient to all residents within the development; and

6464 9. Be located adjacent to, and be accessible by, trail or walkway to any existing
6465 or planned municipal, county, or regional park, public open space, or trail system((,
6466 ~~which may~~)) that might be located on adjoining property.

6467 D. Indoor recreation areas may be credited towards the total recreation space
6468 requirement, if the director determines that the areas are located, designed, and improved
6469 in a manner that provides recreational opportunities functionally equivalent to those
6470 recreational opportunities available outdoors. For senior (~~citizen~~) assisted housing,
6471 indoor recreation areas need not be functionally equivalent but may include social areas,
6472 game and craft rooms, and other multipurpose entertainment and education areas.

6473 E. Play equipment or age-appropriate facilities shall be provided within dedicated
6474 recreation space areas according to the following requirements:

6475 1. For developments of five dwelling units or more, a tot lot or children's play
6476 area, that includes age-appropriate play equipment and benches, shall be provided
6477 consistent with K.C.C. 21A.14.190;

6478 2. For developments of five to twenty-five dwelling units, one of the following
6479 recreation facilities shall be provided in addition to the tot lot or children's play area:

6480 a. playground equipment;

6481 b. sport court;

6482 c. sport field;

6483 d. tennis court; or

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6484 e. any other recreation facility proposed by the applicant and approved by the
6485 director;

6486 3. For developments of twenty-six to fifty dwelling units, at least two or more of
6487 the recreation facilities listed in subsection E.2. of this section shall be provided in
6488 addition to the tot lot or children's play area; and

6489 4. For developments of more than fifty dwelling units, one or more of the
6490 recreation facilities listed in subsection E.2. of this section shall also be provided for
6491 every twenty-five dwelling units in addition to the tot lot or children's play area. If
6492 calculations result in a fraction, the fraction shall be rounded to the nearest whole number
6493 as follows:

6494 a. Fractions of 0.50 or above shall be rounded up; and

6495 b. Fractions below 0.50 shall be rounded down.

6496 F. In subdivisions, recreation areas that are contained within the on-site
6497 stormwater tracts, but are located outside of the one hundred year design water surface,
6498 may be credited for up to fifty percent of the required square footage of the on-site
6499 recreation space requirement on a foot-per-foot basis, subject to the following criteria:

6500 1. The stormwater tract and any on-site recreation tract shall be contiguously
6501 located. At final plat recording, contiguous stormwater and recreation tracts shall be
6502 recorded as one tract and dedicated to the ((~~homeowner's~~)) homeowners association or
6503 other organization as approved by the director;

6504 2. The drainage facility shall be constructed to meet the following conditions:

6505 a. The side slope of the drainage facility shall not exceed thirty-three percent
6506 unless slopes are existing, natural, and covered with vegetation;

6507 b. A bypass system or an emergency overflow pathway shall be designed to
6508 handle flow exceeding the facility design and located so that it does not pass through
6509 active recreation areas or present a safety hazard;

6510 c. The drainage facility shall be landscaped and developed for passive
6511 recreation opportunities such as trails, picnic areas, and aesthetic viewing; and

6512 d. The drainage facility shall be designed so they do not require fencing under
6513 the King County Surface Water Design Manual.

6514 G. When the tract is a joint use tract for a drainage facility and recreation space,
6515 King County is responsible for maintenance of the drainage facility only and requires a
6516 drainage easement for that purpose.

6517 H.1. A recreation space plan shall be submitted to the department and reviewed
6518 and approved with engineering plans.

6519 ~~((1-))~~ 2. The recreation space plans shall address all portions of the site that will
6520 be used to meet recreation space requirements of this section, including drainage facility.
6521 The plans shall show dimensions, finished grade, equipment, landscaping, and
6522 improvements, as required by the director, to demonstrate that the requirements of the on-
6523 site recreation space in K.C.C. 21A.14.180 and play areas in K.C.C. 21A.14.190 have
6524 been met.

6525 ~~((2-))~~ 3. If engineering plans indicate that the on-site drainage facility or
6526 stormwater tract must be increased in size from that shown in preliminary approvals, the
6527 recreation plans must show how the required minimum recreation space under K.C.C.
6528 21A.14.180.A. will be met.

6529 SECTION 122. Ordinance 10870, Section 379, as amended, and K.C.C.

6530 21A.14.190 are hereby amended to read as follows:

6531 A. All single detached subdivisions, apartment, townhouse, and mixed-use
6532 developments, of more than four units in the UR and R-4 through R-48 zones and stand-
6533 alone townhouse developments in the NB zone of more than four units on property
6534 designated commercial outside of center in the urban area, excluding age-restricted senior
6535 ((~~citizen~~)) housing, shall provide children play areas within the recreation space on-site,
6536 except if facilities are available to the public that meet all of the following:

- 6537 1. Developed as a county, municipal, or regional park;
- 6538 2. Located within one quarter mile walking distance; and
- 6539 3. Accessible without crossing any arterial street.

6540 B. Play area designs shall:

- 6541 1. Provide at least forty-five square feet per dwelling unit, with a minimum size
6542 of four hundred square feet;
- 6543 2. Be adjacent to main pedestrian paths or near building entrances;
- 6544 3. Meet the requirements of K.C.C. 21A.14.180; and
- 6545 4. Provide play equipment that meets, at a minimum, the Consumer Product
6546 Safety Standards for equipment, soft surfacing, and spacing.

6547 SECTION 123. Ordinance 14045, Section 30, and K.C.C. 21A.14.225 are hereby
6548 amended to read as follows:

6549 A. Tracts and easements containing hazardous liquid and gas transmission pipelines
6550 and required setbacks from such pipelines may include the following uses, subject to other
6551 regulations applicable to each use and approval of the holder of the easement: utility

6552 structures not normally occupied necessary for the operation of the pipeline, landscaping,
6553 trails, open space, keeping of animals, agriculture, forestry, commercial signage, minor
6554 communication facilities and the utility structures not normally occupied necessary for the
6555 operation of the minor communication facility, and other compatible uses as specified on the
6556 face of the recorded plat or short plat; (~~provided that~~) however, structures designed for
6557 human occupancy shall never be allowed within pipeline tracts, easements, or setbacks.

6558 B. Hazardous liquid and gas transmission pipelines shall not be located in aquifer
6559 recharge areas, landslide hazard areas, or erosion hazard areas. When it is impractical to
6560 avoid such areas, special engineering precautions should be taken to protect public health,
6561 safety, and welfare.

6562 C. As part of an application for the siting new gas or hazardous liquid transmission
6563 pipelines, the applicant shall submit an equity impact review of the proposal using tools
6564 developed by the office of equity and racial and social justice. The results from the equity
6565 impact review shall be used to assess equity impacts and opportunities during county permit
6566 review and may be used to inform determinations of project approval.

6567 SECTION 124. Ordinance 11621, Section 99, as amended, and K.C.C. 21A.14.280
6568 are hereby amended to read as follows:

6569 A. The purpose of the rural industries section is to establish standards for industrial
6570 (I) zoned development in rural areas. Site and building designs, buffering, compatible
6571 commercial and industrial uses are required to maintain rural character.

6572 B. The following development standards shall apply to uses locating in the
6573 industrial (I) zone within the rural area;

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- 6574 1. All uses occurring outside an enclosed building shall be screened from adjoining
6575 rural residential uses;
- 6576 2. All buildings shall be set back fifty-feet from perimeter streets and from rural
6577 area and residential zones;
- 6578 3. The total permitted floor area\lot area ratio shall not exceed one hundred percent
6579 for a development consisting of multiple lots and one hundred twenty-five percent on any
6580 individual building lot;
- 6581 4. The total permitted impervious lot coverage shall not exceed seventy percent for
6582 a development consisting of multiple lots and eighty percent on any individual building lot;
- 6583 5. The landscaping standards in K.C.C. chapter 21A.16 are modified as follows:
- 6584 a. Twenty-foot-wide Type II landscaping shall be provided along exterior streets,
6585 b. Twenty-foot-wide Type I landscaping shall be provided along property lines
6586 adjacent to rural residential zoned areas; and
- 6587 c. Fifteen-foot-wide Type II landscaping shall be provided along lines adjacent to
6588 nonresidential zoned areas.
- 6589 6. Outdoor lighting shall be focused downward and configured to minimize
6590 intrusion of light into surrounding rural residential areas;
- 6591 7. Refuse collection(~~(/)~~), recycling (~~(areas)~~), and loading or delivery areas shall be
6592 located at least one hundred feet from rural area and residential zones and screened with a
6593 solid view obscuring barrier;
- 6594 8. Off street parking standards shall be no less than one space for every one
6595 thousand square feet of floor area and no greater than one space for every five hundred
6596 square feet of floor area;

- 6597 9. Sign are allowed as follows:
- 6598 a. Signs shall not exceed an area of sixty-four square feet per sign;
- 6599 b. Pole signs shall not be permitted; and
- 6600 c. Signs shall not be internally illuminated;
- 6601 10. The director shall approve building design, materials and color. Buildings
- 6602 shall be designed and use accent materials ~~((e.g.))~~ such as wood and brick~~((s))~~,
- 6603 nonreflective glass, and muted colors to be compatible with rural character; ~~((and))~~
- 6604 11. Building height shall be limited to forty feet;
- 6605 12. Uses shall not require substantial investments in infrastructure, such as water,
- 6606 sewers, or transportation, or facilities that generate substantial volumes of heavy gross
- 6607 weight truck trips.
- 6608 SECTION 125. Ordinance 14045, Section 43 and K.C.C. 21A.14.330 are hereby
- 6609 amended to read as follows:
- 6610 In the RA zone, all subdivisions and short subdivisions shall be recorded with a
- 6611 condition prohibiting any covenant that would preclude ~~((the keeping of horses or other~~
- 6612 ~~large livestock))~~ agricultural and forestry activities.
- 6613 SECTION 126. Ordinance 10870, Section 387, as amended, and K.C.C.
- 6614 21A.16.020 are hereby amended to read as follows:
- 6615 Except for communication facilities regulated ~~((pursuant to))~~ under K.C.C.
- 6616 chapter 21A.26, all new development listed in K.C.C. 21A.16.030 shall be subject to the
- 6617 landscaping provisions of this chapter, ~~((provided that))~~ although specific landscaping
- 6618 and tree retention provisions for uses established through a conditional use permit~~((s))~~ or

6619 a special use permit(~~(, or an urban planned development application)~~) shall be determined
 6620 during the applicable review process.

6621 SECTION 127. Ordinance 10870, Section 388, as amended, and K.C.C.
 6622 21A.16.030 are hereby amended to read as follows:

6623 To facilitate the application of this chapter, the land uses of K.C.C. chapter
 6624 21A.08 have been grouped in the following manner:

6625 A. Residential development refers to those uses listed in K.C.C. 21A.08.030,
 6626 except those uses listed under Accessory uses, and:

6627 1. Attached/group residences refers to:

- 6628 a. townhouses, except as provided in subsection A.2.a. of this section;
- 6629 b. apartments and detached dwelling units developed on common property at a
 6630 density of twelve or more units per acre;
- 6631 c. senior (~~(citizen)~~) assisted housing;
- 6632 d. temporary lodging;
- 6633 e. group residences other than Type I community residential facilities;
- 6634 f. mobile home parks; and

6635 2. Single-family development refers to:

- 6636 a. residential subdivisions and short subdivisions, including attached and
 6637 detached dwelling units on individually platted or short platted lots;
- 6638 b. any detached dwelling units located on a lot including cottage housing units;
- 6639 and
- 6640 c. Type I community residential facilities;

6641 B. Commercial development refers to those uses in:

Ordinance

-
- 6642 1. K.C.C. 21A.08.040 as amusement/entertainment uses, except golf facilities;
- 6643 2. K.C.C. 21A.08.050 except recycling centers, health and educational services,
- 6644 daycare I, (~~churches, synagogues and temples~~) religious facilities, and miscellaneous
- 6645 repair as allowed in the A and RA zones; and
- 6646 3. K.C.C. 21A.08.070, except forest product sales and agricultural product sales
- 6647 as allowed in the A, F₂ and RA zones and building, hardware₂ and garden materials as
- 6648 allowed in the A zones;
- 6649 C. Industrial development refers to those uses listed in:
- 6650 1. K.C.C. 21A.08.050 as recycling center;
- 6651 2. K.C.C. 21A.08.060, except government services and farm product
- 6652 warehousing, refrigeration₂ and storage as allowed in the A zones;
- 6653 3. K.C.C. 21A.08.080, except food and kindred products as allowed in the A
- 6654 and F zones; and
- 6655 4. K.C.C. 21A.08.090 as mineral extraction and processing;
- 6656 D. Institutional development refers to those uses listed in:
- 6657 1. K.C.C. 21A.08.040 as cultural uses, except arboretums;
- 6658 2. K.C.C. 21A.08.050 as (~~churches, synagogues and temples~~) religious
- 6659 facilities, health services₂ and education services except specialized instruction schools
- 6660 permitted as an accessory use;
- 6661 3. K.C.C. 21A.08.060 as government services; and
- 6662 4. Search and rescue facilities.
- 6663 E. Utility development refers to those uses listed in K.C.C. 21A.08.060 as utility
- 6664 facilities; and
-

6665 F. Uses in K.C.C. chapter 21A.08 that are not listed in subsections A. through E.
 6666 of this section shall not be subject to landscaping and tree retention requirements except
 6667 as specified in any applicable review of a conditional use or special use permits, or
 6668 reviews conducted in accordance with K.C.C. 21A.42.300.

6669 SECTION 128. Ordinance 10870, Section 395, as amended, and K.C.C.
 6670 21A.16.100 are hereby amended to read as follows:

6671 The following alternative landscape options may be allowed, subject to county
 6672 approval, only if they accomplish equal or better levels of screening, or when existing
 6673 conditions on or adjacent to the site, such as significant topographic differences,
 6674 vegetation, structures, or utilities would render application of this chapter ineffective or
 6675 result in scenic view obstruction:

6676 A. The amount of required landscape area may be reduced to ensure that the total
 6677 area for required landscaping, and/or the area remaining undisturbed for the purpose of
 6678 wildlife habitat or corridors does not exceed ~~((15))~~ fifteen percent of the net developable
 6679 area of the site. For the purpose of this subsection A., the net developable area of the site
 6680 shall not include areas deemed unbuildable due to their location within sensitive areas
 6681 and any associated buffers~~((-))~~;

6682 B. The average width of the perimeter landscape strip may be reduced up to
 6683 ~~((25))~~ twenty-five percent along any portion where:

- 6684 1. Berms at least three feet in height or architectural barriers at least six feet in
 6685 height are incorporated into the landscape design; or
 6686 2. The landscape materials are incorporated elsewhere on-site;

6687 C. In pedestrian district overlays, street perimeter landscaping may be waived
 6688 provided a site plan, consistent with the applicable adopted area zoning document, is
 6689 approved that provides street trees and other pedestrian-related amenities;

6690 D. Landscaping standards for uses located in a rural town or rural business
 6691 centers designated by the ~~((€))~~Comprehensive ~~((P))~~Plan may be waived or modified by
 6692 the director if deemed necessary to maintain the historic character of the area. Where a
 6693 ~~((local or))~~ subarea plan with design guidelines has been adopted, the director shall base
 6694 the landscaping modifications on the policies and guidelines of such plan~~((-))~~;

6695 E. When an existing structure precludes installation of the total amount of
 6696 required site perimeter landscaping, such landscaping material shall be incorporated on
 6697 another portion of the site~~((-))~~;

6698 F. Single-stemmed deciduous tree species that cannot generally be planted and
 6699 established in larger sizes may have a caliper of less than 1.5 inches; ~~((and))~~

6700 G. The number of trees and shrubs to be provided in required perimeter and
 6701 parking area landscaping may be reduced up to ~~((25))~~ twenty-five percent when a
 6702 development uses landscaping materials consisting of species typically associated with
 6703 the Puget Sound Basin in the following proportions:

- 6704 1. Seventy-five percent of groundcover and shrubs~~((-))~~; and
 6705 2. Fifty percent of trees~~((-))~~;

6706 H. The department shall, ~~((pursuant to))~~ in accordance with K.C.C. chapter 2.98,
 6707 develop and maintain an advisory listing of trees recommended for new plantings. Such
 6708 list shall describe their general characteristics and suitability, and provide guidelines for
 6709 their inclusion within required landscape areas; and

6710 I. Crops may be planted in place of up to twenty-five percent of required Type II
 6711 or Type III landscaping in a commercial, residential, or institutional development.

6712 SECTION 129. Ordinance 10870, Section 407, as amended, and K.C.C.
 6713 21A.18.030 are hereby amended to read as follows:

6714 A. Except as modified in K.C.C. 21A.18.070.B. through D., off-street parking
 6715 areas shall contain at a minimum the number of parking spaces as stipulated in the
 6716 following table. Off-street parking ratios expressed as number of spaces per square feet
 6717 means the usable or net square footage of floor area, exclusive of ~~((non-public))~~
 6718 nonpublic areas. ((Non-public)) For the purposes of this section, "nonpublic areas"
 6719 include, but are not limited to, building maintenance areas, storage areas, closets, or
 6720 restrooms. If the formula for determining the number of off-street parking spaces results
 6721 in a fraction, the number of off-street parking spaces shall be rounded to the nearest
 6722 whole number with fractions of 0.50 or greater rounding up and fractions below 0.50
 6723 rounding down.

LAND USE	MINIMUM PARKING SPACES REQUIRED
RESIDENTIAL (K.C.C. 21A.08.030.A₂):	
Single detached/Townhouse	2.0 per dwelling unit
<u>Duplex, triplex, fourplex</u>	<u>1.0 per dwelling unit</u>
Apartment:	
Studio units	1.2 per dwelling unit
One bedroom units	1.5 per dwelling unit

Two bedroom units	1.7 per dwelling unit
Three bedroom units or larger	2.0 per dwelling unit
Mobile home park	2.0 per dwelling unit
Senior ((citizen)) assisted <u>housing</u>	1 per 2 dwelling or sleeping units
Community residential facilities	1 per ((two)) <u>2</u> bedrooms
Dormitory, including religious	1 per ((two)) <u>2</u> bedrooms
Hotel/Motel including organizational hotel/lodging	1 per bedroom
Bed and breakfast guesthouse	1 per guest room, plus 2 per facility
Cottage housing	1 per dwelling unit
<u>Permanent supportive housing</u>	<u>1 per 2 employees plus 1 per 20 dwelling units</u>
<u>Recuperative housing</u>	<u>1 per 2 employees plus 1 per 10 bedrooms</u>
<u>Emergency supportive housing</u>	<u>1 per 2 employees plus 1 per 20 bedrooms</u>
<u>Interim housing</u>	<u>1 per 2 employees plus 1 per 20 bedrooms</u>
<u>Microshelter villages</u>	<u>1 per 2 employees plus 1 per 20 microshelters</u>
((RECREATION/)) <u>RECREATIONAL AND CULTURAL (K.C.C. 21A.08.040.A.):</u>	

Ordinance

((Recreation/)) <u>Recreational and culture</u> uses:	1 per 300 square feet
Exceptions:	
Bowling center	5 per lane
Golf course	3 per hole, plus 1 per 300 square feet of club house facilities
Tennis Club	4 per tennis court plus 1 per 300 square feet of clubhouse facility
Golf driving range	1 per tee
Park/playfield/paintball	(director)
Theater	1 per 3 fixed seats
Conference center	1 per 3 fixed seats, plus 1 per 50 square feet used for assembly purposes without fixed seats, or 1 per bedroom, whichever results in the greater number of spaces.
LAND USE	MINIMUM PARKING SPACES REQUIRED
GENERAL SERVICES (K.C.C. 21A.08.050.A.):	
General services uses:	1 per 300 square feet
Exceptions:	
Funeral home/Crematory	1 per 50 square feet of chapel area

Ordinance

Daycare I	2 per facility
Daycare II	2 per facility, plus 1 space for each 20 children
((Churches, synagogue, temple)) <u>Religious facility</u>	1 per 5 fixed seats, plus 1 per 50 square feet of gross floor area without fixed seats used for assembly purposes
Outpatient and Veterinary clinic offices	1 per 300 square feet of office, labs and examination rooms
Nursing and personal care Facilities	1 per 4 beds
Hospital	1 per bed
Elementary schools	1 per classroom, plus 1 per 50 students
Secondary schools	
Middle/junior high schools	1 per classroom, plus 1 per 50 students
High schools	1 per classroom, plus 1 per 10 students
High schools with stadiums	greater of 1 per classroom plus 1 per 10 students, or 1 per 3 fixed seats in stadium
Vocational schools	1 per classroom, plus 1 per ((five)) <u>5</u> students
Specialized instruction Schools	1 per classroom, plus 1 per ((two)) <u>2</u> students

Ordinance

Artist Studios	0.9 per 1,000 square feet of area used for studios
GOVERNMENT/BUSINESS SERVICES (K.C.C. 21A.08.060.A.):	
Government/business services uses:	1 per 300 square feet
Exceptions:	
Public agency yard	1 per 300 square feet of offices, plus 0.9 per 1,000 square feet of indoor storage or repair areas
Public agency archives	0.9 per 1000 square feet of storage area, plus 1 per 50 square feet of waiting/reviewing areas
Courts	3 per courtroom, plus 1 per 50 square feet of fixed seat or assembly areas
Police facility	(director)
Fire facility	(director)
Construction and trade	1 per 300 square feet of office, plus 1 per 3,000 square feet of storage area
Warehousing and storage	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Self-service storage	1 per 3,500 square feet of storage area, plus 2 for any resident director's unit

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Outdoor advertising services	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of storage area
Heavy equipment repair	1 per 300 square feet of office, plus 0.9 per 1,000 square feet of indoor repair areas
Office	1 per 300 square feet
LAND USE	MINIMUM PARKING SPACES REQUIRED
RETAIL/WHOLESALE (K.C.C. 21A.08.070.A):	
Retail trade uses:	1 per 300 square feet
Exceptions:	
Food stores, less than 15,000 square feet	3 plus 1 per 350 square feet
Gasoline service stations w/o grocery	3 per facility, plus 1 per service bay
Gasoline service stations w/grocery, no service bays	1 per facility, plus 1 per 300 square feet of store
Restaurants	1 per 75 square feet in dining or lounge areas
Remote tasting rooms	1 per 300 square feet of tasting and retail areas

Ordinance

Wholesale trade uses	0.9 per 1000 square feet
Retail and wholesale trade mixed use	1 per 300 square feet
MANUFACTURING (K.C.C. 21A.08.080.A.):	
Manufacturing uses	0.9 per 1,000 square feet
Winery/Brewery/Distillery Facility II and III	0.9 per 1,000 square feet, plus 1 per 300 square feet of tasting and retail areas
RESOURCES (K.C.C. 21A.08.090.A.):	
Resource uses	(director)
REGIONAL (K.C.C. 21A.08.100.A.):	
Regional uses	(director)

6724 B. An applicant may request a modification of the minimum required number of
6725 parking spaces by providing that parking demand can be met with a reduced parking
6726 requirement. In such cases, the director may approve a reduction of up to fifty percent of
6727 the minimum required number of spaces.

6728 C. When the county has received a shell building permit application, off-street
6729 parking requirements shall be based on the possible tenant improvements or uses
6730 authorized by the zoning classification and compatible with the limitations of the shell
6731 permit. When the range of possible uses result in different parking requirements, the
6732 director will establish the amount of parking based on a likely range of uses.

6733 D. Where other provisions of this code stipulate maximum parking allowed or
6734 reduced minimum parking requirements, those provisions shall apply.

6735 E.1. In any development required to provide six or more parking spaces, bicycle
6736 parking shall be provided. Bicycle parking shall be bike rack or locker-type parking
6737 facilities unless otherwise specified.

6738 ~~((1.))~~ 2. Off-street parking areas shall contain at least one bicycle parking space
6739 for every twelve spaces required for motor vehicles except as follows:

6740 a. The director may reduce bike rack parking facilities for patrons when it is
6741 demonstrated that bicycle activity will not occur at that location.

6742 b. The director may require additional spaces when it is determined that the
6743 use or its location will generate a high volume of bicycle activity. Such a determination
6744 will include but not be limited to the following uses:

6745 (1) Park/playfield,

6746 (2) Marina,

6747 (3) Library/museum/arboretum,

6748 (4) Elementary/secondary school,

6749 (5) Sports club, or

6750 (6) Retail business (when located along a developed bicycle trail or
6751 designated bicycle route).

6752 ~~((2.))~~ 3. Bicycle ~~((facilities))~~ parking for patrons shall be located within 100 feet
6753 of the building entrance and shall be designed to allow either a bicycle frame or wheels to
6754 be locked to a structure attached to the pavement.

6755 ~~((3.))~~ 4. All bicycle parking and storage shall be located in safe, visible areas
6756 that do not impede pedestrian or vehicle traffic flow, and shall be well lit for nighttime
6757 use.

6758 ~~((4-))~~ 5. When more than ten people are employed on site, enclosed locker-type
 6759 parking facilities for employees shall be provided. The director shall allocate the
 6760 required number of parking spaces between bike rack parking and enclosed locker-type
 6761 parking facilities.

6762 ~~((5-))~~ 6. One indoor bicycle storage space shall be provided for every two
 6763 dwelling units in townhouse and apartment residential uses, unless individual garages are
 6764 provided for every unit. The director may reduce the number of bike rack parking spaces
 6765 if indoor storage facilities are available to all residents.

6766 SECTION 130. Ordinance 10870, Section 410, as amended, and K.C.C.

6767 21A.18.050 are hereby amended to read as follows:

6768 A. The minimum requirement of one off-street parking space per two bedrooms
 6769 for ~~((CRF's))~~ CRFs and one off-street parking space per two senior ~~((citizen))~~ assisted
 6770 housing units may be reduced by up to ~~((50))~~ fifty percent, as determined by the director
 6771 based on the following considerations:

6772 1. Availability of private, convenient transportation services to meet the needs
 6773 of the CRF residents;

6774 2. Accessibility to and frequency of public transportation; and

6775 3. Pedestrian access to health, medical, and shopping facilities;

6776 B. If a CRF facility or senior ~~((citizen))~~ assisted housing is no longer used for
 6777 such purposes, additional off-street parking spaces shall be required in compliance with
 6778 this chapter ~~((prior to))~~ before the issuance of a new certificate of occupancy.

6779 SECTION 131. Ordinance 10870, Section 414, as amended, and K.C.C.

6780 21A.18.100 are hereby amended to read as follows:

Ordinance

6781 A. (~~Non residential~~) Nonresidential uses. All permitted nonresidential uses
 6782 shall provide pedestrian and bicycle (~~access~~) facilities within and onto the site(~~)~~ as
 6783 follows:

6784 1. Access points onto the site shall be provided:

6785 (~~(a)~~) a. approximately every (~~(800)~~) eight hundred to (~~(1,000)~~) one thousand
 6786 feet along existing and proposed perimeter sidewalks and walkways(~~)~~; and

6787 (~~(b)~~) b. at all arrival points to the site, including abutting street intersections,
 6788 crosswalks, and transit stops(~~)~~;

6789 2. (~~In addition, a~~) Access points to and from adjacent lots shall be coordinated
 6790 to provide pedestrian and bicycle circulation patterns between developments; and

6791 3. In the urban growth area, sidewalks, walkways, and bicycle facilities in
 6792 commercial developments shall be sufficient width and surface material to support
 6793 anticipated bicyclist volumes and pedestrian access to all ages and abilities.

6794 B. Residential uses.((

6795 4.)) All permitted residential uses of five or more dwelling units shall provide
 6796 pedestrian and bicycle (~~access~~) facilities within and onto the site(~~)~~ as follows:

6797 1. Access points onto the site shall be provided:

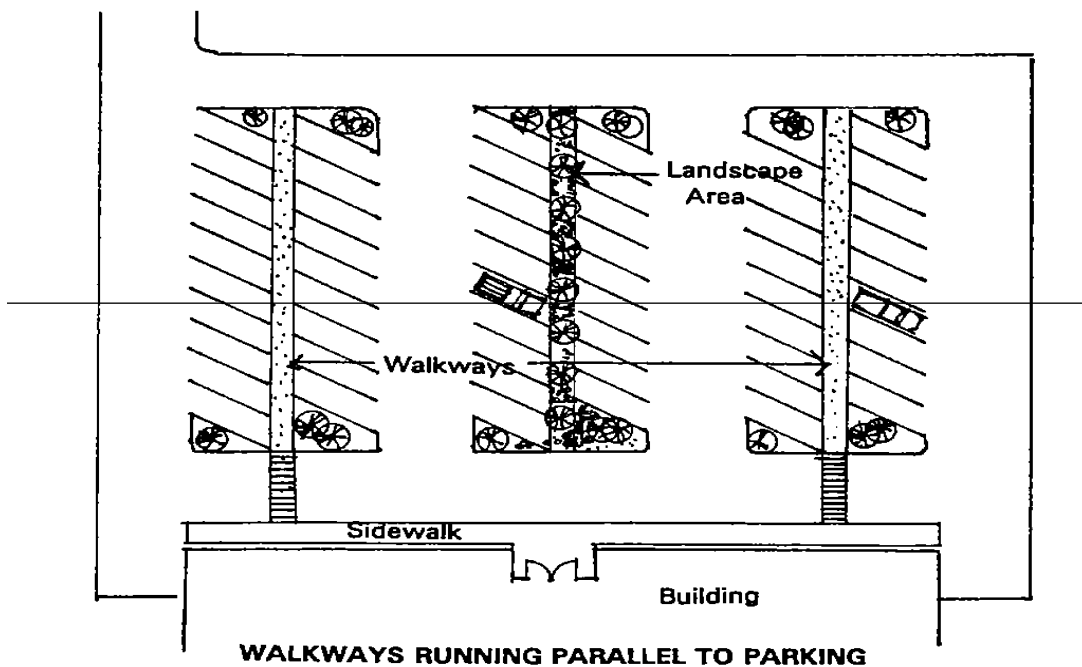
6798 (~~(a)~~) a. approximately every (~~(800)~~) eight hundred to (~~(1,000)~~) one thousand
 6799 feet along existing and proposed perimeter sidewalks and walkways(~~)~~; and

6800 (~~(b)~~) b. at all arrival points to the site, including abutting street intersections,
 6801 crosswalks, and transit and school bus stops(~~)~~;

6802 2. (~~In addition, a~~) Access points to and from adjacent lots shall be coordinated
 6803 to provide pedestrian and bicycle circulation patterns between sites(~~)~~;

6804 ~~((2-))~~ 3. Residential uses of five or more dwelling units shall provide for (~~non-~~
6805 ~~motorized~~) pedestrian and bicycle circulation between cul-de-sacs or groups of buildings
6806 to allow (~~pedestrian and bicycle~~) access within and through the development to adjacent
6807 activity centers, parks, common tracts, dedicated open space intended for active
6808 recreation, schools or other public facilities, transit and school bus stops, and public
6809 streets~~((-))~~; and

6810 ~~((3-))~~ 4. Access shall only be required to school bus stops that are within or
6811 adjacent to a proposed residential use of five or more dwelling units and that are
6812 identified by the affected school district in response to a Notice of Application. In order
6813 to allow school districts to identify school bus stops, the department shall send a Notice
6814 of Application to affected school districts on all applications for residential uses of five or
6815 more dwelling units.



6817 C. Walkways shall form an on-site circulation system that minimizes the conflict
6818 between pedestrians and traffic at all points of pedestrian access to on-site parking and
6819 building entrances. Walkways shall be provided when the pedestrian access point onto
6820 the site, or any parking space, is more than ~~((75))~~ seventy-five feet from the building
6821 entrance or principal on-site destination and as follows:

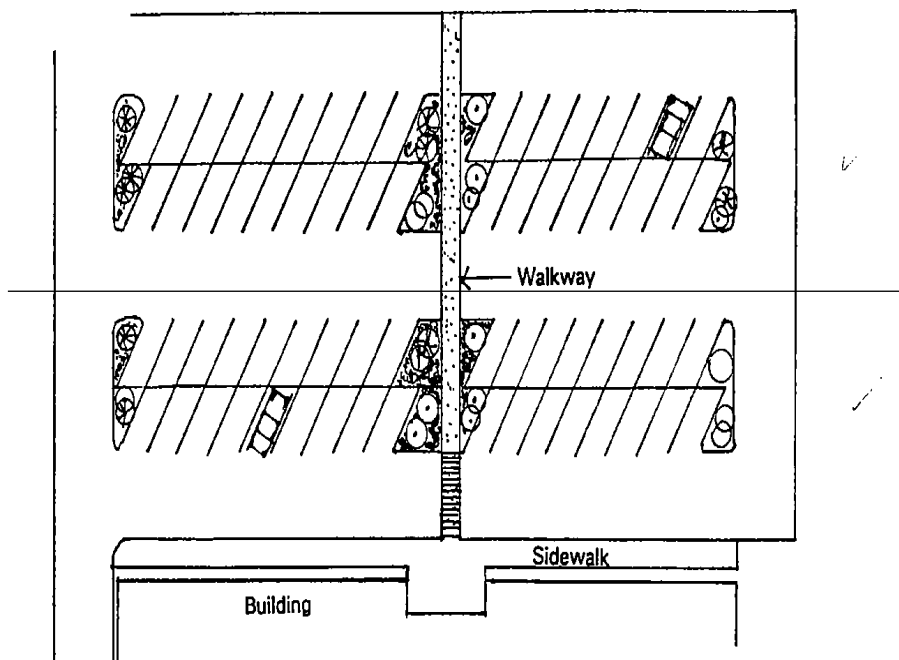
6822 1. All developments ~~((which))~~ that contain more than one building shall provide
6823 walkways between the principal entrances of the buildings;

6824 2. All non-residential buildings set back more than ~~((400))~~ one hundred feet
6825 from the public ~~((right-of-way))~~ right of way shall provide for direct pedestrian access
6826 from the building to buildings on adjacent lots; and

6827 3. Walkways across parking areas shall be located as follows:

6828 a. Walkways running parallel to the parking rows shall be provided for every
6829 six rows. Rows without walkways shall be landscaped or contain barriers or other means
6830 to encourage pedestrians to use the walkways; and

6831 b. Walkways running perpendicular to the parking rows shall be no further
6832 than twenty parking spaces. Landscaping, barriers, or other means shall be provided
6833 between the parking rows to encourage pedestrians to use the walkways~~((;))~~.



6834

6835

WALKWAYS RUNNING PERPENDICULAR TO PARKING

6836

D. Pedestrian and bicycle access and walkways shall meet the following

6837

minimum design standards:

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1. Access and walkways shall be well lit and physically separated from

6839

driveways and parking spaces by landscaping, berms, barriers, grade separation, or other

6840

means to protect pedestrians from vehicular traffic;

6841

2. Access and walkways shall be a minimum of ~~((48))~~ forty-eight inches of

6842

unobstructed width and meet the surfacing standards of the King County Road Standards

6843

for walkways or sidewalks;

6844

3. The minimum standard for walkways required to be accessible for persons

6845

with disabilities shall be designed and constructed to comply with the current State

6846

Building Code regulations for barrier-free accessibility; and

Ordinance

6847 4. A crosswalk shall be required when a walkway crosses a driveway or a paved
6848 area accessible to vehicles~~((; and))~~.

6849 E. Blocks in excess of ~~((660))~~ six hundred sixty feet shall be provided with a
6850 crosswalk at the approximate midpoint of the block.

6851 F.1. The director may waive or modify the requirements of this section when:

6852 ~~((1-))~~ a. ~~((E))~~ existing or proposed improvements would create an unsafe
6853 condition or security concern;

6854 ~~((2-))~~ b. ~~((F))~~ there are topographical constraints, or existing or required
6855 structures effectively block access;

6856 ~~((3-))~~ c. ~~((F))~~ the site is in a rural area, as defined by the Comprehensive Plan,
6857 or designated natural resource lands outside of or not contiguous to an activity center,
6858 park, common tract, dedicated open space, school, transit stop, or other public facility;

6859 ~~((4-))~~ d. ~~((F))~~ the land use would not generate the need for pedestrian or bicycle
6860 access; or

6861 ~~((5-))~~ e. the public is not allowed access to the subject land use~~((;))~~; and

6862 2. The director's waiver may not be used to modify or waive the requirements of
6863 K.C.C. 21A.18.100 relating to sidewalks and safe walking conditions for students.

6864 G. ~~((The provisions of))~~ This section shall not apply on school district property.

6865 SECTION 132. Ordinance 10870, Section 415, as amended, and K.C.C.

6866 21A.18.110 are hereby amended to read as follows:

6867 A. Off-street parking areas shall not be located more than six hundred feet from
6868 the building they are required to serve for all uses except those specified as follows~~((;))~~,
6869 where an off-street parking area does not abut the building it serves, the required

Ordinance

6870 maximum distance shall be measured from the nearest building entrance that the parking
6871 area serves:

6872 1. For all single detached, duplex, triplex, or fourplex dwellings the parking
6873 spaces shall be located on the same lot they are required to serve;

6874 2. For all other residential dwellings at least a portion of parking areas shall be
6875 located within one hundred fifty feet from the building or buildings they are required to
6876 serve;

6877 3. For all nonresidential uses permitted in rural area and residential zones, the
6878 parking spaces shall be located on the site they are required to serve and at least a portion
6879 of parking areas shall be located within one hundred fifty feet from the nearest building
6880 entrance they are required to serve;

6881 4. In designated activity, community business, and neighborhood business
6882 centers, parking lots shall be located to the rear or sides of buildings. Relief from this
6883 subsection A.4. may be granted by the director only if the applicant can demonstrate that
6884 there is no practical site design to meet this requirement. The director may allow only the
6885 number of parking spaces that cannot be accommodated to the rear or sides of buildings
6886 to be located to the front of buildings;

6887 5. Parking lots shall be so arranged as to permit the internal circulation of
6888 vehicles between parking aisles without (~~re-entering~~) reentering adjoining public
6889 streets; and

6890 6. Parking for the disabled shall be provided in accordance with K.C.C.
6891 21A.18.060.

Ordinance

6892 B. The minimum parking space and aisle dimensions for the most common
 6893 parking angles are shown on the table in this subsection. For parking angles other than
 6894 those shown on the chart, the minimum parking space and aisle dimensions shall be
 6895 determined by the director. Regardless of the parking angle, one-way aisles shall be at
 6896 least ten feet wide, and two-way aisles shall be at least twenty feet wide. If dead-end
 6897 aisles are used in the parking layout, they shall be constructed as two-way aisles. Parking
 6898 plans for angle parking shall use space widths no less than eight feet six inches for a
 6899 standard parking space design and eight feet for a compact car parking space design.

6900 MINIMUM PARKING STALL AND AISLE DIMENSIONS

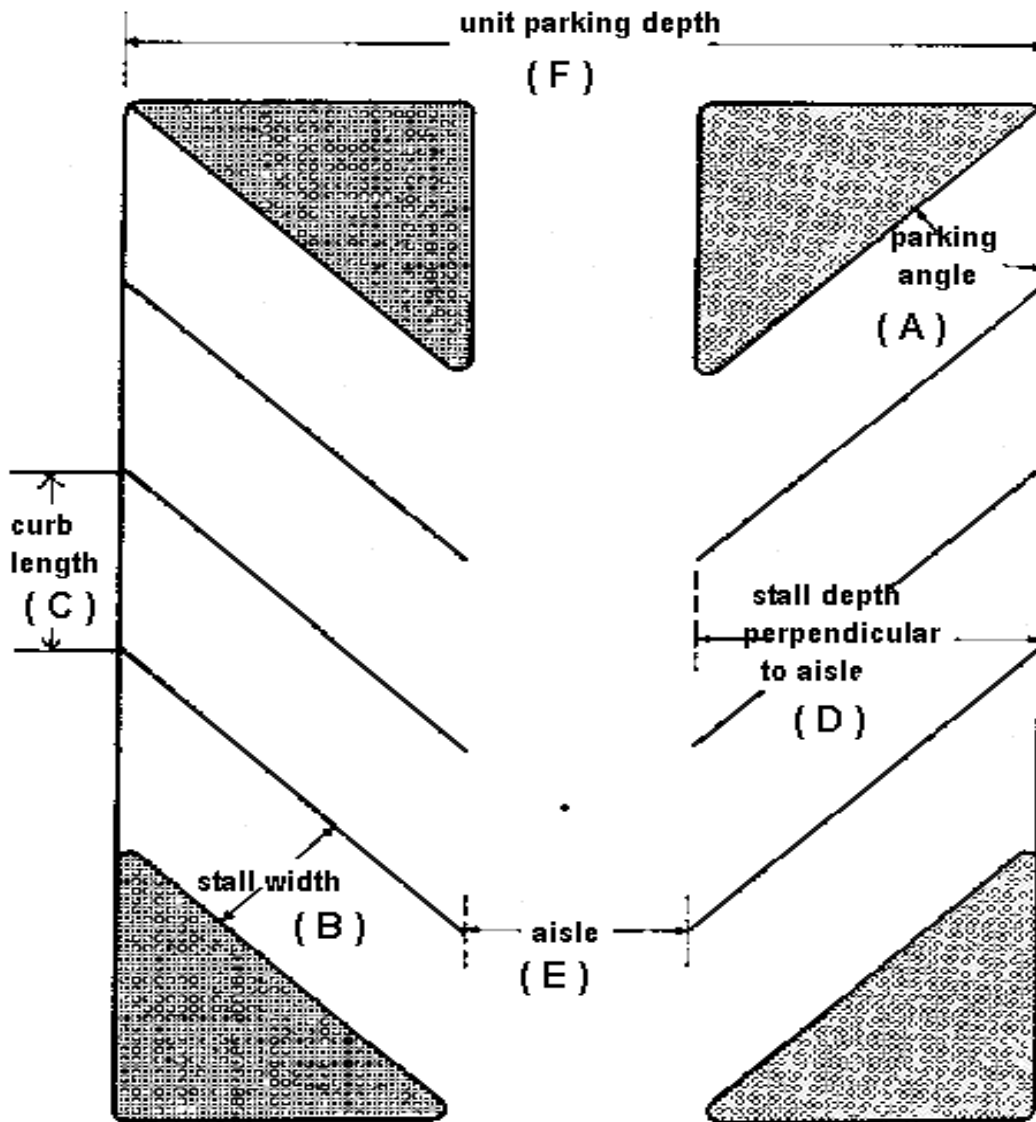
A		B		C	D	E		F	
PARKING ANGLE		STALL WIDTH		CURB LENGTH	STALL DEPTH	AISLE WIDTH 1-WAY 2-WAY		UNIT DEPTH 1-WAY 2-WAY	
0	0	8.0*		20.0*	8.0	12.0	20.0	**	**
		Min	8.5	22.5	8.5	12.0	20.0	29.0	37.0
		Desired	9.0	22.5	9.0	12.0	20.0	30.0	38.0
30	30	8.0*		16.0*	15.0	10.0	20.0	**	**
		Min	8.5	17.0	16.5	10.0	20.0	42.0	53.0
		Desired	9.0	18.0	17.0	10.0	20.0	44.0	54.0
45	45	8.0*		11.5*	17.0*	12.0	20.0	**	**
		Min	8.5	12.0		12.0	20.0	50.0	58.0
		Desired	9.0	12.5		12.0	20.0	51.0	59.0
60	60	8.0*		9.6*	18.0	18.0	20.0	**	**
		Min	8.5	10.0	20.0	18.0	20.0	58.0	60.0
		Desired	9.0	10.5	21.0	18.0	20.0	60.0	62.0
90		8.0*		8.0*	16.0*	24.0	24.0	**	**
		Min	8.5	8.5	18.0	24.0	24.0	60.0	60.0
		Desired	9.0	9.0	18.0	23.0	24.0	60.0	60.0

6901 * for compact stalls only

6902

** variable with compact and standard combinations

NOMENCLATURE OF OFF-STREET PARKING AREA



6903

6904

C. Any parking spaces abutting a required landscaped area on the driver or

6905

passenger side of the vehicle shall provide an additional eighteen inches above the

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minimum space width requirement to provide a place to step other than in the landscaped

6907 area. The additional width shall be separated from the adjacent parking space by a
6908 parking space division stripe.

6909 D. The parking stall depth may be reduced if vehicles overhang a walkway or
6910 landscaping under the following conditions:

6911 1. Wheelstops or curbs are installed;

6912 2. The remaining walkway provides a minimum of forty-eight inches of
6913 unimpeded passageway for pedestrians;

6914 3. The amount of space depth reduction is limited to a maximum of eighteen
6915 inches; and

6916 4. Landscaping is designed in accordance with K.C.C. 21A.16.070.E.

6917 E. Driveways providing ingress and egress between off-street parking areas and
6918 abutting streets shall be designed, located, and constructed in accordance with K.C.C.
6919 chapter 14.42, Road Standards. Driveways for single detached dwellings, no more than
6920 twenty feet in width, may cross required setbacks or landscaped areas to provide access
6921 between the off-street parking areas and the street, (~~provided~~) if no more than fifteen
6922 percent of the required landscaping or setback area is eliminated by the driveway. Joint
6923 use driveways may be located within required landscaping or setback areas. Driveways
6924 for all other developments may cross or be located within required setbacks or
6925 landscaped areas to provide access between the off-street parking areas and the street, if
6926 no more than ten percent of the required landscaping is displaced by the driveway and the
6927 driveway is located no closer than five feet from any property line except where
6928 intersecting the street.

6929 F. Parking spaces required under this title shall be located as follows:

6930 1. For single detached, duplex, triplex, or fourplex dwelling units the required
6931 parking spaces shall be outside of any required setbacks or landscaping, but driveways
6932 crossing setbacks and required landscaping may be used for parking. However, if the
6933 driveway is a joint use driveway, ~~((nø))~~ a vehicle parked on the driveway shall not
6934 obstruct any joint user's access to the driveway or parking spaces;

6935 2. For all other developments, parking spaces may be permitted by the director
6936 in setback areas in accordance with an approved landscape plan; and

6937 3. For nonresidential uses in rural area and residential zones, parking is
6938 permitted in setback areas in accordance with K.C.C. 21A.12.220.

6939 G. Lighting shall be provided for safety of traffic and pedestrian circulation on
6940 the site. It shall be designed to minimize direct illumination of abutting properties and
6941 adjacent streets. The director shall have the authority to waive the requirement to provide
6942 lighting.

6943 H. Tandem or end-to-end parking is allowed in residential developments.
6944 Duplex, triplex, fourplex, ((A))apartment, or townhouse developments may have tandem
6945 parking areas for each dwelling unit but shall not combine parking for separate dwelling
6946 units in tandem parking areas.

6947 I. All vehicle parking and storage for single detached dwellings must be in a
6948 garage~~((;))~~ or carport or on an approved impervious surface. Any impervious surface
6949 used for vehicle parking or storage must have direct and unobstructed driveway access.

6950 J. The total number of vehicles parked or stored outside of a building on a single
6951 family lot in the R-1 through R-8 zones, excluding recreational vehicles and trailers, shall

6952 not exceed six vehicles on lots that are twelve thousand five hundred square feet or less
6953 and eight vehicles on lots that are greater than twelve thousand five hundred square feet.

6954 K. Vanpool and carpool parking areas shall meet the following minimum design
6955 standards:

6956 1. A minimum vertical clearance of seven feet three inches shall be provided to
6957 accommodate van vehicles if designated vanpool and carpool parking spaces are located
6958 in a parking structure; and

6959 2. A minimum turning radius of twenty-six feet four inches with a minimum
6960 turning diameter, curb to curb, of fifty-two feet five inches shall be provided from
6961 parking aisles to adjacent vanpool and carpool parking spaces.

6962 L. Direct access from the street (~~((right-of-way))~~) right of way to off-street parking
6963 areas shall be subject to K.C.C. 21A.28.120.

6964 M. No dead-end alley may provide access to more than eight off-street parking
6965 spaces.

6966 N. Any parking stalls located in enclosed buildings must be totally within the
6967 enclosed building.

6968 SECTION 133. Ordinance 10870, Section 417, and K.C.C. 21A.18.130 are hereby
6969 amended to read as follows:

6970 A. In any development containing more than (~~((20))~~) twenty parking spaces, up to
6971 (~~((50))~~) fifty percent of the total number of spaces may be sized to accommodate compact
6972 cars, subject to the following:

6973 ~~((A-))~~ 1. Each space shall be clearly identified as a compact car space by
 6974 painting the word "COMPACT" in capital letters, a minimum of 8 inches high, on the
 6975 pavement at the base of the parking space and centered between the striping; and

6976 ~~((B-))~~ 2. Aisle widths shall conform to the standards set for standard size cars(~~(;~~
 6977 ~~and))~~).

6978 ~~((C-))~~ B. Duplex, triplex, fourplex, or ~~((A))~~ apartment developments with less
 6979 than twenty parking spaces may designate up to ~~((40))~~ forty percent of the required
 6980 parking spaces as compact spaces.

6981 SECTION 134. Ordinance 13022, Section 26, as amended, and K.C.C. 21A.20.190
 6982 are hereby amended to read as follows:

6983 Community identification signs are permitted subject to the following
 6984 ~~((provisions))~~:

6985 A. Only Unincorporated Activity Centers(~~(, urban planned developments))~~) or
 6986 Rural Towns(~~(, or))~~) designated ~~((and delineated))~~ by the Comprehensive Plan, are
 6987 eligible to be identified with community identification signs. Identification signs for
 6988 Unincorporated Activity Centers(~~(, urban planned developments))~~) or Rural Towns shall
 6989 be placed along the boundaries identified by the Comprehensive Plan;

6990 B. Two types of community identification signs are permitted. Primary signs are
 6991 intended to mark the main arterial street entrances to a designated community,
 6992 Unincorporated Activity Center, ~~((urban planned development))~~, or Rural Town.
 6993 Auxiliary signs are intended to mark entrances to a designated community,
 6994 Unincorporated Activity Center, ~~((urban planned development))~~, or Rural Town along
 6995 local access streets;

Ordinance

6996 C. Primary signs are subject to the following ~~((provisions))~~:

6997 1. No more than four primary signs shall be allowed per Unincorporated Activity

6998 Center, ~~((urban-planned-development,))~~ Rural Town or designated community;

6999 2. Each primary sign shall be no more than thirty-two square feet in area and no

7000 more than six feet in height; and

7001 3. Primary signs shall only be located along arterial streets, outside of the

7002 ~~((right-of-way))~~;

7003 D. Auxiliary community identification signs are subject to the following

7004 ~~((provisions))~~:

7005 1. There shall be no limits on the number of auxiliary community identification

7006 signs allowed per Unincorporated Activity Center, ~~((urban-planned-development,))~~ Rural

7007 Town, or designated community; and

7008 2. Each auxiliary sign shall be no more than two square feet, and shall be

7009 located only outside of the ~~((right-of-way))~~; ~~((and))~~

7010 E. No commercial advertisement shall be permitted on either primary or auxiliary

7011 signs except as follows:

7012 1. When located on property within the RA, UR, R1-8₂ and R12-48 zones, signs

7013 may have a logo or other symbol of a community service or business group, such as

7014 Kiwanis, Chamber of Commerce₂, or a similar group, sponsoring construction of the sign

7015 or signs. Any permitted logo or symbol shall be limited to an area of no more than two

7016 square feet on primary signs and no more than seventy-two square inches on auxiliary

7017 signs; or

7018 2. When located on properties within the NB, CB, RB, O₂ and I zones, signs
7019 may have a logo or other symbol of the company, community service, or business group
7020 sponsoring construction of the sign or signs. Any permitted logo or symbol shall be
7021 limited to an area of no more than four square feet on primary signs and no more than
7022 seventy-two square inches on auxiliary signs; and

7023 F. Community identification signs shall be exempt from the provisions of K.C.C.
7024 21A.20.060.A. that require signs to be on-premise.

7025 SECTION 135. Ordinance 10870, Section 444, as amended, and K.C.C.
7026 21A.22.060 are hereby amended to read as follows:

7027 Except as otherwise provided in K.C.C. 21A.22.040, in addition to requirements
7028 in this title, all uses regulated under this chapter shall comply with the following
7029 standards:

7030 A. The minimum site area shall be ten acres;

7031 B. On sites larger than twenty acres, activities shall occur in phases to minimize
7032 environmental impacts. The size of each phase shall be determined during the review
7033 process;

7034 C. If the department determines they are necessary to eliminate a safety hazard,
7035 fences or alternatives to fences shall be:

7036 1. Provided in a manner that discourages access to areas of the site where:

7037 a. active extracting, processing, stockpiling, and loading of materials is
7038 occurring;

7039 b. boundaries are in common with residential or commercial zone property or
7040 public lands; or

Ordinance

- 7041 c. any unstable slope or any slope exceeding a grade of forty percent is present;
- 7042 2. At least six feet in height above the grade measured at a point five feet
- 7043 outside the fence and the fence material shall have no opening larger than two inches;
- 7044 3. Installed with lockable gates at all openings or entrances;
- 7045 4. No more than four inches from the ground to fence bottom; and
- 7046 5. Maintained in good repair;
- 7047 D. Warning and trespass signs advising of the use shall be placed on the
- 7048 perimeter of the site adjacent to RA, UR₂ or R zones at intervals no greater than two
- 7049 hundred feet along any unfenced portion of the site where the items noted in subsection
- 7050 C.1. of this section are present;
- 7051 E. Structural setbacks from property lines shall be as follows:
- 7052 1. Buildings, structures₂ and stockpiles used in the processing of materials shall
- 7053 be no closer than:
- 7054 a. one hundred feet from any residential zoned properties except that the
- 7055 setback may be reduced to fifty feet when the grade where such building or structures are
- 7056 proposed is fifty feet or greater below the grade of the residential zoned property;
- 7057 b. fifty feet from any other zoned property, except when adjacent to another
- 7058 use regulated under this chapter; and
- 7059 c. the greater of fifty feet from the edge of any public street or the setback from
- 7060 residential zoned property on the far side of the street; and
- 7061 2. Offices, scale facilities, equipment storage buildings₂ and stockpiles,
- 7062 including those for reclamation, shall not be closer than fifty feet from any property line
- 7063 except when adjacent to another use regulated under this chapter or M or F zoned

Ordinance

7064 property. Facilities necessary to control access to the site, when demonstrated to have no
7065 practical alternative, may be located closer to the property line;

7066 F. On-site clearing, grading, or excavation, excluding that necessary for required
7067 access, roadway, or storm drainage facility construction or activities in accordance with
7068 an approved reclamation plan, shall not be permitted within fifty feet of any property line
7069 except along any portion of the perimeter adjacent to another use regulated under this
7070 chapter or M or F zoned property. If native vegetation is restored, temporary disturbance
7071 resulting from construction of noise attenuation features located closer than fifty feet
7072 shall be permitted;

7073 G. Landscaping consistent with type 1 screening K.C.C. chapter 21A.16, except
7074 using only plantings native to the surrounding area, shall be provided along any portion
7075 of the site perimeter where site disturbances associated with a use regulated under this
7076 chapter are performed, except where adjacent to another use regulated under this chapter,
7077 forestry operation, or M or F-zoned property;

7078 H. Relevant clearing and grading operating standards from K.C.C. chapter 16.82
7079 shall be applied; ~~(and)~~

7080 I. Lighting shall:

7081 1. Be limited to that required for security, lighting of structures and equipment,
7082 and vehicle operations; and

7083 2. Not directly glare onto surrounding properties; and

7084 J. Uses, buildings, structures, storage of equipment, and stockpile of materials not
7085 directly related to an approved mineral extraction use, reclamation plan, or materials
7086 processing use are prohibited.

7087 SECTION 136. Ordinance 15051, Section 137, as amended, and K.C.C.

7088 21A.24.045 are hereby amended to read as follows:

7089 A. Within the following seven critical areas and their buffers all alterations are
7090 allowed if the alteration complies with the development standards, impact avoidance and
7091 mitigation requirements, and other applicable requirements established in this chapter:

- 7092 1. Critical aquifer recharge area;
- 7093 2. Coal mine hazard area;
- 7094 3. Erosion hazard area;
- 7095 4. Flood hazard area except in the severe channel migration hazard area;
- 7096 5. Landslide hazard area under forty percent slope;
- 7097 6. Seismic hazard area; and
- 7098 7. Volcanic hazard area((s)).

7099 B. Within the following seven critical areas and their buffers, unless allowed as
7100 an alteration exception under K.C.C. 21A.24.070, only the alterations on the table in
7101 subsection C. of this section are allowed if the alteration complies with conditions in
7102 subsection D. of this section and the development standards, impact avoidance and
7103 mitigation requirements and other applicable requirements established in this chapter:

- 7104 1. Severe channel migration hazard area;
- 7105 2. Landslide hazard area over forty percent slope;
- 7106 3. Steep slope hazard area;
- 7107 4. Wetland;
- 7108 5. Aquatic area;
- 7109 6. Wildlife habitat conservation area; and

Ordinance

7110 7. Wildlife habitat network.

7111 C. In the following table where an activity is included in more than one activity

7112 category, the numbered conditions applicable to the most specific description of the

7113 activity governs. Where more than one numbered condition appears for a listed activity,

7114 each of the relevant conditions specified for that activity within the given critical area

7115 applies. For alterations involving more than one critical area, compliance with the

7116 conditions applicable to each critical area is required.

A= alternation is allowed Numbers indicate applicable development condition in subsection D. of this section	Landslide Hazard Over 40% and Buffer	Steep Slope Hazard and Buffer	Wetland and Buffer	Aquatic Area and Buffer and Severe Channel Migration	Wildlife Habitat Conservation Area and Wildlife Habitat Network
Structures					
Construction of new single detached dwelling unit			A 1	A 2	
Construction of a new tree-supported structure			A 64	A 64	A 64
Construction of nonresidential structure			A 3	A 3	A 3, 4
Maintenance or repair of existing structure	A 5	A	A	A	A 4
Expansion or replacement of existing structure	A 5, 7	A 5, 7	A 7, 8	A 6, 7, 8	A 4, 7
Interior remodeling	A	A	A	A	A
Construction of new dock or pier			A 9	A 9, 10, 11	
Maintenance, repair, or replacement of dock or pier			A 12	A 10, 11	A 4
Grading					
Grading		A 13		A 14	A 4, 14
Construction of new slope stabilization	A 15	A 15	A 15	A 15	A 4, 15
Maintenance of existing slope stabilization	A 16	A 13	A 17	A 16, 17	A 4
Mineral extraction	A	A			
Clearing					
Clearing	A 18	A 18	A 18, 20	A 14, 18, 20	A 4, 14, 18, 20
Cutting firewood		A 21	A 21	A 21	A 4, 21

Ordinance

Vegetation management	A 19	A 19	A 19	A 19	A 4, 19
Removal of vegetation for fire safety	A 22	A 22	A 22	A 22	A 4, 22
Removal of noxious weeds or invasive vegetation	A 23	A 23	A 23	A 23	A 4, 23
Forest Practices					
Forest management activity	A	A	A	A	A 25
Roads					
Construction of new public road right-of-way structure on unimproved (right-of-way) <u>right of way</u>			A 26	A 26	
Construction of new road in a plat			A 26	A 26	
Maintenance of public road right-of-way structure	A 16	A 16	A 16	A 16	A 16, 27
Expansion beyond public road right-of way structure	A	A	A 26	A 26	
Repair, replacement, or modification within the roadway	A 16	A 16	A 16	A 16	A 16, 27
Construction of driveway or private access road	A 28	A 28	A 28	A 28	A 28
Construction of farm field access drive	A 29	A 29	A 29	A 29	A 29
Maintenance of driveway, private access road, farm field access drive, or parking lot	A	A	A 17	A 17	A 17, 27
Construction of a bridge or culvert as part of a driveway or private access road	A 39	A 39	A 39	A 39	A 39
Bridges or culverts					
Maintenance or repair of bridge or culvert	A 16, 17	A 16, 17	A 16, 17	A 16, 17	A 16, 17, 27
Construction of a new bridge	A 16, 39	A 16, 39	A 16, 39	A 16, 39	A 4, 16, 39
Replacement of bridge or culvert	A 16	A 16	A 16	A 16, 30	A 16, 27
Expansion of bridge or culvert	A 16, 17	A 16, 17	A 16, 17, 31	A 17, 31	A 4
Utilities and other infrastructure					
Construction of new utility corridor or utility facility	A 32, 33	A 32, 33	A 32, 34	A 32, 34	A 27, 32, 35
Construction or maintenance of a hydroelectric generating facility	A 67	A 67	A 66	A 66	A 4, 66
Construction of a new residential utility service distribution line	A 32, 33	A 32, 33	A 32, 60	A 32, 60	A 27, 32, 60

Ordinance

Maintenance, repair, or replacement of utility corridor or utility facility	A 32, 33	A 32, 33	A 32, 34, 36	A 32, 34, 36	A 4, 32, 37
Construction of a new on-site sewage disposal system or well	A 24	A 24	A 63	A 63	
Maintenance or repair of existing well	A 37	A 37	A 37	A 37	A 4, 37
Maintenance or repair of on-site sewage disposal system	A	A	A	A 37	A 4
Construction of new surface water conveyance system	A 32, 33	A 32, 33	A 32, 38	A 32, 38	A 4
Construction, maintenance, or repair of in-water heat exchanger			A 68	A 68	
Maintenance, repair, or replacement of existing surface water conveyance system	A 33	A 33	A 16, 32, 38	A 16, 40, 41	A 4, 37
Construction of new surface water flow control or surface water quality treatment facility			A 32	A 32	A 4, 32
Maintenance or repair of existing surface water flow control or surface water quality treatment facility	A 16	A 16	A 16	A 16	A 4
Construction of new flood protection facility			A 42	A 42	A 27, 42
Maintenance, repair, or replacement of flood protection facility	A 33, 43	A 33, 43	A 43	A 43	A 27, 43
Flood risk reduction gravel removal	A 61	A 61	A 61	A 61	A 61
Construction of new instream structure or instream work	A 16	A 16	A 16	A 16, 44, 45	A 4, 16, 44, 45
Maintenance or repair of existing instream structure	A 16	A	A	A	A 4
Recreation					
Construction of new trail	A 46	A 46	A 47	A 47	A 4, 47
Maintenance of outdoor public park facility, trail, or publicly improved recreation area	A 48	A 48	A 48	A 48	A 4, 48
Habitat, education, and science projects					
Habitat restoration or enhancement project	A 49	A 49	A 49	A 49	A 4, 49
Scientific sampling for salmonids			A 50	A 50	A 50

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Drilling and testing for critical areas report	A 51	A 51	A 51, 52	A 51, 52	A 4
Environmental education project	A 62	A 62	A 62	A 62	A 62
Agriculture					
Horticulture activity including tilling, discing, planting, seeding, harvesting, preparing soil, rotating crops, and related activity	A 53	A 53	A 53, 54	A 53, 54	A 53, 54
Grazing livestock	A 53	A 53	A 53, 54	A 53, 54	A 53, 54
Construction or maintenance of a commercial fish farm			A 53, 54	A 53, 54	A 53, 54
Construction or maintenance of livestock manure storage facility			A 53, 54, 55	A 53, 54, 55, 56	A 53, 54
Construction of a livestock heavy use area			A 53, 54, 55	A 53, 54, 55, 56	A 53, 54
Construction or maintenance of a farm pad			A 56	A 56	
Construction of agricultural drainage			A 57	A 57	A 4, 57
Maintenance or replacement of agricultural drainage	A 23, 58	A 23, 58	A 23, 53, 54, 58	A 23, 53, 54, 58	A 4, 23, 53, 54, 58
Maintenance of agricultural waterway			A 69	A 69	
Construction or maintenance of farm pond, fish pond, or livestock watering pond	A 53	A 53	A 53, 54	A 53, 54	A 53, 54
Other					
Shoreline water dependent or shoreline water oriented use				A 65	
Excavation of cemetery graves in established and approved cemetery	A	A	A	A	A
Maintenance of cemetery graves	A	A	A	A	A
Maintenance of lawn, landscaping, or garden for personal consumption	A 59	A 59	A 59	A 59	A 59
Maintenance of golf course	A 17	A 17	A 17	A 17	A 4, 17

7117 D. The following alteration conditions apply:

7118 1. Limited to farm residences in grazed or tilled wet meadows and subject to the
7119 limitations of subsection D.3. of this section.

- 7120 2. Only allowed in a buffer of a lake that is twenty acres or larger on a lot that
7121 was created before January 1, 2005, if:
- 7122 a. at least seventy-five percent of the lots abutting the shoreline of the lake or
7123 seventy-five percent of the lake frontage, whichever constitutes the most developable
7124 lake frontage, has existing density of four dwelling units per acre or more;
- 7125 b. the development proposal, including mitigation required by this chapter, will
7126 have the least adverse impact on the critical area;
- 7127 c. existing native vegetation within the critical area buffer will remain
7128 undisturbed except as necessary to accommodate the development proposal and required
7129 building setbacks;
- 7130 d. access is located to have the least adverse impact on the critical area and
7131 critical area buffer;
- 7132 e. the site alteration is the minimum necessary to accommodate the
7133 development proposal and in no case in excess of five thousand square feet;
- 7134 f. the alteration is no closer than:
- 7135 (1) on a site with a shoreline environment designation of high intensity or
7136 residential, the greater of twenty-five feet or the average of the setbacks on adjacent lots
7137 on either side of the subject property, as measured from the ordinary high water mark of
7138 the lake shoreline;
- 7139 (2) on a site with a shoreline environment designation of rural, conservancy,
7140 resource, or forestry, the greater of fifty feet or the average of the setbacks on adjacent
7141 lots on either side of the subject property, as measured from the ordinary high water
7142 mark; and
-

7143 (3) on a site with a shoreline environment designation of natural, the greater
7144 of one hundred feet or the average of the setbacks on adjacent lots on either side of the
7145 subject property, as measured from the ordinary high water mark; and

7146 g. to the maximum extent practical, alterations are mitigated on the
7147 development proposal site by enhancing or restoring remaining critical area buffers.

7148 3. Limited to nonresidential farm-structures in grazed or tilled wet meadows
7149 ~~((or))~~, buffers of wetlands, or aquatic areas where:

7150 a. the site is predominantly used for the practice of agriculture;

7151 b. the structure is in compliance with an approved farm management plan in
7152 accordance with K.C.C. 21A.24.051;

7153 c. the structure is either:

7154 (1) on or adjacent to existing nonresidential impervious surface areas,
7155 additional impervious surface area is not created waterward of any existing impervious
7156 surface areas and the area was not used for crop production;

7157 (2) higher in elevation and no closer to the critical area than its existing
7158 position; or

7159 (3) at a location away from existing impervious surface areas that is
7160 determined to be the optimum site in the farm management plan;

7161 d. all best management practices associated with the structure specified in the
7162 farm management plan are installed and maintained;

7163 e. installation of fencing in accordance with K.C.C. chapter 21A.30 does not
7164 require the development of a farm management plan if required best management

7165 practices are followed and the installation does not require clearing of critical areas or
7166 their buffers; and

7167 f. in a severe channel migration hazard area portion of an aquatic buffer only
7168 if:

7169 (1) there is no feasible alternative location on-site;

7170 (2) the structure is located where it is least subject to risk from channel
7171 migration;

7172 (3) the structure is not used to house animals or store hazardous substances;
7173 and

7174 (4) the total footprint of all accessory structures within the severe channel
7175 migration hazard area will not exceed the greater of one thousand square feet or two
7176 percent of the severe channel migration hazard area on the site.

7177 4. No clearing, external construction, or other disturbance in a wildlife habitat
7178 conservation area is allowed during breeding seasons established under K.C.C.
7179 21A.24.382.

7180 5. Allowed for structures when:

7181 a. the landslide hazard poses little or no risk of injury;

7182 b. the risk of landsliding is low; and

7183 c. there is not an expansion of the structure.

7184 6. Within a severe channel migration hazard area allowed for:

7185 a. existing legally established primary structures if:

7186 (1) there is not an increase of the footprint of any existing structure; and

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7187 (2) there is not a substantial improvement as defined in K.C.C. 21A.06.1270;

7188 and

7189 b. existing legally established accessory structures if:

7190 (1) additions to the footprint will not make the total footprint of all existing

7191 structures more than one-thousand square feet; and

7192 (2) there is not an expansion of the footprint towards any source of channel

7193 migration hazard, unless the applicant demonstrates that the location is less subject to risk

7194 and has less impact on the critical area.

7195 7. Allowed only in grazed wet meadows or the buffer or building setback

7196 outside a severe channel migration hazard area if:

7197 a. the expansion or replacement does not increase the footprint of a

7198 nonresidential structure;

7199 b.(1) for a legally established dwelling unit, the expansion or replacement,

7200 including any expansion of a legally established accessory structure allowed under this

7201 subsection B.7.b., does not increase the footprint of the dwelling unit and all other

7202 structures by more than one thousand square feet, not including any expansion of a

7203 drainfield made necessary by the expansion of the dwelling unit. To the maximum extent

7204 practical, the replacement or expansion of a drainfield in the buffer should be located

7205 within areas of existing lawn or landscaping, unless another location will have a lesser

7206 impact on the critical area and its buffer;

7207 (2) for a structure accessory to a dwelling unit, the expansion or replacement

7208 is located on or adjacent to existing impervious surface areas and does not result in a

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7209 cumulative increase in the footprint of the accessory structure and the dwelling unit by
7210 more than one thousand square feet;

7211 (3) the location of the expansion has the least adverse impact on the critical
7212 area; and

7213 (4) a comparable area of degraded buffer area shall be enhanced through
7214 removal of nonnative plants and replacement with native vegetation in accordance with
7215 an approved landscaping plan;

7216 c. the structure was not established as the result of an alteration exception,
7217 variance, buffer averaging or reasonable use exception;

7218 d. to the maximum extent practical, the expansion or replacement is not
7219 located closer to the critical area or within the relic of a channel that can be connected to
7220 an aquatic area; and

7221 e. The expansion of a residential structure in the buffer of a Type S aquatic
7222 area that extends towards the ordinary high water mark requires a shoreline variance if:

7223 (1) the expansion is within thirty-five feet of the ordinary high water mark; or

7224 (2) the expansion is between thirty-five and fifty feet of the ordinary high
7225 water mark and the area of the expansion extending towards the ordinary high water mark
7226 is greater than three hundred square feet.

7227 8. Allowed upon another portion of an existing impervious surface outside a
7228 severe channel migration hazard area if:

7229 a. except as otherwise allowed under subsection D.7. of this section, the
7230 structure is not located closer to the critical area;

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- 7231 b. except as otherwise allowed under subsection D.7. of this section, the
7232 existing impervious surface within the critical area or buffer is not expanded; and
- 7233 c. the degraded buffer area is enhanced through removal of nonnative plants
7234 and replacement with native vegetation in accordance with an approved landscaping plan.
- 7235 9. Limited to piers or seasonal floating docks in a category II, III, or IV wetland
7236 or its buffer or along a lake shoreline or its buffer where:
- 7237 a. the vegetation where the alteration is proposed does not consist of dominant
7238 native wetland herbaceous or woody vegetation six feet in width or greater and the lack
7239 of this vegetation is not the result of any violation of law;
- 7240 b. the wetland or lake shoreline is not a salmonid spawning area;
- 7241 c. hazardous substances or toxic materials are not used; and
- 7242 d. if located in a freshwater lake, the pier or dock conforms to the standards for
7243 docks under K.C.C. 21A.25.180.
- 7244 10. Allowed on type N or O aquatic areas if hazardous substances or toxic
7245 materials are not used.
- 7246 11. Allowed on type S or F aquatic areas outside of the severe channel
7247 migration hazard area if in compliance with K.C.C. 21A.25.180.
- 7248 12. When located on a lake, must be in compliance with K.C.C. 21A.25.180.
- 7249 13. Limited to regrading and stabilizing of a slope formed as a result of a legal
7250 grading activity.
- 7251 14. The following are allowed in the severe channel migration hazard area if
7252 conducted more than one hundred sixty-five feet from the ordinary high water mark in

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7253 the rural area and natural resource lands and one-hundred fifteen feet from the ordinary
7254 high water mark in the urban area:

- 7255 a. grading of up to fifty cubic yards on lot less than five acres; and
7256 b. clearing of up to one-thousand square feet or up to a cumulative thirty-five
7257 percent of the severe channel migration hazard area.

7258 15. Only where erosion or landsliding threatens a structure, utility facility,
7259 roadway, driveway, public trails, aquatic area₂ or wetland if, to the maximum extent
7260 practical, stabilization work does not disturb the slope and its vegetative cover and any
7261 associated critical areas.

7262 16. Allowed when performed by, at the direction of or authorized by a
7263 government agency in accordance with regional road maintenance guidelines.

7264 17. Allowed when not performed under the direction of a government agency
7265 only if:

7266 a. the maintenance or expansion does not involve the use of herbicides,
7267 hazardous substances, sealants₂ or other liquid oily substances in aquatic areas((7)) or
7268 wetlands₂ or their buffers; and

7269 b. when maintenance, expansion₂ or replacement of bridges or culverts
7270 involves water used by salmonids:

7271 (1) the work is in compliance with ditch standards in public rule; and

7272 (2) the maintenance of culverts is limited to removal of sediment and debris
7273 from the culvert and its inlet, invert and outlet and the stabilization of the disturbed or
7274 damaged bank or channel immediately adjacent to the culvert and shall not involve the
7275 excavation of a new sediment trap adjacent to the inlet.

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- 7276 18. Allowed for the removal of hazard trees and vegetation as necessary for
7277 surveying or testing purposes.
- 7278 19. The limited trimming, pruning, or removal of vegetation under a vegetation
7279 management plan approved by the department:
- 7280 a. in steep slope and landslide hazard areas, for the making and maintenance of
7281 view corridors; and
- 7282 b. in all critical areas for habitat enhancement, invasive species control, or
7283 forest management activities.
- 7284 20. Harvesting of plants and plant materials, such as plugs, stakes, seeds, or
7285 fruits, for restoration and enhancement projects is allowed.
- 7286 21. Cutting of firewood is subject to the following:
- 7287 a. within a wildlife habitat conservation area, cutting firewood is not allowed;
- 7288 b. within a wildlife network, cutting shall be in accordance with a management
7289 plan approved under K.C.C. 21A.24.386; and
- 7290 c. within a critical area buffer, cutting shall be for personal use and in
7291 accordance with an approved forest management plan or rural stewardship plan.
- 7292 22. Allowed only in buffers if in accordance with (~~best management practices~~
7293 ~~approved by the King County fire marshal~~) K.C.C. chapter 16.82.
- 7294 23. Allowed as follows:
- 7295 a. if conducted in accordance with an approved forest management plan, farm
7296 management plan, or rural stewardship plan; or
- 7297 b. without an approved forest management plan, farm management plan or
7298 rural stewardship plan, only if:
-

7299 (1) removal is undertaken with hand labor, including hand-held mechanical
7300 tools, unless the King County noxious weed control board otherwise prescribes the use of
7301 riding mowers, light mechanical cultivating equipment, or herbicides or biological
7302 control methods;

7303 (2) the area is stabilized to avoid regrowth or regeneration of noxious weeds;

7304 (3) the cleared area is revegetated with native vegetation and stabilized
7305 against erosion; and

7306 (4) herbicide use is in accordance with federal and state law;

7307 24. Allowed to repair or replace existing on site wastewater disposal systems in
7308 accordance with the applicable public health standards within Marine Recovery Areas
7309 adopted by ~~((the I))~~ public ~~((H))~~ health - Seattle & King County and:

7310 a. there is no alternative location available with less impact on the critical area;

7311 b. impacts to the critical area are minimized to the maximum extent

7312 practicable;

7313 c. the alterations will not subject the critical area to increased risk of landslide

7314 or erosion;

7315 d. vegetation removal is the minimum necessary to accommodate the septic

7316 system; and

7317 e. significant risk of personal injury is eliminated or minimized in the landslide

7318 hazard area.

7319 25. Only if in compliance with published Washington state Department of Fish

7320 and Wildlife and Washington state Department of Natural Resources Management

7321 standards for the species. If there are no published Washington state standards, only if in

7322 compliance with management standards determined by the county to be consistent with
7323 best available science.

7324 26. Allowed only if:

7325 a. there is not another feasible location with less adverse impact on the critical
7326 area and its buffer;

7327 b. the corridor is not located over habitat used for salmonid rearing or
7328 spawning or by a species listed as endangered or threatened by the state or federal
7329 government unless the department determines that there is no other feasible crossing
7330 site((-));

7331 c. the corridor width is minimized to the maximum extent practical;

7332 d. the construction occurs during approved periods for instream work;

7333 e. the corridor will not change or diminish the overall aquatic area flow peaks,
7334 duration, or volume or the flood storage capacity; and

7335 f. no new public (~~right-of-way~~) right of way is established within a severe
7336 channel migration hazard area.

7337 27. To the maximum extent practical, during breeding season established under
7338 K.C.C. 21A.24.382, land clearing machinery such as bulldozers, graders, or other heavy
7339 equipment are not operated within a wildlife habitat conservation area.

7340 28. Allowed only if:

7341 a. an alternative access is not available;

7342 b. impact to the critical area is minimized to the maximum extent practical
7343 including the use of walls to limit the amount of cut and fill necessary;

7344 c. the risk associated with landslide and erosion is minimized;

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7345 d. access is located where it is least subject to risk from channel migration; and

7346 e. construction occurs during approved periods for instream work.

7347 29. Only if in compliance with a farm management plan in accordance with

7348 K.C.C. 21A.24.051.

7349 30. Allowed only if:

7350 a. the new construction or replacement is made fish passable in accordance

7351 with the most recent Washington state Department of Fish and Wildlife manuals or with

7352 the National Marine and Fisheries Services guidelines for federally listed salmonid

7353 species; and

7354 b. the site is restored with appropriate native vegetation.

7355 31. Allowed if necessary to bring the bridge or culvert up to current standards

7356 and if:

7357 a. there is not another feasible alternative available with less impact on the

7358 aquatic area and its buffer; and

7359 b. to the maximum extent practical, the bridge or culvert is located to minimize

7360 impacts to the aquatic area and its buffers.

7361 32. Allowed in an existing roadway if conducted consistent with the regional

7362 road maintenance guidelines.

7363 33. Allowed outside the roadway if:

7364 a. the alterations will not subject the critical area to an increased risk of

7365 landslide or erosion;

7366 b. vegetation removal is the minimum necessary to locate the utility or

7367 construct the corridor; and

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7368 c. significant risk of personal injury is eliminated or minimized in the landslide
7369 hazard area.

7370 34. Limited to the pipelines, cables, wires, and support structures of utility
7371 facilities within utility corridors if:

7372 a. there is no alternative location with less adverse impact on the critical area
7373 and critical area buffer;

7374 b. new utility corridors meet the all of the following to the maximum extent
7375 practical:

7376 (1) are not located over habitat used for salmonid rearing or spawning or by a
7377 species listed as endangered or threatened by the state or federal government unless the
7378 department determines that there is no other feasible crossing site;

7379 (2) the mean annual flow rate is less than twenty cubic feet per second; and

7380 (3) paralleling the channel or following a down-valley route near the channel
7381 is avoided;

7382 c. to the maximum extent practical utility corridors are located so that:

7383 (1) the width is the minimized;

7384 (2) the removal of trees greater than twelve inches diameter at breast height is
7385 minimized;

7386 (3) an additional, contiguous, and undisturbed critical area buffer, equal in
7387 area to the disturbed critical area buffer area including any allowed maintenance roads, is
7388 provided to protect the critical area;

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7389 d. to the maximum extent practical, access for maintenance is at limited access
7390 points into the critical area buffer rather than by a parallel maintenance road. If a parallel
7391 maintenance road is necessary the following standards are met:

7392 (1) to the maximum extent practical the width of the maintenance road is
7393 minimized and in no event greater than fifteen feet; and

7394 (2) the location of the maintenance road is contiguous to the utility corridor
7395 on the side of the utility corridor farthest from the critical area;

7396 e. the utility corridor or facility will not adversely impact the overall critical
7397 area hydrology or diminish flood storage capacity;

7398 f. the construction occurs during approved periods for instream work;

7399 g. the utility corridor serves multiple purposes and properties to the maximum
7400 extent practical;

7401 h. bridges or other construction techniques that do not disturb the critical areas
7402 are used to the maximum extent practical;

7403 i. bored, drilled, or other trenchless crossing is laterally constructed at least
7404 four feet below the maximum depth of scour for the base flood;

7405 j. bridge piers or abutments for bridge crossing are not placed within the
7406 FEMA floodway or the ordinary high water mark;

7407 k. open trenching is only used during low flow periods or only within aquatic
7408 areas when they are dry. The department may approve open trenching of type S or F
7409 aquatic areas only if there is not a feasible alternative and equivalent or greater
7410 environmental protection can be achieved; and

7411 l. minor communication facilities may collocate on existing utility facilities if:

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- 7412 (1) no new transmission support structure is required; and
- 7413 (2) equipment cabinets are located on the transmission support structure.
- 7414 35. Allowed only for new utility facilities in existing utility corridors.
- 7415 36. Allowed for onsite private individual utility service connections or private
- 7416 or public utilities if the disturbed area is not expanded and no hazardous substances,
- 7417 pesticides or fertilizers are applied.
- 7418 37. Allowed if the disturbed area is not expanded, clearing is limited to the
- 7419 maximum extent practical and no hazardous substances, pesticides, or fertilizers are
- 7420 applied.
- 7421 38. Allowed if:
- 7422 a. conveying the surface water into the wetland or aquatic area buffer and
- 7423 discharging into the wetland or aquatic area buffer or at the wetland or aquatic area edge
- 7424 has less adverse impact upon the wetland or aquatic area or wetland or aquatic area buffer
- 7425 than if the surface water were discharged at the buffer's edge and allowed to naturally
- 7426 drain through the buffer;
- 7427 b. the volume of discharge is minimized through application of low impact
- 7428 development and water quality measures identified in the King County Surface Water
- 7429 Design Manual;
- 7430 c. the conveyance and outfall are installed with hand equipment where
- 7431 feasible;
- 7432 d. the outfall shall include bioengineering techniques where feasible; and
- 7433 e. the outfall is designed to minimize adverse impacts to critical areas.
- 7434 39. Allowed only if:

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- 7435 a. there is no feasible alternative with less impact on the critical area and its
7436 buffer;
- 7437 b. to the maximum extent practical, the bridge or culvert is located to minimize
7438 impacts to the critical area and its buffer;
- 7439 c. the bridge or culvert is not located over habitat used for salmonid rearing or
7440 spawning unless there is no other feasible crossing site;
- 7441 d. construction occurs during approved periods for in-stream work; and
- 7442 e. bridge piers or abutments for bridge crossings are not placed within the
7443 FEMA floodway, severe channel migration hazard area₂, or waterward of the ordinary
7444 high water mark.
- 7445 40. Allowed for an open, vegetated stormwater management conveyance system
7446 and outfall structure that simulates natural conditions if:
- 7447 a. fish habitat features necessary for feeding, cover and reproduction are
7448 included when appropriate;
- 7449 b. vegetation is maintained and added adjacent to all open channels and ponds,
7450 if necessary to prevent erosion, filter out sediments₂, or shade the water; and
- 7451 c. bioengineering techniques are used to the maximum extent practical.
- 7452 41. Allowed for a closed, tightlined conveyance system and outfall structure if:
- 7453 a. necessary to avoid erosion of slopes; and
- 7454 b. bioengineering techniques are used to the maximum extent practical.
- 7455 42. Allowed in a severe channel migration hazard area or an aquatic area buffer
7456 to prevent bank erosion only:

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- 7457 a. if consistent with the Integrated Streambank Protection Guidelines
7458 (Washington State Aquatic Habitat Guidelines Program, 2002) and if bioengineering
7459 techniques are used to the maximum extent practical, unless the applicant demonstrates
7460 that other methods provide equivalent structural stabilization and environmental function;
- 7461 b. based on a critical areas report, the department determines that the new
7462 flood protection facility will not cause significant impacts to upstream or downstream
7463 properties; and
- 7464 c. to prevent bank erosion for the protection of:
- 7465 (1) public roadways;
- 7466 (2) sole access routes in existence before February 16, 1995;
- 7467 (3) new primary dwelling units, accessory dwelling units or accessory living
7468 quarters and residential accessory structures located outside the severe channel migration
7469 hazard area if:
- 7470 (a) the site is adjacent to or abutted by properties on both sides containing
7471 buildings or sole access routes protected by legal bank stabilization in existence before
7472 February 16, 1995. The buildings, sole access routes or bank stabilization must be
7473 located no more than six hundred feet apart as measured parallel to the migrating
7474 channel; and
- 7475 (b) the new primary dwelling units, accessory dwelling units, accessory
7476 living quarters, or residential accessory structures are located no closer to the aquatic area
7477 than existing primary dwelling units, accessory dwelling units, accessory living quarters,
7478 or residential accessory structures on abutting or adjacent properties; or

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7479 (4) existing primary dwelling units, accessory dwelling units, accessory living
7480 quarters, or residential accessory structures if:

7481 (a) the structure was in existence before the adoption date of a King County
7482 Channel Migration Zone hazard map that applies to that channel, if such a map exists;

7483 (b) the structure is in imminent danger, as determined by a geologist,
7484 engineering geologist, or geotechnical engineer;

7485 (c) the applicant has demonstrated that the existing structure is at risk, and
7486 the structure and supporting infrastructure cannot be relocated on the lot further from the
7487 source of channel migration; and

7488 (d) nonstructural measures are not feasible.

7489 43. Applies to lawfully established existing structures if:

7490 a. the height of the facility is not increased, unless the facility is being replaced
7491 in a new alignment that is landward of the previous alignment and enhances aquatic area
7492 habitat and process;

7493 b. the linear length of the facility is not increased, unless the facility is being
7494 replaced in a new alignment that is landward of the previous alignment and enhances
7495 aquatic area habitat and process;

7496 c. the footprint of the facility is not expanded waterward;

7497 d. consistent with the Integrated Streambank Protection Guidelines

7498 (Washington State Aquatic Habitat Guidelines Program, 2002) and bioengineering

7499 techniques are used to the maximum extent practical;

7500 e. the site is restored with appropriate native vegetation and erosion protection
7501 materials; and

7502 f. based on a critical areas report, the department determines that the
7503 maintenance, repair, replacement, or construction will not cause significant impacts to
7504 upstream or downstream properties.

7505 44. Allowed in type N and O aquatic areas if done in least impacting way at
7506 least impacting time of year, in conformance with applicable best management practices,
7507 and all affected instream and buffer features are restored.

7508 45. Allowed in a type S or F water when such work is:

7509 a. included as part of a project to evaluate, restore, or improve habitat, and

7510 b. sponsored or cosponsored by a public agency that has natural resource
7511 management as a function or by a federally recognized tribe.

7512 46. Allowed as long as the trail is not constructed of impervious surfaces that
7513 will contribute to surface water run-off, unless the construction is necessary for soil
7514 stabilization or soil erosion prevention or unless the trail system is specifically designed
7515 and intended to be accessible to handicapped persons.

7516 47. Not allowed in a wildlife habitat conservation area. Otherwise, allowed in
7517 the buffer or for crossing a category II, III, or IV wetland or a type F, N, or O aquatic
7518 area, if:

7519 a. the trail surface is made of pervious materials, except that public
7520 multipurpose trails may be made of impervious materials if they meet all the
7521 requirements in K.C.C. chapter 9.12. A trail that crosses a wetland or aquatic area shall
7522 be constructed as a raised boardwalk or bridge;

7523 b. to the maximum extent practical, buffers are expanded equal to the width of
7524 the trail corridor including disturbed areas;

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7525 c. there is not another feasible location with less adverse impact on the critical
7526 area and its buffer;

7527 d. the trail is not located over habitat used for salmonid rearing or spawning or
7528 by a species listed as endangered or threatened by the state or federal government unless
7529 the department determines that there is no other feasible crossing site;

7530 e. the trail width is minimized to the maximum extent practical;

7531 f. the construction occurs during approved periods for instream work; and

7532 g. the trail corridor will not change or diminish the overall aquatic area flow
7533 peaks, duration or volume or the flood storage capacity.

7534 h. the trail may be located across a critical area buffer for access to a viewing
7535 platform or to a permitted dock or pier;

7536 i. A private viewing platform may be allowed if it is:

7537 (1) located upland from the wetland edge or the ordinary high water mark of
7538 an aquatic area;

7539 (2) located where it will not be detrimental to the functions of the wetland or
7540 aquatic area and will have the least adverse environmental impact on the critical area or
7541 its buffer;

7542 (3) limited to fifty square feet in size;

7543 (4) constructed of materials that are nontoxic; and

7544 (5) on footings located outside of the wetland or aquatic area.

7545 48. Only if the maintenance:

7546 a. does not involve the use of herbicides or other hazardous substances except
7547 for the removal of noxious weeds or invasive vegetation;

Ordinance

7548 b. when salmonids are present, the maintenance is in compliance with ditch
7549 standards in public rule; and

7550 c. does not involve any expansion of the roadway, lawn, landscaping, ditch,
7551 culvert, engineered slope, or other improved area being maintained.

7552 49. Limited to alterations to restore habitat forming processes or directly restore
7553 habitat function and value, including access for construction, as follows:

7554 a. projects sponsored or cosponsored by a public agency that has natural
7555 resource management as a primary function or by a federally recognized tribe;

7556 b. restoration and enhancement plans prepared by a qualified biologist; or

7557 c. conducted in accordance with an approved forest management plan, farm
7558 management plan or rural stewardship plan.

7559 50. Allowed in accordance with a scientific sampling permit issued by
7560 Washington state Department of Fish and Wildlife or an incidental take permit issued
7561 under Section 10 of the Endangered Species Act.

7562 51. Allowed for the minimal clearing and grading, including site access,
7563 necessary to prepare critical area reports.

7564 52. The following are allowed if associated spoils are contained:

7565 a. data collection and research if carried out to the maximum extent practical
7566 by nonmechanical or hand-held equipment;

7567 b. survey monument placement;

7568 c. site exploration and gage installation if performed in accordance with state-
7569 approved sampling protocols and accomplished to the maximum extent practical by
7570 hand-held equipment and; or similar work associated with an incidental take permit

Ordinance

7571 issued under Section 10 of the Endangered Species Act or consultation under Section 7 of
7572 the Endangered Species Act.

7573 53. Limited to activities in continuous existence since January 1, 2005, with no
7574 expansion within the critical area or critical area buffer. "Continuous existence" includes
7575 cyclical operations and managed periods of soil restoration, enhancement or other fallow
7576 states associated with these horticultural and agricultural activities.

7577 54. Allowed for expansion of existing or new agricultural activities where:

7578 a. the site is predominantly involved in the practice of agriculture;

7579 b. there is no expansion into an area that:

7580 (1) has been cleared under a class I, II, III, IV-S₂ or nonconversion IV-G
7581 forest practice permit; or

7582 (2) is more than ten thousand square feet with tree cover at a uniform density
7583 more than ninety trees per acre and with the predominant mainstream diameter of the
7584 trees at least four inches diameter at breast height, not including areas that are actively
7585 managed as agricultural crops for pulpwood, Christmas trees₂ or ornamental nursery
7586 stock;

7587 c. the activities are in compliance with an approved farm management plan in
7588 accordance with K.C.C. 21A.24.051; and

7589 d. all best management practices associated with the activities specified in the
7590 farm management plan are installed and maintained.

7591 55. Only allowed in grazed or tilled wet meadows or their buffers if:

Ordinance

7592 a. the facilities are designed to the standards of an approved farm management
7593 plan in accordance K.C.C. 21A.24.051 or an approved livestock management plan in
7594 accordance with K.C.C. chapter 21A.30;

7595 b. there is not a feasible alternative location available on the site; and

7596 c. the facilities are located close to the outside edge of the buffer to the
7597 maximum extent practical.

7598 56. Only allowed in:

7599 a.(1) a severe channel migration hazard area located outside of the shorelines
7600 jurisdiction area;

7601 (2) grazed or tilled wet meadow or wet meadow buffer; or

7602 (3) aquatic area buffer; and only if:

7603 b.(1) the applicant demonstrates that adverse impacts to the critical area and
7604 critical area buffers have been minimized;

7605 (2) there is not another feasible location available on the site that is located
7606 outside of the critical area or critical area buffer;

7607 (3) the farm pad is designed to the standards in an approved farm
7608 management plan in accordance with K.C.C. 21A.24.051; and

7609 (4) for proposals located in the severe channel migration hazard area, the
7610 farm pad or livestock manure storage facility is located where it is least subject to risk
7611 from channel migration.

7612 57. Allowed for new agricultural drainage in compliance with an approved farm
7613 management plan in accordance with K.C.C. 21A.24.051 and all best management

Ordinance

7614 practices associated with the activities specified in the farm management plan are
7615 installed and maintained.

7616 58. If the agricultural drainage is used by salmonids, maintenance shall be in
7617 compliance with an approved farm management plan in accordance with K.C.C.
7618 21A.24.051.

7619 59. Allowed within existing landscaped areas or other previously disturbed
7620 areas.

7621 60. Allowed for residential utility service distribution lines to residential
7622 dwellings, including, but not limited to, well water conveyance, septic system
7623 conveyance, water service, sewer service, natural gas, electrical, cable, and telephone, if:

7624 a. there is no alternative location with less adverse impact on the critical area
7625 or the critical area buffer;

7626 b. the residential utility service distribution lines meet the all of the following,
7627 to the maximum extent practical:

7628 (1) are not located over habitat used for salmonid rearing or spawning or by a
7629 species listed as endangered or threatened by the state or federal government unless the
7630 department determines that there is no other feasible crossing site;

7631 (2) not located over a type S aquatic area;

7632 (3) paralleling the channel or following a down-valley route near the channel
7633 is avoided;

7634 (4) the width of clearing is minimized;

7635 (5) the removal of trees greater than twelve inches diameter at breast height is
7636 minimized;

Ordinance

7637 (6) an additional, contiguous and undisturbed critical area buffer, equal in
7638 area to the disturbed critical area buffer area is provided to protect the critical area;

7639 (7) access for maintenance is at limited access points into the critical area
7640 buffer.

7641 (8) the construction occurs during approved periods for instream work;

7642 (9) bored, drilled, or other trenchless crossing is encouraged, and shall be
7643 laterally constructed at least four feet below the maximum depth of scour for the base
7644 flood; and

7645 (10) open trenching across Type O or Type N aquatic areas is only used
7646 during low flow periods or only within aquatic areas when they are dry.

7647 61. Allowed if sponsored or cosponsored by the countywide flood control zone
7648 district and the department determines that the project and its location:

7649 a. is the best flood risk reduction alternative practicable;

7650 b. is part of a comprehensive, long-term flood management strategy;

7651 c. is consistent with the King County Flood Hazard Management Plan policies;

7652 d. will have the least adverse impact on the ecological functions of the critical
7653 area or its buffer, including habitat for fish and wildlife that are identified for protection

7654 in the King County Comprehensive Plan; and

7655 e. has been subject to public notice in accordance with K.C.C. 20.44.060.

7656 62.a. Not allowed in wildlife habitat conservation areas;

7657 b. Only allowed if:

7658 (1) the project is sponsored or cosponsored by a public agency whose primary
7659 function deals with natural resources management;

Ordinance

- 7660 (2) the project is located on public land or on land that is owned by a
7661 nonprofit agency whose primary function deals with natural resources management;
- 7662 (3) there is not a feasible alternative location available on the site with less
7663 impact to the critical area or its associated buffer;
- 7664 (4) the aquatic area or wetland is not for salmonid rearing or spawning;
- 7665 (5) the project minimizes the footprint of structures and the number of access
7666 points to any critical areas; and
- 7667 (6) the project meets the following design criteria:
- 7668 (a) to the maximum extent practical size of platform shall not exceed one
7669 hundred square feet;
- 7670 (b) all construction materials for any structures, including the platform,
7671 pilings, exterior and interior walls, and roof, are constructed of nontoxic material, such as
7672 nontreated wood, vinyl-coated wood, nongalvanized steel, plastic, plastic wood,
7673 fiberglass, or cured concrete that the department determines will not have an adverse
7674 impact on water quality;
- 7675 (c) the exterior of any structures are sufficiently camouflaged using netting
7676 or equivalent to avoid any visual deterrent for wildlife species to the maximum extent
7677 practical. The camouflage shall be maintained to retain concealment effectiveness;
- 7678 (d) structures shall be located outside of the wetland or aquatic area
7679 landward of the Ordinary High Water Mark or open water component (if applicable) to
7680 the maximum extent practical on the site;
- 7681 (e) construction occurs during approved periods for work inside the
7682 Ordinary High Water Mark;
-

Ordinance

7683 (f) construction associated with bird blinds shall not occur from March 1
7684 through August 31, in order to avoid disturbance to birds during the breeding, nesting,
7685 and rearing seasons;

7686 (g) to the maximum extent practical, provide accessibility for persons with
7687 physical disabilities in accordance with the International Building Code;

7688 (h) trail access is designed in accordance with public rules adopted by the
7689 department;

7690 (i) existing native vegetation within the critical area will remain undisturbed
7691 except as necessary to accommodate the proposal. Only minimal hand clearing of
7692 vegetation is allowed; and

7693 (j) disturbed bare ground areas around the structure must be replanted with
7694 native vegetation approved by the department.

7695 63. Not allowed in the severe channel migration zone, there is no alternative
7696 location with less adverse impact on the critical area and buffer and clearing is minimized
7697 to the maximum extent practical.

7698 64. Only structures wholly or partially supported by a tree and used as accessory
7699 living quarters or for play and similar uses described in K.C.C. 16.02.240.1, subject to the
7700 following:

7701 a. not allowed in wildlife habitat conservation areas or severe channel
7702 migration hazard areas;

7703 b. the structure's floor area shall not exceed two hundred square feet, excluding
7704 a narrow access stairway or landing leading to the structure;

Ordinance

7705 c. the structure shall be located as far from the critical area as practical, but in
7706 no case closer than seventy-five feet from the critical area;

7707 d. only one tree-supported structure within a critical area buffer is allowed on a
7708 lot;

7709 e. all construction materials for the structure, including the platform, pilings,
7710 exterior and interior walls, and roof, shall be constructed of nontoxic material, such as
7711 nontreated wood, vinyl-coated wood, nongalvanized steel, plastic, plastic wood,
7712 fiberglass, or cured concrete that the department determines will not have an adverse
7713 impact on water quality;

7714 f. to the maximum extent practical, the exterior of the structure shall be
7715 camouflaged with natural wood and earth tone colors to limit visual impacts to wildlife
7716 and visibility from the critical area. The camouflage shall be maintained to retain
7717 concealment effectiveness;

7718 g. the structure must not adversely impact the long-term health and viability of
7719 the tree. The evaluation shall include, but not be limited to, the following:

7720 (1) the quantity of supporting anchors and connection points to attach the tree
7721 house to the tree shall be the minimum necessary to adequately support the structure;

7722 (2) the attachments shall be constructed using the best available tree anchor
7723 bolt technology; and

7724 (3) an ISA Certified Arborist shall evaluate the tree proposed for placement
7725 of the tree house and shall submit a report discussing how the tree's long-term health and
7726 viability will not be negatively impacted by the tree house or associated infrastructure;

7727 h. exterior lighting shall meet the following criteria:

Ordinance

7728 (1) limited to the minimum quantity of lights necessary to meet the building
7729 code requirements to allow for safe exiting of the structure and stairway; and

7730 (2) exterior lights shall be fully shielded and shall direct light downward, in
7731 an attempt to minimize impacts to the nighttime environment;

7732 i. unless otherwise approved by the department, all external construction shall
7733 be limited to September 1 through March 1 in order to avoid disturbance to wildlife
7734 species during typical breeding, nesting and rearing seasons;

7735 j. trail access to the structure shall be designed in accordance with trail
7736 standards under subsection D.47. of this section;

7737 k. to the maximum extent practical, existing native vegetation shall be left
7738 undisturbed. Only minimal hand clearing of vegetation is allowed; and

7739 l. vegetated areas within the critical area buffer that are temporarily impacted
7740 by construction of the structure shall be restored by planting native vegetation according
7741 to a vegetation management plan approved by the department.

7742 65. Shoreline water dependent and shoreline water oriented uses are allowed in
7743 the aquatic area and aquatic area buffer of a Type S aquatic area if consistent with K.C.C.
7744 chapter 21A.25, chapter 90.58 RCW, and the King County Comprehensive Plan.

7745 66. Only hydroelectric generating facilities meeting the requirements of K.C.C.
7746 21A.08.100B.14., and only as follows:

7747 a. there is not another feasible location within the aquatic area with less adverse
7748 impact on the critical area and its buffer;

Ordinance

- 7749 b. the facility and corridor is not located over habitat used for salmonid rearing
7750 or spawning or by a species listed as endangered or threatened by the state or federal
7751 government unless the department determines that there is no other feasible location;
- 7752 c. the facility is not located in Category I wetlands or Category II wetlands with
7753 a habitat score of ((8)) eight points or greater;
- 7754 d. the corridor width is minimized to the maximum extent practical;
- 7755 e. paralleling the channel or following a down-valley route within an aquatic
7756 area buffer is avoided to the maximum extent practical;
- 7757 f. the construction occurs during approved periods for instream work;
- 7758 g. the facility and corridor will not change or adversely impact the overall
7759 aquatic area flow peaks, duration, or volume or the flood storage capacity;
- 7760 h. the facility and corridor is not located within a severe channel migration
7761 hazard area;
- 7762 i. to the maximum extent practical, buildings will be located outside the buffer
7763 and away from the aquatic area or wetland;
- 7764 j. to the maximum extent practical, access for maintenance is at limited access
7765 points into the critical area buffer rather than by a parallel maintenance road. If a parallel
7766 maintenance road is necessary the following standards are met:
- 7767 (1) to the maximum extent practical the width of the maintenance road is
7768 minimized and in no event greater than fifteen feet; and
- 7769 (2) the location of the maintenance road is contiguous to the utility corridor
7770 on the side of the utility corridor farthest from the critical area;

Ordinance

7771 k. the facility does not pose an unreasonable threat to the public health, safety,
7772 or welfare on or off the development proposal site and is consistent with the general
7773 purposes of this chapter and the public interest; and

7774 l. the facility connects to or is an alteration to a public roadway, public trail, a
7775 utility corridor or utility facility or other infrastructure owned or operated by a public
7776 utility.

7777 67. Only hydroelectric generating facilities meeting the requirements of K.C.C.
7778 21A.08.100.B.14, and only as follows:

7779 a. there is not another feasible location with less adverse impact on the critical
7780 area and its buffer;

7781 b. the alterations will not subject the critical area to an increased risk of
7782 landslide or erosion;

7783 c. the corridor width is minimized to the maximum extent practical;

7784 d. vegetation removal is the minimum necessary to locate the utility or
7785 construct the corridor;

7786 e. the facility and corridor do not pose an unreasonable threat to the public
7787 health, safety,² or welfare on or off the development proposal site and is consistent with
7788 the general purposes of this chapter, and the public interest and significant risk of
7789 personal injury is eliminated or minimized in the landslide hazard area; and

7790 f. the facility connects to or is an alteration to a public roadway, public trail, a
7791 utility corridor or utility facility,² or other infrastructure owned or operated by a public
7792 utility.

Ordinance

7793 68. Only for a single detached dwelling unit on a lake twenty acres or larger and
7794 only as follows:

7795 a. the heat exchanger must be a closed loop system that does not draw water
7796 from or discharge to the lake;

7797 b. the lake bed shall not be disturbed, except as required by the county or a
7798 state or federal agency to mitigate for impacts of the heat exchanger;

7799 c. the in-water portion of system is only allowed where water depth exceeds
7800 six feet; and

7801 d. system structural support for the heat exchanger piping shall be attached to
7802 an existing dock or pier or be attached to a new structure that meets the requirements of
7803 K.C.C. 21A.25.180.

7804 69. Only for maintenance of agricultural waterways if:

7805 a. the purpose of the maintenance project is to improve agricultural production
7806 on a site predominately engaged in the practice of agriculture;

7807 b. the maintenance project is conducted in compliance with a hydraulic project
7808 approval issued by the Washington state Department of Fish and Wildlife (~~pursuant to~~)
7809 in accordance with chapter 77.55 RCW;

7810 c. the maintenance project complies with the King County agricultural
7811 drainage assistance program as agreed to by the Washington state Department of Fish and
7812 Wildlife, the department of local services, permitting division, and the department of
7813 natural resources and parks, and as reviewed by the Washington state Department of
7814 Ecology;

7815 d. the person performing the maintenance and the land owner have attended
7816 training provided by King County on the King County agricultural drainage assistance
7817 program and the best management practices required under that program; and

7818 e. the maintenance project complies with K.C.C. chapter 16.82.

7819 SECTION 137. Ordinance 15051, Section 151, as amended, and K.C.C.

7820 21A.24.133 are hereby amended to read as follows:

7821 A. To the maximum extent practical, an applicant shall mitigate adverse impacts to
7822 a wetland, aquatic area, wildlife habitat conservation area or wildlife habitat network on or
7823 contiguous to the development site. The department may approve mitigation that is off the
7824 development site if an applicant demonstrates that:

7825 1. It is not practical to mitigate on or contiguous to the development proposal site;
7826 and

7827 2. The off-site mitigation will achieve equivalent or greater hydrological, water
7828 quality, and wetland or aquatic area habitat functions.

7829 B. When off-site mitigation is authorized, the department shall give priority to
7830 locations within the same drainage subbasin as the development proposal site that meet the
7831 following:

7832 1. Mitigation banking sites and resource mitigation reserves as authorized by this
7833 chapter;

7834 2. Private mitigation sites that are established in compliance with the requirements
7835 of this chapter and approved by the department; and

7836 3. Public mitigation sites that have been ranked in a process that has been
7837 supported by ecological assessments, including wetland and aquatic areas established as
7838 priorities for mitigation in King County (~~(basin plans or other)~~) watershed plans.

7839 C. The department may require documentation that the mitigation site has been
7840 permanently preserved from future development or alteration that would be inconsistent
7841 with the functions of the mitigation. The documentation may include, but is not limited to, a
7842 conservation easement or other agreement between the applicant and owner of the
7843 mitigation site. King County may enter into agreements or become a party to any easement
7844 or other agreement necessary to ensure that the site continues to exist in its mitigated
7845 condition.

7846 D. The department shall maintain a list of sites available for use for off-site
7847 mitigation projects.

7848 E.1. The department and the department of natural resources and parks have
7849 (~~(develop)~~) developed a program to allow the payment of a fee in lieu of providing
7850 mitigation on a development site. The program addresses:

7851 a. when the payment of a fee is allowed considering the availability of a site in
7852 geographic proximity with comparable hydrologic and biological functions and potential for
7853 future habitat fragmentation and degradation; and

7854 b. the use of the fees for mitigation on public or private sites that have been
7855 ranked according to ecological criteria through one or more programs that have included a
7856 public process.

7857 2. The in lieu fee mitigation program shall submit a report by May 1 in the first
7858 year of the biennial budget cycle, filed in the form of a paper original and an electronic copy

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7859 with the clerk of the council, who shall retain the original and provide an electronic copy to
 7860 all councilmembers, the council chief of staff, and the lead staff for the transportation
 7861 economy and environment committee or its successor. The report should address the
 7862 following:

- 7863 a. information on the amount and source of revenues received by the program;
- 7864 b. a description and rationale for projects selected for funding;
- 7865 c. an accounting of budgeted and actual expenditures made; and
- 7866 d. the status of all projects approved in the previous five years, and anticipated
 7867 completion date for those projects, if not yet complete.

7868 SECTION 138. Ordinance 10870, Section 469, as amended, and K.C.C.

7869 21A.24.220 are hereby amended to read as follows:

7870 The following development standards apply to development proposals and
 7871 alterations on sites containing erosion hazard areas:

7872 A. Clearing in an erosion hazard area is allowed only from April 1 to October 1,
 7873 except that:

- 7874 1. Clearing of up to fifteen-thousand square feet within the erosion hazard area
 7875 may occur at any time on a lot;
- 7876 2. Clearing of noxious weeds may occur at any time; and
- 7877 3. Forest practices regulated by the department are allowed at any time in
 7878 accordance with a clearing and grading permit if the harvest is in conformance with
 7879 chapter 76.09 RCW and Title 222 WAC;

7880 B. All subdivisions, short subdivisions, or binding site plans (~~or urban-planned~~
 7881 ~~developments~~)) on sites with erosion hazard areas shall retain existing vegetation in all

7882 erosion hazard areas until building permits are approved for development on individual
7883 lots. The department may approve clearing of vegetation on lots if:

- 7884 1. The clearing is a necessary part of a large scale grading plan; and
- 7885 2. It is not feasible to perform the grading on an individual lot basis; and

7886 C. If the department determines that erosion from a development site poses a
7887 significant risk of damage to downstream wetlands or aquatic areas, based either on the
7888 size of the project, the proximity to the receiving water, or the sensitivity of the receiving
7889 water, the applicant shall provide regular monitoring of surface water discharge from the
7890 site. If the project does not meet water quality standards established by law or public
7891 rules, the county may suspend further development work on the site until such standards
7892 are met.

7893 SECTION 139. Ordinance 10870, Section 470, as amended, and K.C.C.

7894 21A.24.230 are hereby amended to read as follows:

7895 A. The regulated flood hazard area consists of one or more of the following
7896 components:

- 7897 1. Floodplain;
- 7898 2. Zero-rise flood fringe;
- 7899 3. Zero-rise floodway;
- 7900 4. FEMA floodway; and
- 7901 5. Channel migration zones.

7902 B. The FEMA floodway and floodplain are identified in a scientific and engineering
7903 report entitled Flood Insurance Study for King County, Washington and Incorporated Areas,

Ordinance

7904 dated August 19, 2020, with accompanying Flood Insurance Rate Maps, and any revisions
7905 thereto.

7906 C.1. The department may delineate or require a delineation of a flood hazard area
7907 using data or information from any of the following sources, but only if the data is at least as
7908 restrictive as the data in the Flood Insurance Study and Flood Insurance Rate Maps
7909 referenced in subsection B. of this section. The department may also use data from the
7910 following sources to determine base flood elevations, floodway boundaries, or other
7911 regulatory flood information:

- 7912 a. Flood Insurance Study;
- 7913 b. Flood Insurance Rate Maps;
- 7914 c. Preliminary Flood Insurance Study or pending Flood Insurance Study;
- 7915 d. Preliminary Flood Insurance Rate Maps or pending Flood Insurance Rate
7916 Maps;
- 7917 e. draft flood boundary work maps and associated technical reports;
- 7918 f. critical area reports prepared in accordance with FEMA standards contained in
7919 44 C.F.R. Part 65 and consistent with the King County Surface Water Design Manual
7920 provisions for floodplain analysis;
- 7921 g. letters of map change;
- 7922 h. channel migration zone maps and studies;
- 7923 i. historical flood hazard information;
- 7924 j. ~~((basin plan or))~~ hydrologic study that includes projected flows under future
7925 developed conditions that have been completed and approved by King County; and

7926 k. any other available data that accurately classifies and delineates the flood
7927 hazard area or base flood elevation.

7928 2. When there are multiple sources of flood hazard data for flood hazard area
7929 boundaries, FEMA floodway or zero-rise floodway boundaries, base flood elevations or
7930 cross-sections, the department may determine which data most accurately classifies and
7931 delineates the flood hazard area, as long as the data is at least as restrictive as the Flood
7932 Insurance Study and Flood Insurance Maps referenced in subsection B. of this section.

7933 D. Proof that a land use or development activity is occurring within the area mapped
7934 on the Flood Insurance Rate Maps shall be sufficient, but not required, to prove that the area
7935 of concern is subject to inundation by the base flood in an action to enforce code compliance
7936 under K.C.C. Title 23.

7937 E. A number of channel migration zones are mapped by the county for portions of
7938 river systems. These channel migration zones and the criteria and process used to designate
7939 and classify channel migration zones are specified by public rule adopted by the department.
7940 An applicant for a development proposal may submit a critical area report to the department
7941 to determine channel migration zone boundaries or classify channel migration hazard areas
7942 on a specific property if there is an apparent discrepancy between the site-specific conditions
7943 or data and the adopted channel migration zone maps.

7944 SECTION 140. Ordinance 10870, Section 471, as amended, and K.C.C.

7945 21A.24.240 are hereby amended to read as follows:

7946 The following development standards apply to floodplain development and
7947 alterations on sites within the zero-rise flood fringe:

7948 A. Floodplain development and alterations shall not reduce the effective base flood
7949 storage volume of the floodplain. Floodplain development shall provide compensatory
7950 storage if grading or other activity displaces any effective flood storage volume.

7951 Compensatory storage is not required for grading or fill placed within the foundation of an
7952 existing residential building to bring the interior foundation grade to the same level as the
7953 lowest adjacent exterior grade. Compensatory storage shall:

7954 1. Provide equivalent volume at equivalent elevations to that which is being
7955 displaced. For this purpose, equivalent elevations means having similar relationship to
7956 ordinary high water and to the best available ten-year, fifty-year, and one-hundred-year
7957 water surface profiles. If the difference between the fifty-year and the one-hundred-year
7958 surface profiles is less than one foot, equivalent elevations means having similar
7959 relationships to ordinary high water and to the best available ten-year and one-hundred-year
7960 water surface profiles;

7961 2. Hydraulically connect to the source of flooding;

7962 3. Provide compensatory storage in the same construction season as when the
7963 displacement of flood storage volume occurs and before the flood season begins on
7964 September 30 for that year;

7965 4. Occur on the site. The director may approve equivalent compensatory storage
7966 off the site if legal arrangements, acceptable to the department, are made to ensure that the
7967 effective compensatory storage volume will be preserved over time; and

7968 5. The director may approve of off-site compensatory storage through a
7969 compensatory storage bank managed by the department of natural resources and parks;

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7970 B. A structural engineer shall design and certify all elevated buildings and submit
7971 the design to the department;

7972 C. A civil engineer shall prepare a base flood depth and base flood velocity analysis
7973 and submit the analysis to the department. A base flood depth and base flood velocity
7974 analysis is not required for agricultural buildings. Floodplain development and alterations
7975 are not allowed if the base flood depth exceeds three feet and the base flood velocity
7976 exceeds three feet per second, except for the following projects:

- 7977 1. Agricultural structures and farm pads;
- 7978 2. Roads and bridges;
- 7979 3. Utilities;
- 7980 4. Surface water flow control or surface water conveyance systems;
- 7981 5. Public park structures; and
- 7982 6. Flood hazard mitigation projects, such as, but not limited to construction, repair,
7983 or replacement of flood protection facilities or for building elevations or relocations;

7984 D. Subdivisions, short subdivisions, (~~urban planned developments~~) and binding
7985 site plans should be consistent with the need to minimize flood damage within the flood
7986 hazard area and shall meet the following requirements:

7987 1. New building lots shall include five thousand square feet or more of buildable
7988 land outside the zero-rise floodway;

7989 2. All public infrastructure and utilities such as sewer, gas, electrical, and water
7990 systems are consistent with subsection J. of this section;

7991 3. A civil engineer shall prepare detailed base flood elevations in accordance with
7992 FEMA guidelines for all new lots;

7993 4. A development proposal shall provide adequate drainage in accordance with the
7994 King County Surface Water Design Manual to reduce exposure to flood damage; and

7995 5. The face of the recorded subdivision, short subdivision, (~~urban planned~~
7996 ~~development~~) or binding site plan shall include the following for all lots:

7997 a. setback areas restricting structures to designated buildable areas;

7998 b. base flood data and sources and flood hazard notes including, but not limited

7999 to, base flood elevation, required flood protection elevations, the boundaries of the

8000 floodplain and the zero-rise floodway, if determined, and channel migration zone

8001 boundaries, if determined; and

8002 c. include the following notice:

8003 "Lots and buildings located within flood hazard areas may be inaccessible by

8004 emergency vehicles during flood events. Residents and property owners should take

8005 appropriate advance precautions.";

8006 E. New, substantially improved, or converted residential buildings and flood

8007 mitigation home elevations shall meet the following standards:

8008 1. Elevate the lowest floor, including basement, to or above the flood protection

8009 elevation;

8010 2. Fully enclosed areas below the lowest floor and below the flood protection

8011 elevation, including crawlspaces or attached garages, shall be designed to automatically

8012 equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of

8013 floodwaters. Designs for meeting this requirement must either be certified by a registered

8014 professional engineer or architect or meet or exceed the following:

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- 8015 a. a minimum of two openings having a net total area of no less than one square
8016 inch for every one square foot of enclosed space shall be provided. The openings shall be
8017 located on at least two opposite-side walls in the direction of flow;
- 8018 b. the bottom of all openings shall not be higher than one foot above the adjacent
8019 grade;
- 8020 c. openings may be equipped with screens, louvers, valves, or other coverings or
8021 devices, but only if they allow the automatic entry and exit of floodwaters; and
- 8022 d. if a building has more than one enclosed area, each area must have openings to
8023 allow floodwaters to automatically enter and exit;
- 8024 3. Fully enclosed areas below the lowest floor meeting the criteria in subsection
8025 E.2. of this section shall not have all sides of the building below grade;
- 8026 4. Fully enclosed areas below the lowest floor shall be used solely for the parking
8027 of vehicles, building access or limited storage of readily removable items;
- 8028 5. Use materials and methods that are resistant to and minimize flood damage; and
- 8029 6. Elevate or dry floodproof all building utilities to or above the flood protection
8030 elevation;
- 8031 F. New, substantially improved, or converted nonresidential buildings and flood
8032 mitigation elevations of existing nonresidential buildings shall meet the following standards:
- 8033 1. Elevate the lowest floor to or above the flood protection elevation, except as
8034 otherwise provided in subsection G. of this section, or dry floodproof the building and
8035 building utilities to or above the flood protection elevation. The applicant shall provide
8036 certification by a civil or structural engineer that the dry floodproofing methods are adequate
8037 to withstand the flood-depths, pressures, velocities, impacts, uplift forces, and other factors

8038 associated with the base flood. After construction, the engineer shall certify that the
8039 permitted work conforms to the approved plans and specifications;

8040 2. Use materials and methods that are resistant to and minimize flood damage;

8041 3. For nonresidential buildings that have not been dry floodproofed, design fully
8042 enclosed areas below the lowest floor and below the flood protection elevation, including
8043 crawlspaces or attached garages, to automatically equalize hydrostatic flood forces on
8044 exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this
8045 requirement must either be certified by a registered professional engineer or architect or
8046 meet or exceed the following:

8047 a. a minimum of two openings having a net total area of no less than one square
8048 inch for every one square foot of enclosed space shall be provided. The openings shall be
8049 located on at least two opposite-side walls in the direction of flow;

8050 b. the bottom of all openings shall not be higher than one foot above adjacent
8051 grade;

8052 c. openings may be equipped with screens, louvers, valves, or other coverings or
8053 devices, but only if they allow the automatic entry and exit of floodwaters; and

8054 d. if a building has more than one enclosed area, each area shall have openings to
8055 allow floodwaters to automatically enter and exit;

8056 4. Not have all sides of the building below grade for fully enclosed areas below the
8057 lowest floor meeting the criteria in subsection F.3. of this section;

8058 5. Fully enclosed areas below the lowest floor shall be used solely for the parking
8059 of vehicles, building access or limited storage of readily removable items; and

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8060 6. Elevate or dry floodproof all building utilities to or above the flood protection
8061 elevation;

8062 G. New, substantially improved, or converted accessory buildings may have the
8063 lowest floor below the flood protection elevation, but only if the building complies with the
8064 following:

8065 1. The building shall not be used for human habitation;

8066 2. The use of the building shall be limited to parking of vehicles or limited storage
8067 of readily removable items;

8068 3. The floor area shall not exceed four hundred square feet;

8069 4. The building should be constructed with materials and practices to minimize
8070 flood damage;

8071 5. The building shall be built of and have flood-resistant materials for portions
8072 below the flood protection elevation;

8073 6. The building shall be designed to automatically equalize hydrostatic flood forces
8074 on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this
8075 requirement must either be certified by a registered professional engineer or architect or
8076 must meet or exceed the following:

8077 a. a minimum of two openings having a net total area of no less than one square
8078 inch for every one square foot of enclosed space shall be provided. The openings shall be
8079 located on at least two opposite-side walls in the direction of flow;

8080 b. the bottom of all openings shall not be higher than one foot above adjacent
8081 grade; and

Ordinance

8082 c. openings may be equipped with screens, louvers, valves, or other coverings or
8083 devices, but only if they allow the automatic entry and exit of floodwaters;

8084 7. Building utilities shall not be installed except electrical fixtures, which must be
8085 elevated or dry floodproofed to or above the flood protection elevation; and

8086 8. The building shall be constructed and placed on the site so as to offer the
8087 minimum resistance to the flow of floodwaters;

8088 H. Anchor all new or substantially improved buildings to prevent flotation, collapse,
8089 or lateral movement of the building. The department shall approve the method used to
8090 anchor the building;

8091 I.1. Newly sited (~~manufactured~~) mobile homes and substantial improvements of
8092 existing (~~manufactured~~) mobile homes shall meet the standards in subsections E. and H. of
8093 this section and shall be installed using methods and practices that minimize flood damage;

8094 2. All (~~manufactured~~) mobile homes within a new mobile home park or
8095 expansion of an existing mobile home park must meet the requirements of this subsection I.;

8096 3. In a new or existing mobile home park located in a flood hazard area, no
8097 buildings other than mobile homes are allowed;

8098 J.1. New and replacement public infrastructure utilities including, but not limited to,
8099 sewage treatment and storage facilities, shall be elevated or dry floodproofed to or above the
8100 flood protection elevation;

8101 2. New on-site sewage disposal systems should be located outside of the
8102 floodplain. When there is insufficient area outside the floodplain, new on-site sewage
8103 disposal systems are allowed only in the zero-rise flood fringe. On-site sewage disposal
8104 systems in the zero-rise flood fringe shall be designated and located to avoid:

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- 8105 a. impairment to the system during flooding; and
- 8106 b. contamination from the system during flooding;
- 8107 3. Design all new and replacement water supply systems to minimize or eliminate
- 8108 infiltration of floodwaters into the system;
- 8109 4. Above-ground utility transmission lines are allowed only for the transport of
- 8110 nonhazardous substances or electricity;
- 8111 5. Underground utility transmission lines transporting hazardous substances shall
- 8112 be buried at a minimum depth of four feet below the maximum depth of scour for the base
- 8113 flood, as predicted by a civil engineer, and achieve sufficient negative buoyancy so that any
- 8114 potential for flotation or upward migration is eliminated; and
- 8115 6. New water wells shall be located where not subject to ponding and not in the
- 8116 FEMA floodway. The well shall be protected to the flood protection elevation and shall be
- 8117 protected from any surface or subsurface drainage capable of impairing the quality of the
- 8118 groundwater supply, in accordance with WAC 173-160-171;
- 8119 K. Critical facilities are allowed within the zero-rise flood fringe only when a
- 8120 feasible alternative site is not available and the following standards are met, in addition to
- 8121 the other applicable standards in this section:
- 8122 1. Elevate the lowest floor to the five-hundred year floodplain elevation or three or
- 8123 more feet above the base flood elevation, whichever is higher;
- 8124 2. Dry floodproof and seal buildings to ensure that hazardous substances are not
- 8125 displaced by or released into floodwaters; and
- 8126 3. Elevate access routes to or above the base flood elevation from the critical
- 8127 facility to the nearest maintained public street or roadway;

8128 L. New construction or expansion of existing farm pads is allowed only on a site
8129 with existing agriculture if emergency flood relief is required for the protection of livestock
8130 or assets or for operations that must continue during flood events as follows:

8131 1. A farm pad is allowed only if there is no other suitable holding area on the site
8132 outside the floodplain;

8133 2. Construct the farm pad to the standards in an approved farm management plan
8134 prepared in accordance with K.C.C. 21A.24.051 and K.C.C. chapter 21A.30;

8135 3. The farm pad proposal shall demonstrate compliance with the following:

8136 a. flood storage compensation consistent with subsection A. of this section;

8137 b. siting and sizing that do not increase base flood elevations consistent with

8138 K.C.C. 21A.24.250.B. or, if any portion of the farm pad is located in the FEMA floodway,

8139 siting and sizing that do not increase base flood elevations consistent with K.C.C.

8140 21A.24.260.B.;

8141 c. siting that is located in the area least subject to risk from floodwaters; and

8142 d. an alternatives analysis demonstrating adverse impacts to wetlands, wetland

8143 buffers, and aquatic area buffers have been minimized;

8144 4. The farm pad is constructed to base flood elevation plus one foot. An elevation

8145 report shall be completed after construction to demonstrate compliance with this elevation

8146 requirement;

8147 5.a. The farm pad should be sized as is necessary for the protection of livestock

8148 and assets and operations that must continue during flood events;

Ordinance

8149 b. for farm pads larger than two thousand square feet of finished usable surface, a
8150 site specific evaluation of agricultural operations must demonstrate the need for the size of
8151 the pad; and

8152 c. for farm pads larger than ten thousand square feet, an area-wide analysis must
8153 demonstrate that sufficient flood storage is available for reasonably foreseeable future land
8154 use needs in the vicinity;

8155 6. If there are multiple areas on a site that meet all of the applicable criteria, the
8156 farm pad should be located as far as practical from the interior property lines;

8157 7. Agricultural buildings are allowed on a farm pad as shelter for livestock or other
8158 farm animals, greenhouses for plant starts to be used on the property, milking parlors,
8159 storage of farm vehicles and agricultural equipment, and shelter for farm products including,
8160 but not limited to, feed, seeds, flower bulbs, and hay and farm operations that must continue
8161 during a flood event. Agricultural buildings allowed on a farm pad shall not be used for
8162 retail operations or any residential or public use; and

8163 8. The property owner shall file with the department of executive services, records
8164 and licensing services division, a notice approved by the department that restricts the use of
8165 the farm pad to nonresidential agricultural uses. The notice shall run with the land. The
8166 applicant shall submit to the department proof that the notice was filed before the
8167 department approves any permit for the construction of the farm pad;

8168 M. New or expanded livestock manure storage facilities are only allowed as
8169 follows:

8170 1. There is not a feasible alternative area on the site outside the floodplain;

8171 2. The livestock manure storage facility is constructed to the standards in an
8172 approved farm management plan prepared in accordance with K.C.C. 21A.24.051 and
8173 K.C.C. chapter 21A.30. The farm management plan shall demonstrate compliance with the
8174 following:

8175 a. flood storage compensation consistent with subsection A. of this section;

8176 b. siting and sizing that do not increase base flood elevations consistent with
8177 K.C.C. 21A.24.250.B. or, if the liquid manure storage facility is located in the FEMA
8178 floodway, siting and sizing that do not increase base flood elevations consistent with K.C.C.
8179 21A.24.260.B.;

8180 c. dry floodproofing the liquid manure storage facility to one foot above the base
8181 flood elevation; and

8182 d. siting that is located in the area least subject to risk from floodwaters;

8183 N. Recreational vehicles must be on site for fewer than one hundred eighty
8184 consecutive days or be fully licensed and ready for highway use, which means on their
8185 wheels or jacking system, attached to the site only by quick-disconnect-type utilities and
8186 security devices and have no permanently attached additions; and

8187 O. Any alteration or relocation of a watercourse shall comply with the following
8188 standards, in addition to the other applicable standards in this title:

8189 1. The department shall notify adjacent communities and the Washington state
8190 Department of Ecology before any alteration or relocation of a watercourse proposed by the
8191 applicant and shall submit evidence of the notification to the Federal Emergency
8192 Management Agency within six months; and

8193 2. The applicant shall ensure that the flood-carrying capacity is maintained.

8194 SECTION 141. Ordinance 10870, Section 477, as amended, and K.C.C.

8195 21A.24.300 are hereby amended to read as follows:

8196 The following development standards apply to development proposal and
8197 alterations on sites containing volcanic hazard areas:

8198 A. Within volcanic hazard areas located along the White river upstream from
8199 Mud Mountain dam:

8200 1. Critical facilities, duplexes, triplexes, fourplexes, apartments, townhouses, or
8201 commercial structures are not allowed;

8202 2. All new lots created by subdivision, short subdivision or binding site plan
8203 shall designate building areas and building setbacks outside of the volcanic hazard area;
8204 and

8205 3. The notice of critical areas required under this chapter is required for new
8206 single detached dwellings on existing lots;

8207 B. Within volcanic hazard areas located along the White river downstream from
8208 Mud Mountain dam and the Green and Duwamish rivers, the department shall evaluate
8209 development proposals for critical facilities for risk of inundation or flooding resulting
8210 from mudflows originating on Mount Rainier. The applicant shall design critical
8211 facilities to withstand, without damage, the effects of mudflows equal in magnitude to the
8212 prehistoric Electron mudflow; and

8213 C. This section does not apply until King County has refined the mapping of
8214 volcanic hazard areas in cooperation with the United State Geological Survey and
8215 adopted volcanic hazard area maps by public rule.

8216 SECTION 142. Ordinance 11621, Section 52, as amended, and K.C.C. 21A.24.385
8217 are hereby amended to read as follows:

8218 The department shall make certain that segments of the wildlife habitat network are
8219 set aside and protected along the designated wildlife habitat network adopted by the King
8220 County Comprehensive Plan as follows:

8221 A. This section applies to the following development proposals on parcels that
8222 include a segment of the designated wildlife habitat network:

8223 1. All (~~urban planned developments, fully contained communities,~~) binding site
8224 plans, subdivisions, and short subdivisions; and

8225 2. All development proposals on individual lots unless a segment of the wildlife
8226 habitat network in full compliance with K.C.C. 21A.24.386 already exists in a tract,
8227 easement, or setback area, and a notice of the existence of the segment has been recorded;

8228 B. Segments of the wildlife habitat network must be identified and protected in one
8229 of the following ways:

8230 1. In (~~urban planned developments, fully contained communities,~~) binding site
8231 plans, subdivisions, and short subdivisions, native vegetation is placed in a contiguous
8232 permanent open-space tract with all developable lots sited on the remaining portion of the
8233 project site, or the lots are designed so that required setback areas can form a contiguous
8234 setback covering the network segments; or

8235 2. For individual lots, the network is placed in a county-approved setback area. To
8236 the maximum extent practical, existing native vegetation is included in the network. The
8237 notice required by K.C.C. 21A.27.170 is required; and

8238 C. All wildlife habitat network tracts or setback areas must meet the design
8239 standards in K.C.C. 21A.24.386.

8240 SECTION 143. Ordinance 11621, Section 53, as amended, and K.C.C. 21A.24.386
8241 are hereby amended to read as follows:

8242 The following standards apply to development proposals and alterations on sites
8243 containing wildlife habitat network:

8244 A. Unless allowed as an alteration exception under K.C.C. 21A.24.070, only the
8245 alterations identified in K.C.C. 21A.24.045 are allowed in the wildlife habitat network;

8246 B. The wildlife habitat network is sited to meet the following conditions:

8247 1. The network forms one contiguous tract or setback area that enters and exits
8248 the property where the network crosses the property boundary;

8249 2. To the maximum extent practical, the network maintains a width of three-
8250 hundred feet. The network width shall not be less than one-hundred-fifty feet at any
8251 point; and

8252 3. The network is contiguous with and includes critical areas and their buffers;

8253 4. To the maximum extent practical, the network connects isolated critical areas
8254 or habitat; and

8255 5. To the maximum extent practical, the network connects with wildlife habitat
8256 network segments, open space tracts, or wooded areas on adjacent properties, if present;

8257 C. The wildlife habitat network tract must be permanently marked in accordance
8258 with this chapter;

8259 D. An applicant proposing recreation, forestry, or any other use compatible with
8260 preserving and enhancing the habitat value of the wildlife habitat network located within

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8261 the site must have an approved management plan. The applicant shall include and record
8262 the approved management plan for a binding site plan or subdivision with the covenants,
8263 conditions, and restrictions (CCRs), if any. Clearing within the wildlife habitat network
8264 in a tract or tracts is limited to that allowed by an approved management plan;

8265 E. If the wildlife habitat network is contained in a setback area, a management
8266 plan is not required. Clearing is not allowed within a wildlife habitat network within a
8267 setback area on individual lots, unless the property owner has an approved management
8268 plan;

8269 F. In ~~((urban planned developments, fully contained communities,))~~ binding site
8270 plans, subdivisions, and short subdivisions a homeowners association or other entity
8271 capable of long-term maintenance and operation shall monitor and assure compliance
8272 with any approved management plan;

8273 G. ~~((Segments of the wildlife habitat network set aside in tracts, conservation
8274 easements or setback area must comply with K.C.C. 16.82.150;~~

8275 ~~H.))~~ The department may credit a permanent open space tract containing the
8276 wildlife habitat network toward the other applicable requirements such as surface water
8277 management and the recreation space requirement of K.C.C. 21A.14.180, if the proposed
8278 uses within the tract are compatible with preserving and enhancing the wildlife habitat
8279 value. Restrictions on other uses within the wildlife habitat network tract shall be clearly
8280 identified in the management plan; and

8281 ~~((H.))~~ H. The director may waive or reduce these standards for public facilities
8282 such as schools, fire stations, parks, and road projects.

8283 SECTION 144. Ordinance 16985, Section 129, and K.C.C. 21A.25.080 are

8284 hereby amended to read as follows:

8285 A. Mitigation measures shall be applied in the following sequence of steps listed
8286 in order of priority, with subsection A.1. of this section being top priority:

8287 1. Avoiding the impact altogether by not taking a certain action or parts of an
8288 action;

8289 2. Minimizing impacts by limiting the degree or magnitude of the action and its
8290 implementation by using appropriate technology or by taking affirmative steps to avoid
8291 or reduce impacts;

8292 3. Rectifying the impact by repairing, rehabilitating, or restoring the affected
8293 environment;

8294 4. Reducing or eliminating the impact over time by preservation and
8295 maintenance operations;

8296 5. Compensating for the impact by replacing, enhancing, or providing substitute
8297 resources or environments; and

8298 6. Monitoring the impact and the compensation projects and taking appropriate
8299 corrective measures.

8300 B. In determining appropriate mitigation measures applicable to shoreline
8301 development, lower priority measures shall be applied only where higher priority
8302 measures are determined to be infeasible or inapplicable.

8303 C. Mitigation shall be designed to:

8304 1. Achieve no net loss of ecological functions for each new development;

8305 2. Not require mitigation in excess of that necessary to assure that the
8306 development will result in no net loss of shoreline ecological functions; and

8307 3. Not result in a significant adverse impact on other shoreline ecological
8308 functions.

8309 D. When a critical area report is required by this chapter, the applicant shall
8310 submit a report documenting the presence and types of wetlands and aquatic areas on the
8311 site. If the development proposal will affect only a part of the development proposal site,
8312 the department may limit the scope of the required critical area report to include only that
8313 part of the site that is affected by the development proposal. The report shall document
8314 how the proposal avoids and minimizes impacts to the greatest extent feasible and
8315 document measures taken to mitigate unavoidable impacts to ensure the proposal causes
8316 no net loss of ecological function. The applicant may combine a critical area report with
8317 any studies required by other laws and regulations.

8318 E. When compensatory measures are appropriate under the mitigation priority
8319 sequence in subsection A. of this section, preferential consideration shall be given to
8320 measures that replace the impacted functions directly and in the immediate vicinity of the
8321 impact. The department may approve alternative compensatory mitigation within the
8322 watershed if the mitigation addresses limiting factors or identified critical needs for
8323 shoreline resource conservation based on watershed or comprehensive resource
8324 management plans applicable to the area of impact. The department may require
8325 appropriate safeguards, terms or conditions as necessary to ensure no net loss of shoreline
8326 ecological functions as conditions of approval for compensatory mitigation measures.

8327 SECTION 145. Ordinance 16958, Section 31, as amended, and K.C.C. 21A.25.100
8328 are hereby amended to read as follows:

8329 A. The shoreline use table in this section determines whether a specific use is
8330 allowed within each of the shoreline environments. The shoreline environment is located
8331 on the vertical column and the specific use is located on the horizontal row of the table.
8332 The specific uses are grouped by the shoreline use categories in WAC 173-26-241. The
8333 specific uses are defined by those uses in K.C.C. chapter 21A.08. The table should be
8334 interpreted as follows:

8335 1. If the cell is blank in the box at the intersection of the column and the row,
8336 the use is prohibited in that shoreline environment;

8337 2. If the letter "P" appears in the box at the intersection of the column and the
8338 row, the use may be allowed within the shoreline environment;

8339 3. If the letter "C" appears in the box at the intersection of the column and the
8340 row, the use may be allowed within the shoreline environment subject to the shoreline
8341 conditional use review procedures specified in K.C.C. 21A.44.100.

8342 4. If a number appears in the box at the intersection of the column and the row,
8343 the use may be allowed subject to the appropriate review process in this section, the
8344 general requirements of this chapter and the specific development conditions indicated
8345 with the corresponding number in subsection C. of this section. If more than one number
8346 appears after a letter, all numbers apply.

8347 5. If more than one letter-number combination appears in the box at the
8348 intersection of the column and the row, the use is allowed in accordance with each letter-
8349 number combination.

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8350 6. A shoreline use may be allowed in the aquatic environment only if that
 8351 shoreline use is allowed in the adjacent shoreland environment.

8352 7. This section does not authorize a land use that is not allowed by the
 8353 underlying zoning, but may add additional restrictions or conditions or prohibit specific
 8354 land uses within the shoreline jurisdiction. When there is a conflict between the
 8355 permitted land uses in K.C.C. chapter 21A.08 and shoreline uses in this section,
 8356 preference for shoreline uses shall first be given to water-dependent uses, then to water
 8357 related uses and finally to water enjoyment uses. All uses in the shoreline jurisdiction
 8358 must comply with all relevant county code provisions and with the King County
 8359 Shoreline Master Program.

8360 B. Shoreline uses.

P - Permitted Use C - Shoreline Conditional Use Blank - Prohibited. Shoreline uses are allowed only if the underlying zoning allows the use. Shoreline uses are allowed in the aquatic environment only if the adjacent upland environment allows the use.	High Intensity	Residential	Rural	Conservancy	Resource	Forestry	Natural	Aquatic
Agriculture								
Agriculture (K.C.C. 21A.08.090)		P	P	P	P	P	P1	
Aquaculture (fish and wildlife management) K.C.C. 21A.08.090)								
Nonnative marine finfish								

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aquaculture								
Commercial salmon net pens								
Noncommercial native salmon net pens	P2	P2	P2	P2	P2	P2	P2	P2
Native non-salmonid finfish net pens		C2	C2	C2				C2
Geoduck aquaculture	C2	C2	C2	C2	C2	C2	C2	C2
Aquaculture, not otherwise listed	P2	P2	P2	P2	P2	P2	P2	P2
Boating Facilities								
Marinas (K.C.C. 21A.08.040)	C3	C3	C3					C3
Commercial Development								
General services (K.C.C. 21A.08.050)	P4	P5	P5					
Business services, except SIC Industry No. 1611, automotive parking, and off-street required parking lot (K.C.C. 21A.08.060)	P6							
Retail (K.C.C. 21A.08.070)	P7	P8						
Government Services								
Government services except commuter parking lot, utility facility, and private stormwater management facility (K.C.C. 21A.08.060)	P9	P9	P9	P9	P9	P9	P9	C10
Forest Practices								
Forestry (K.C.C. 21A.08.090)		P11	P11	P11	P11	P11	C11	
Industry								
Manufacturing (K.C.C. 21A.08.080)	P12							
In-stream structural uses								

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Hydroelectric generation facility, wastewater treatment facility, and municipal water production (K.C.C. 21A.08.100)	C13	C13	C13			C13		C13
In-stream utility facilities (K.C.C. 21A.08.060)	P14	P14	P14	P14	P14	P14	P14	C14
In-stream transportation portion of SIC 1611 highway and street construction (K.C.C. 21A.08.060)								C15
In-stream fish and wildlife management, except aquaculture (K.C.C. 21A.08.090)								C16
Mining								
Mineral uses (K.C.C. 21A.08.090)					C17	C17		C17
Recreational Development								
Recreational (/) and cultural except for marinas and docks and piers (K.C.C. 21A.08.040)	P18	P19	P19	P20		P19	P21	C
Residential Development								
Single detached dwelling units (K.C.C. 21A.08.030)		P	P	P	P	C22	C22	
<u>Duplex, triplex, fourplex,</u> ((#)) townhouse, apartment, mobile home park, cottage housing (K.C.C. 21A.08.030)	P23	P			P			
Group residences (K.C.C. 21A.08.030)	P23	P						
Accessory uses (K.C.C. 21A.08.030)	P24	P24	P24	P24	P24	C22 and	C22 and	

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21A.08.030)						24	24	
Temporary lodging (K.C.C. 21A.08.030)	P23	P27	P27	C27	C27			
Live-aboards	P28	P28	P28					P28
Transportation and parking								
Transportation facilities	P29	P29	P29	C29	P29	P29	C29	C29
Commuter parking lot (K.C.C. 21A.08.060)								
Automotive parking (K.C.C. 21A.08.060)								
Off-street required parking lot (K.C.C. 21A.08.060)								
Utilities								
Utility facility (K.C.C. 21A.08.060)	P26	P26	P26	P26	P26	P26	P26	C26
Regional land uses								
Regional uses except hydroelectric generation facility, wastewater treatment facility, and municipal water production (K.C.C. 21A.08.100)	P30							

8361

C. Development conditions:

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1. In the Natural environment, limited to low intensity agriculture, such as

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livestock use with an animal unit density of no more than one per two acres in the

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shoreline jurisdiction, seasonal hay mowing and related activities, and horticulture not to

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exceed twenty percent of the site area located within the shoreline jurisdiction.

8366

2.a. The supporting infrastructure for aquaculture may be located landward of

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the aquaculture operation, subject to the limitations of K.C.C. Title 21A.

8368 b. The aquaculture operation must meet the standards in K.C.C. 21A.25.110.

8369 c. In aquatic areas adjacent to the residential shoreline environment, net pen
8370 facilities shall be located no closer than one thousand five hundred feet from the ordinary
8371 high water mark of this environment, unless the department allows a specific lesser
8372 distance that it determines is appropriate based upon a visual impact analysis. Other
8373 types of floating culture facilities may be located within one thousand five hundred feet
8374 of the ordinary high water mark if supported by a visual impact analysis.

8375 d. In aquatic areas adjacent to the rural shoreline environment, net pen
8376 facilities shall be located no closer than one thousand five hundred feet from the ordinary
8377 high water mark of this environment, unless the department allows a specific lesser
8378 distance that it determines is appropriate based upon a visual impact analysis.

8379 e. In the natural shoreline environment and aquatic areas adjacent to the natural
8380 shoreline environment, commercial net pens are prohibited and other aquaculture
8381 activities are limited to activities that do not require structures, facilities, or mechanized
8382 harvest practices and that will not alter the natural systems, features, or character of the
8383 site.

8384 f. Farm-raised geoduck aquaculture requires a shoreline substantial
8385 development permit if a specific project or practice causes substantial interference with
8386 normal public use of the surface waters.

8387 g. A conditional use permit is required for new commercial geoduck
8388 aquaculture only, consistent with WAC 173-26-241(3)(b). All subsequent cycles of
8389 planting and harvest shall not require a new conditional permit.

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- 8390 3.a. New marinas are not allowed along the east shore of Maury Island, from
8391 Piner Point to Point Robinson.
- 8392 b. Marinas must meet the standards in K.C.C. 21A.25.120.
- 8393 4. Water dependent general services land uses in K.C.C. 21A.08.050 are
8394 allowed. Non-water dependent general services land uses in K.C.C. 21A.08.050 are only
8395 allowed on sites that are not contiguous with the ordinary high water mark or on sites that
8396 do not have an easement that provides direct access to the water.
- 8397 5.a. Water-dependent general services land uses in K.C.C. 21A.08.050 are
8398 allowed.
- 8399 b. Non-water-dependent general services land uses in K.C.C. 21A.08.050 are
8400 only allowed as part of a shoreline mixed-use development that includes water-dependent
8401 uses.
- 8402 c. Non-water-oriented general services land uses must provide a significant
8403 public benefit by helping to achieve one or more of the following shoreline master
8404 program goals:
- 8405 (1) economic development for water-dependent uses;
8406 (2) public access;
8407 (3) water-oriented recreation;
8408 (4) conservation of critical areas, scenic vistas, aesthetics, or fish and wildlife
8409 habitat; and
8410 (5) protection and restoration of historic properties.
- 8411 6. Water-dependent business services uses in K.C.C. 21A.08.050 are allowed.
8412 Water-related business services uses are only allowed as part of a shoreline mixed-use
-

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8413 development and only if they support a water-dependent use. The water-related business
8414 services uses must comprise less than one-half of the square footage of the structures or
8415 the portion of the site within the shoreline jurisdiction.

8416 7.a Water-dependent retail uses in K.C.C. 21A.08.050 are allowed.

8417 b. Non-water-dependent retail uses in K.C.C. 21A.08.050 are only allowed as
8418 part of a shoreline mixed-use development if the non-water-dependent retail use supports
8419 a water-dependent use. Non-water-dependent uses must comprise less than one-half of
8420 the square footage of the structures or the portion of the site within the shoreline
8421 jurisdiction.

8422 c. Non-water-oriented retail uses must provide a significant public benefit by
8423 helping to achieve one or more of the following shoreline master program goals:

8424 (1) economic development for water-dependent uses;

8425 (2) public access;

8426 (3) water-oriented recreation;

8427 (4) conservation of critical areas, scenic vistas, aesthetics, or fish and wildlife
8428 habitat; and

8429 (5) protection and restoration of historic properties.

8430 8. Water-dependent retail uses in K.C.C. 21A.08.050 are allowed. Non-water-
8431 dependent retail uses in K.C.C. 21A.08.050 are only allowed if the retail use provides a
8432 significant public benefit by helping to achieve one or more of the following shoreline
8433 master program goals:

8434 a. economic development for water-dependent uses;

8435 b. public access;

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- 8436 c. water-oriented recreation;
- 8437 d. conservation of critical areas, scenic vistas, aesthetics, or fish and wildlife
- 8438 habitat; and
- 8439 e. protection and restoration of historic properties.
- 8440 9.a. Water-dependent government services in K.C.C. 21A.08.060 are allowed.
- 8441 b. Non-water-dependent government services in K.C.C. 21A.08.060 are only
- 8442 allowed as part of a shoreline mixed-use development if the non-water-dependent
- 8443 government use supports a water-dependent use. Non-water-dependent uses must
- 8444 comprise less than one-half of the square footage of the structures or the portion of the
- 8445 site within the shoreline jurisdiction. Only low-intensity water-dependent government
- 8446 services are allowed in the Natural environment.
- 8447 10. The following standards apply to government services uses within the
- 8448 Aquatic environment:
- 8449 a. Stormwater and sewage outfalls are allowed if upland treatment and
- 8450 infiltration to groundwater, streams, or wetlands is not feasible and there is no impact on
- 8451 critical saltwater habitats, salmon migratory habitat, and the nearshore zone. However,
- 8452 stormwater and sewage outfalls are not allowed in the Maury Island Aquatic Reserve,
- 8453 except from Piner Point to Point Robinson;
- 8454 b. Water intakes shall not be located near fish spawning, migratory, or rearing
- 8455 areas. Water intakes must adhere to Washington state Department of Fish and Wildlife
- 8456 fish screening criteria. To the maximum extent practical, intakes should be placed at
- 8457 least thirty feet below the ordinary high water mark;

8458 c. Desalinization facilities shall not be located near fish spawning, migratory,
8459 or rearing areas. Intakes should generally be placed deeper than thirty feet below the
8460 ordinary high water mark and must adhere to Washington state Department Fish and
8461 Wildlife fish screening criteria. Discharge of desalination wastewater or concentrated
8462 mineral is not allowed in the Maury Island Aquatic Reserve, except that outside the Inner
8463 and Outer Harbormaster Harbor, discharge may be considered if there is no impact on
8464 critical saltwater habitats, salmon migratory habitat, and the nearshore zone;

8465 d. Cable crossings for telecommunications and power lines shall:

8466 (1) be routed around or drilled below aquatic critical habitat or species;

8467 (2) be installed in sites free of vegetation, as determined by physical or video
8468 seabed survey;

8469 (3) be buried, preferably using directional drilling, from the uplands to
8470 waterward of the deepest documented occurrence of native aquatic vegetation; and

8471 (4) use the best available technology;

8472 e. Oil, gas, water, and other pipelines shall meet the same standards as cable
8473 crossings and in addition:

8474 (1) pipelines must be directionally drilled to depths of seventy feet or one half
8475 mile from the ordinary high water mark; and

8476 (2) use the best available technology for operation and maintenance;

8477 f. Breakwaters are not allowed within the Maury Island Aquatic Reserve or
8478 within the Aquatic environment adjacent to the Conservancy and Natural shorelines.

8479 11. In the Natural environment, limited to low intensity forest practices that
8480 conserve or enhance the health and diversity of the forest ecosystem or ecological and

8481 hydrologic functions conducted for the purpose of accomplishing specific ecological
8482 enhancement objectives. In all shoreline environments, forest practices must meet the
8483 standards in K.C.C. 21A.25.130.

8484 12. Manufacturing uses in the shoreline environment must give preference first
8485 to water-dependent manufacturing uses and second to water-related manufacturing uses:

8486 a. Non-water-oriented manufacturing uses are allowed only:

8487 (1) as part of a shoreline mixed-use development that includes a water-
8488 dependent use, but only if the water-dependent use comprises over fifty percent of the
8489 floor area or portion of the site within the shoreline jurisdiction;

8490 (2) on sites where navigability is severely limited; or

8491 (3) on sites that are not contiguous with the ordinary high water mark or on
8492 sites that do not have an easement that provides direct access to the water; and

8493 (4) all non-water-oriented manufacturing uses must also provide a significant
8494 public benefit, such as ecological restoration, environmental clean-up, historic
8495 preservation, or water-dependent public education;

8496 b. public access is required for all manufacturing uses unless it would result in
8497 a public safety risk or is incompatible with the use;

8498 c. shall be located, designed, and constructed in a manner that ensures that
8499 there are no significant adverse impacts to other shoreline resources and values((-));

8500 d. restoration is required for all new manufacturing uses; and

8501 e. boat repair facilities are not permitted within the Maury Island Aquatic
8502 Reserve, except as follows:

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- 8503 (1) engine repair or maintenance conducted within the engine space without
8504 vessel haul-out;
- 8505 (2) topside cleaning, detailing, and bright work;
- 8506 (3) electronics servicing and maintenance;
- 8507 (4) marine sanitation device servicing and maintenance that does not require
8508 haul-out;
- 8509 (5) vessel rigging; and
- 8510 (6) minor repairs or modifications to the vessel's superstructure and hull
8511 above the waterline that do not exceed twenty-five percent of the vessel's surface area
8512 above the waterline.

8513 13. The water-dependent in-stream portion of a hydroelectric generation facility,
8514 wastewater treatment facility and municipal water production are allowed, including the
8515 upland supporting infrastructure, and shall provide for the protection and preservation, of
8516 ecosystem-wide processes, ecological functions, and cultural resources, including, but not
8517 limited to, fish and fish passage, wildlife and water resources, shoreline critical areas,
8518 hydrogeological processes, and natural scenic vistas.

8519 14. New in-stream portions of utility facilities may be located within the
8520 shoreline jurisdiction if:

8521 a. there is no feasible alternate location;

8522 b. provision is made to protect and preserve ecosystem-wide processes,
8523 ecological functions, and cultural resources, including, but not limited to, fish and fish
8524 passage, wildlife and water resources, shoreline critical areas, hydrogeological processes,
8525 and natural scenic vistas; and

- 8526 c. the use complies with the standards in K.C.C. 21A.25.260.
- 8527 15. Limited to in-stream infrastructure, such as bridges, and must consider the
- 8528 priorities of the King County Shoreline Protection and Restoration Plan when designing
- 8529 in-stream transportation facilities. In-stream structures shall provide for the protection
- 8530 and preservation, of ecosystem-wide processes, ecological functions, and cultural
- 8531 resources, including, but not limited to, fish and fish passage, wildlife and water
- 8532 resources, shoreline critical areas, hydrogeological processes, and natural scenic vistas.
- 8533 16. Limited to hatchery and fish preserves.
- 8534 17. Mineral uses:
- 8535 a. must meet the standards in K.C.C. chapter 21A.22;
- 8536 b. must be dependent upon a shoreline location;
- 8537 c. must avoid and mitigate adverse impacts to the shoreline environment
- 8538 during the course of mining and reclamation to achieve no net loss of shoreline ecological
- 8539 function. In determining whether there will be no net loss of shoreline ecological
- 8540 function, the evaluation may be based on the final reclamation required for the site.
- 8541 Preference shall be given to mining proposals that result in the creation, restoration, or
- 8542 enhancement of habitat for priority species;
- 8543 d. must provide for reclamation of disturbed shoreline areas to achieve
- 8544 appropriate ecological functions consistent with the setting;
- 8545 e. may be allowed within the active channel of a river only as follows:
- 8546 (1) removal of specified quantities of sand and gravel or other materials at
- 8547 specific locations will not adversely affect the natural processes of gravel transportation
- 8548 for the river system as a whole;
-

8549 (2) the mining and any associated permitted activities will not have
8550 significant adverse impacts to habitat for priority species nor cause a net loss of
8551 ecological functions of the shoreline; and

8552 (3) if no review has been previously conducted under this subsection C.17.e.,
8553 ~~((prior to))~~ before renewing, extending or reauthorizing gravel bar and other in-channel
8554 mining operations in locations where they have previously been conducted, the
8555 department shall require compliance with this subsection C.17.e. If there has been prior
8556 review, the department shall review previous determinations comparable to the
8557 requirements of this section C.17.e. to ensure compliance with this subsection under
8558 current site conditions; and

8559 f. Must comply with K.C.C. 21A.25.190.

8560 18. Only water-dependent recreational uses are allowed, except for public parks
8561 and trails, in the High Intensity environment and must meet the standards in K.C.C.
8562 21A.25.140 for public access and K.C.C. 21A.25.150 for recreation.

8563 19. Water-dependent and water-enjoyment recreational uses are allowed in the
8564 Residential, Rural, and Forestry environments and must meet the standards in K.C.C.
8565 21A.25.140 for public access and K.C.C. 21A.25.150 for recreation.

8566 20. In the Conservancy environment, only the following recreation uses are
8567 allowed and must meet the standards in K.C.C. 21A.25.140 for public access and K.C.C.
8568 21A.25.150 for recreation:

8569 a. parks; and

8570 b. trails.

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- 8571 21. In the Natural environment, only passive and low-impact recreational uses
8572 are allowed.
- 8573 22. Single detached dwelling units must be located outside of the aquatic area
8574 buffer and set back from the ordinary high water mark to the maximum extent practical.
- 8575 23. Only allowed as part of a water-dependent shoreline mixed-use development
8576 where water-dependent uses comprise more than half of the square footage of the
8577 structures on the portion of the site within the shoreline jurisdiction.
- 8578 24. Residential accessory uses must meet the following standards:
- 8579 a. docks, piers, moorage, buoys, floats, or launching facilities must meet the
8580 standards in K.C.C. 21A.25.180;
- 8581 b. residential accessory structures located within the aquatic area buffer shall
8582 be limited to a total footprint of one-hundred fifty square feet; and
- 8583 c. accessory structures shall be sited to preserve visual access to the shoreline
8584 to the maximum extent practical.
- 8585 25. New highway and street construction is allowed only if there is no feasible
8586 alternate location. Only low-intensity transportation infrastructure is allowed in the
8587 Natural environment.
- 8588 26. Utility facilities are subject to the standards in K.C.C. 21A.25.260.
- 8589 27. Only bed and breakfast guesthouses.
- 8590 28. Only in a marina.
- 8591 29. Transportation facilities are subject to the standards in K.C.C. 21A.25.280.
- 8592 30. Only solid waste transfer stations and subject to K.C.C. 21A.25.260.

8593 SECTION 146. Ordinance 16985, Section 39, as amended, and K.C.C. 21A.25.160
8594 are hereby amended to read as follows:

8595 A. The shoreline modification table in this section determines whether a specific
8596 shoreline modification is allowed within each of the shoreline environments. The shoreline
8597 environment is located on the vertical column and the specific use is located on the
8598 horizontal row of the table. The specific modifications are grouped by the shoreline
8599 modification categories in WAC 173-26-231. The table should be interpreted as follows:

8600 1. If the cell is blank in the box at the intersection of the column and the row, the
8601 modification is prohibited in that shoreline environment;

8602 2. If the letter "P" appears in the box at the intersection of the column and the row,
8603 the modification may be allowed within the shoreline environment;

8604 3. If the letter "C" appears in the box at the intersection of the column and the row,
8605 the modification may be allowed within the shoreline environment subject to the shoreline
8606 conditional use review procedures specified in K.C.C. 21A.44.100;

8607 4. If a number appears in the box at the intersection of the column and the row, the
8608 modification may be allowed subject to the appropriate review process indicated in this
8609 section and the specific development conditions indicated with the corresponding number
8610 immediately following the table, and only if the underlying zoning allows the modification.
8611 If more than one number appears at the intersection of the column and row, both numbers
8612 apply;

8613 5. If more than one letter-number combination appears in the box at the
8614 intersection of the column and the row, the modification is allowed within that shoreline
8615 environment subject to different sets of limitations or conditions depending on the review

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8616 process indicated by the letter, the specific development conditions indicated in the
 8617 development condition with the corresponding number immediately following the table;

8618 6. A shoreline modification may be allowed in the aquatic environment only if that
 8619 shoreline modification is allowed in the adjacent shoreland environment; and

8620 7. This section does not authorize a shoreline modification that is not allowed by
 8621 the underlying zoning, but may add additional restrictions or conditions or prohibit specific
 8622 modifications within the shoreline jurisdiction. All shoreline modifications in the shoreline
 8623 jurisdiction must comply with all relevant county code provisions and with the King County
 8624 shoreline master program.

8625 B. Shoreline modifications.

	High Intensity	Residential	Rural	Conservancy	Resource	Forestry	Natural	Aquatic
Shoreline stabilization								
Shoreline stabilization, not including flood protection facilities	P1	P1	P1	C1	P1	C1		P1 C1
Flood protection facilities	P2	P2	P2	P2	P2		P2	P2
Piers and docks								
Docks, piers, moorage, buoys, floats, or launching facilities	P3	P3	P3	C3	C3	C3		P3 C3
Fill								
Filling	P4 C4	P4 C4	P4 C4	P4 C4	P4 C4	C4	C4	P4 C4
Breakwaters, jetties, groins, and weirs								
Breakwaters, jetties, groins, and weirs	P5 C5	P5 C5	P5 C5	P5 C5	P5 C5	P5 C5	P5 C5	P5 C5

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Dredging and dredge material disposal								
Excavation, dredging, dredge material disposal	P6 C6	P6 C6	P6 C6	P6 C6	P6 C6	C6	C6	P6 C6
Shoreline habitat and natural systems enhancement projects								
Habitat and natural systems enhancement projects	P7	P7	P7	P7	P7	P7	P7	P7
Vegetation management								
Removal of existing intact native vegetation	P8	P8	P8	P9	P8	P8	P9	P9

8626 C. Development conditions.

8627 1. New and replacement shoreline stabilization, including bulkheads, must meet
 8628 the standards in K.C.C. 21A.25.170;

8629 2.a. Flood protection facilities must be consistent with the standards in K.C.C.
 8630 chapter 21A.24, the King County Flood Hazard Management Plan adopted January 16,
 8631 2007, and the Integrated Stream Protection Guidelines (Washington state departments of
 8632 Fish and Wildlife, Ecology and Transportation, 2003). New structural flood hazard
 8633 protection measures are allowed in the shoreline jurisdiction only when the applicant
 8634 demonstrates by a scientific and engineering analysis that the structural measures are
 8635 necessary to protect existing development, that nonstructural measures are not feasible
 8636 and that the impact on ecological functions and priority species and habitats can be
 8637 successfully mitigated so as to assure no net loss of shoreline ecological functions. New
 8638 flood protection facilities designed as shoreline stabilization must meet the standards in
 8639 K.C.C. 21A.25.170.

8640 b. Relocation, replacement, or expansion of existing flood control facilities
8641 within the Natural environment are permitted, subject to the requirements of the King
8642 county Flood Hazard Reduction Plan and consistent with the Washington State Aquatic
8643 Guidelines Program's Integrated Streambank Protection Guidelines and bioengineering
8644 techniques used to the maximum extent practical. New facilities would only be permitted
8645 consistent with an approved watershed resources inventory area (WRIA) salmon recovery
8646 plan under chapter 77.85 RCW.

8647 3. Docks, piers, moorage, buoys, floats, or launching facilities must meet the
8648 standards in K.C.C. 21A.25.180;

8649 4.a. Filling must meet the standards in K.C.C. 21A.25.190.

8650 b. A shoreline conditional use permit is required to:

8651 (1) Place fill waterward of the ordinary high water mark for any use except
8652 ecological restoration or for the maintenance and repair of flood protection facilities; and

8653 (2) Dispose of dredged material within shorelands or wetlands within a
8654 channel migration zone;

8655 c. Fill shall not be placed in critical saltwater habitats except when all of the
8656 following conditions are met:

8657 (1) the public's need for the proposal is clearly demonstrated and the proposal
8658 is consistent with protection of the public trust, as embodied in RCW 90.58.020;

8659 (2) avoidance of impacts to critical saltwater habitats by an alternative
8660 alignment or location is not feasible or would result in unreasonable and disproportionate
8661 cost to accomplish the same general purpose;

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8662 (3) the project including any required mitigation, will result in no net loss of
8663 ecological functions associated with critical saltwater habitat; and

8664 (4) the project is consistent with the state's interest in resource protection and
8665 species recovery((-)); and

8666 d. In a channel migration zone, any filling shall protect shoreline ecological
8667 functions, including channel migration.

8668 5.a. Breakwaters, jetties, groins, and weirs:

8669 (1) are only allowed where necessary to support water dependent uses, public
8670 access, approved shoreline stabilization, or other public uses, as determined by the
8671 director;

8672 (2) are not allowed in the Maury Island Aquatic Reserve except as part of a
8673 habitat restoration project or as an alternative to construction of a shoreline stabilization
8674 structure;

8675 (3) shall not intrude into or over critical saltwater habitats except when all of
8676 the following conditions are met:

8677 (a) the public's need for the structure is clearly demonstrated and the
8678 proposal is consistent with protection of the public trust, as embodied in RCW 90.58.020;

8679 (b) avoidance of impacts to critical saltwater habitats by an alternative
8680 alignment or location is not feasible or would result in unreasonable and disproportionate
8681 cost to accomplish the same general purpose;

8682 (c) the project including any required mitigation, will result in no net loss of
8683 ecological functions associated with critical saltwater habitat; and

8684 (d) the project is consistent with the state's interest in resource protection
8685 and species recovery.

8686 b. Groins are only allowed as part of a restoration project sponsored or
8687 cosponsored by a public agency that has natural resource management as a primary
8688 function.

8689 c. A conditional shoreline use permit is required, except for structures installed
8690 to protect or restore shoreline ecological functions.

8691 6. Excavation, dredging, and filling must meet the standards in K.C.C.
8692 21A.25.190. A shoreline conditional use permit is required to dispose of dredged
8693 material within shorelands or wetlands within a channel migration zone.

8694 7.a. If the department determines the primary purpose is restoration of the
8695 natural character and ecological functions of the shoreline, a shoreline habitat and natural
8696 systems enhancement project may include shoreline modification of vegetation, removal
8697 of nonnative or invasive plants, and shoreline stabilization, including the installation of
8698 large woody debris, dredging, and filling. Mitigation actions identified through
8699 biological assessments required by the National Marine Fisheries Services and applied to
8700 flood hazard mitigation projects may include shoreline modifications of vegetation,
8701 removal of nonnative or invasive plants, and shoreline stabilization, including the
8702 installation of large woody debris, dredging, and filling.

8703 b. Within the ~~((U))~~urban ~~((G))~~growth ~~((A))~~area, the county may grant relief
8704 from shoreline master program development standards and use regulations resulting from
8705 shoreline restoration projects consistent with criteria and procedures in WAC 173-27-
8706 215.

8707 8. Within the critical area and critical area buffer, vegetation removal is subject
8708 to K.C.C. chapter 21A.24.

8709 9. Except for forest practices conducted under K.C.C. 21A.25.130, existing
8710 native vegetation located outside of the critical area and critical area buffer shall be
8711 retained to the maximum extent practical. Within the critical area and critical area buffer,
8712 vegetation removal is subject to K.C.C. chapter 21A.24.

8713 SECTION 147. Ordinance 3688, Section 413, as amended, and K.C.C. 21A.25.170
8714 are hereby amended to read as follows:

8715 A. Shoreline stabilization shall ~~((not be considered an outright use and shall))~~ be
8716 permitted only when the department determines that shoreline protection is necessary for
8717 the protection of existing legally established primary structures and associated
8718 appurtenances at imminent risk of damage, new or existing non-water-dependent
8719 development, new or existing water-dependent development, or projects restoring
8720 ecological functions or remediating hazardous substance discharges. ~~((Vegetation,~~
8721 ~~berms, bioengineering techniques and other nonstructural alternatives that preserve the~~
8722 ~~natural character of the shore shall be preferred over riprap, concrete revetments,~~
8723 ~~bulkheads, breakwaters and other structural stabilization. Riprap using rock or other~~
8724 ~~natural materials shall be preferred over concrete revetments, bulkheads, breakwaters and~~
8725 ~~other structural stabilization.)) The at-risk structure or use should be relocated, if
8726 feasible, in order to remove the need for shoreline stabilization. When relocation is
8727 infeasible, the least impactful shoreline stabilization measure, as documented by analysis
8728 in a geotechnical report, shall be used. Any replaced structural stabilization should be~~

8729 moved as far landward of the ordinary high water mark as possible. Lesser impacting
 8730 measures should be used before more impacting measures.

8731 B. ~~((Structural-s))~~ Shoreline stabilization may be permitted subject to the
 8732 standards in this chapter and as follows:

8733 1. The applicant shall provide~~((s))~~ a geotechnical analysis that demonstrates
 8734 that:

8735 a. the site's erosion ~~((from))~~ is caused by waves ~~((or currents is imminently~~
 8736 ~~threatening or that, unless the structural shoreline stabilization is constructed, damage is~~
 8737 ~~expected to occur))~~ and not upland drainage, erosion, or landslide hazard areas or
 8738 unauthorized clearing or grading; and

8739 b. The rate of erosion is likely to cause the primary structures, new or existing
 8740 water-dependent development or restoration project to be at imminent risk of damage
 8741 within three years;

8742 2. ~~((The erosion is not caused by upland conditions;~~

8743 3. ~~The proposed structural shoreline protection will provide greater protection~~
 8744 ~~than feasible, nonstructural alternatives such as slope drainage systems, vegetative~~
 8745 ~~growth stabilization, gravel berms and beach nourishment;~~

8746 4. ~~The proposal is the minimum necessary to protect existing legally established~~
 8747 ~~primary structures, new or existing non-water dependent development, new or existing~~
 8748 ~~water dependent development or projects restoring ecological functions or remediating~~
 8749 ~~hazardous substance discharges; and~~

8750 5. ~~Adequate mitigation measures will be provided to maintain existing shoreline~~
 8751 ~~processes and critical fish and wildlife habitat and ensure no net loss or function of~~

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8752 ~~intertidal or riparian habitat.))~~ If the requirements of subsection B.1. of this section are
 8753 met, the applicant shall include a geotechnical analysis of the following shoreline
 8754 stabilization measures and shall use the least ecologically impactful, technically feasible
 8755 option. Measures are provided as follows in order from the most preferred to least
 8756 preferred:

8757 a. nonstructural actions;

8758 b. soft shoreline stabilization; and

8759 c. hard shoreline stabilization; and

8760 3. If an existing stabilization structure is replaced, the original structure shall be
 8761 removed and the replacement structure shall be of the minimum size necessary to protect
 8762 upland development and uses.

8763 C. Shoreline stabilization ~~((to))~~ that replaces existing shoreline stabilization shall
 8764 be placed landward of the existing shoreline stabilization~~((, but may be placed waterward~~
 8765 ~~directly abutting the old structure only in cases where removal of the old structure would~~
 8766 ~~result in greater impact on ecological functions. In critical saltwater habitats,))~~ and the
 8767 existing shoreline stabilization shall not be allowed to remain in place ~~((if the existing~~
 8768 ~~shoreline stabilization is resulting in the loss of ecological functions. Adequate~~
 8769 ~~mitigation measures that maintain existing shoreline processes and critical fish and~~
 8770 ~~wildlife habitat must be provided that ensures no net loss or function of intertidal or~~
 8771 ~~riparian habitat)).~~ The impacts of the proposed replacement shoreline stabilization shall
 8772 be mitigated to ensure no net loss of ecological function.

8773 D. The maximum height of the proposed shoreline stabilization shall be no more
 8774 than one foot above the elevation of ~~((extreme high water))~~ the highest observed tide on

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8775 tidal waters, as determined by ~~((the National Ocean Survey published by))~~ the nearest
8776 National Oceanic and Atmospheric Administration long-term tidal gauge, or four feet in
8777 height on lakes.

8778 E. Shoreline stabilization is prohibited along feeder bluffs and critical saltwater
8779 habitat, unless a geotechnical report demonstrates an imminent danger to a legally
8780 established structure or public improvement. If allowed, shoreline stabilization along
8781 feeder bluffs and critical saltwater habitat must be designed to have the least impact on
8782 these resources and on sediment conveyance systems.

8783 F. Shoreline stabilization shall minimize the adverse impact on the property of
8784 others to the maximum extent practical.

8785 G. A shoreline stabilization's width should be the minimum necessary to provide
8786 protection against erosion from waves, currents, and tidal action. New and replacement
8787 ~~((S))~~shoreline stabilization shall not be used to create new lands.

8788 H. Shoreline stabilization shall not interfere with surface or subsurface drainage
8789 into the water body.

8790 I. Creosote timbers, treated wood, ((A))automobile bodies or other ~~((junk or~~
8791 ~~waste))~~ materials that may release ~~((undesirable))~~ toxic material shall not be used for
8792 shoreline stabilization.

8793 J. Shoreline stabilization shall be designed so as not to constitute a hazard to
8794 navigation and to not substantially interfere with visual access to the water.

8795 K. Shoreline stabilization shall be designed so as not to create a need for
8796 shoreline stabilization ~~((elsewhere))~~ on adjacent or down-current properties.

8797 L. Shoreline stabilization shall comply with the Marine Shoreline Design
 8798 Guidelines in marine waters (Washington Department of Fish and Wildlife 2014) or the
 8799 Integrated Stream Protection Guidelines (Washington state departments of Fish and
 8800 Wildlife, Ecology and Transportation, 2003) (~~and shall be designed to allow for~~
 8801 ~~appropriate public access to the shoreline)~~ in fresh water.

8802 M. The department shall provide a notice to an applicant for new development or
 8803 redevelopment located within the shoreline jurisdiction on Vashon and Maury Island that
 8804 the development may be impacted by sea level rise and recommend that the applicant
 8805 voluntarily consider setting the development back further than required by this title to
 8806 allow for future sea level rise.

8807 SECTION 148. Ordinance 13129, Section 2, as amended, and K.C.C.
 8808 21A.27.010 are hereby amended to read as follows:

8809 A. When a new transmission support structure is proposed, a community meeting
 8810 shall be convened by the applicant (~~(prior to)~~) before submittal of an application.

8811 (~~(A.)~~) B. At least two weeks in advance, notice of the meeting shall be provided
 8812 as follows:

- 8813 1. Published in the local paper and mailed to the department, and
- 8814 2. Mailed notice shall be provided to all property owners within five hundred
 8815 feet or at least twenty of the nearest property owners, whichever is greater, as required by
 8816 K.C.C. 21A.26.170 of any potential sites, identified by the applicant for possible
 8817 development, to be discussed at the community meeting. When the proposed
 8818 transmission support structure exceeds a height of one hundred twenty feet, the mailed
 8819 notice shall be provided to all property owners within one thousand feet. The mailed

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8820 notice shall at a minimum contain a brief description and purpose of the project, the
8821 estimated height, approximate location noted on an assessor map with address and parcel
8822 number, a photo or sketch of the proposed facility, a statement that alternative sites
8823 proposed by ~~((citizens))~~ the public can be presented at the meeting that will be considered
8824 by the applicant, a contact name and telephone number to obtain additional information,
8825 and other information deemed necessary by King County. Because the purpose of the
8826 community meeting is to promote early discussion, applicants are encouraged to note any
8827 changes to the conceptual information presented in the mailed notice when they submit
8828 an application.

8829 ~~((B-))~~ C. At the community meeting at which at least one employee of the
8830 department of local services, permitting division, assigned by the permitting division
8831 manager or designee, shall be in attendance, the applicant shall provide information
8832 relative to existing transmission support structures and other nonresidential structures,
8833 such as water towers and electrical transmission lines, within one-quarter mile of
8834 potential sites, and shall discuss reasons why those existing structures are unfeasible.
8835 Furthermore, any alternative sites within one-quarter mile, identified by community
8836 members and provided to the applicant in writing at least five days in advance of the
8837 meeting, shall be evaluated by the applicant to the extent possible given the timeframe,
8838 and discussed at the meeting. A listing of the sites, identified in writing and provided to
8839 the applicant at or before the community meetings, shall be submitted to the department
8840 with the proposed application. Applicants shall also provide a list of meeting attendees
8841 and those receiving mailed notice and a record of the published meeting notice at the time
8842 of application submittal.

8843 SECTION 149. Ordinance 13129, Section 11, as amended, and K.C.C. 21A.27.110
8844 are hereby amended to read as follows:

8845 A. The mounting of antenna upon existing structures, such as light and power poles,
8846 located within publicly or privately maintained street, utility, and railroad (~~((right-of-ways))~~)
8847 rights of way is permitted outright. If an existing structure within a street, utility, or railroad
8848 (~~((rights-of-ways))~~) rights of way cannot accommodate an antenna due to structural deficiency
8849 or does not have the height required to provide adequate signal coverage, the structure may
8850 be replaced with a new structure that will serve the original purpose and will not exceed the
8851 original height by forty feet. However, minor communication facilities within street, utility,
8852 and railroad (~~((right-of-way))~~) right of way that propose the construction of a separate
8853 structure used solely for antenna shall be subject to the zoning provisions applicable to the
8854 property abutting the portion of (~~((right-of-way))~~) right of way where the structure is proposed
8855 except that the setbacks specified in the zoning code shall not apply. Setbacks shall be those
8856 specified in the road design standards. In cases where the abutting property on either side of
8857 the right-of-way has different zoning, the more restrictive zoning provisions shall apply.

8858 B. The placement of antenna on existing or replacement structures within street,
8859 utility, or railroad rights-of-way is the preferred alternative in residential neighborhoods and
8860 the Rural Area(~~(s)~~), as defined by the King County Comprehensive Plan, and designated
8861 Natural Resource Lands and the feasibility of such placement shall be considered by the
8862 county whenever evaluating a proposal for a new transmission support structure, except for
8863 a new structure that is proposed to collocate antenna for two or more separate service
8864 providers.

8865 SECTION 150. Ordinance 10870, Section 512, as amended, and K.C.C.

8866 21A.28.020 are hereby amended to read as follows:

8867 A. All new development proposals including any use, activity, or structure
8868 allowed by K.C.C. chapter 21A.08 that requires King County approval shall be
8869 adequately served by the following facilities and services (~~(prior to)~~) before the time of
8870 occupancy, recording or other land use approval, as further specified in this chapter:

- 8871 1. ~~((s))~~Sewage disposal;
- 8872 2. ~~((w))~~Water supply;
- 8873 3. ~~((s))~~Surface water management;
- 8874 4. ~~((r))~~Roads and access;
- 8875 5. ~~((f))~~Fire protection service; and
- 8876 6. ~~((s))~~Schools.

8877 B. All new development proposals for building permits, plats, short plats, (~~urban~~
8878 ~~planned developments, fully contained communities~~) and binding site plans, that will be
8879 served by a sewer or water district, shall include a certificate of water availability and a
8880 certificate of sewer availability to demonstrate compliance with this chapter and other
8881 provisions of the King County Code, the King County Comprehensive Plan, and the
8882 Growth Management Act.

8883 C. Regardless of the number of sequential permits required, (~~the provisions of~~)
8884 this chapter shall be applied only once to any single development proposal. If changes
8885 and modifications result in impacts not considered when the proposal was first approved,
8886 the county shall consider the revised proposal as a new development proposal.

8887 SECTION 151. Ordinance 10870, Section 513, as amended, and K.C.C.

8888 21A.28.030 are hereby amended to read as follows:

8889 All new development shall be served by an adequate public or private sewage
8890 disposal system, including both collection and treatment facilities as follows:

8891 A. A public sewage disposal system is adequate for a development proposal
8892 provided that:

8893 1. For the issuance of a building permit, preliminary plat or short plat approval,
8894 or other land use approval, the site of the proposed development is or can be served by an
8895 existing disposal system consistent with K.C.C. Title 13, and the disposal system has
8896 been approved by the department as being consistent with applicable state and local
8897 design and operating guidelines;

8898 2. For the issuance of a certificate of occupancy for a building or change of use
8899 permit, the approved public sewage disposal system as ~~((set forth))~~ required in subsection
8900 A.1. of this section is installed to serve each building or lot;

8901 3. For recording a final plat, final short plat, or binding site plan, the approved
8902 public sewage disposal system ~~((set forth))~~ required in subsection A.1. of this section
8903 shall be installed to serve each lot respectively; or a bond or similar security shall be
8904 deposited with King County for the future installation of an adequate sewage disposal
8905 system. The bond may be assigned to a utility to assure the construction of the facilities
8906 within two years of recording; and

8907 4. For a zone reclassification ~~((or urban planned development permit))~~, the
8908 timing of installation of required sewerage improvements shall be contained in the
8909 approving ordinance as specified in K.C.C. 20.22.250; and

8910 B. A private individual sewage system is adequate, if an on-site sewage disposal
 8911 system for each individual building or lot is installed to meet the requirements and
 8912 standards of the ~~((department of))~~ public health - Seattle & King County as to lot size,
 8913 soils, and system design ~~((prior to))~~ before issuance of a certificate of occupancy for a
 8914 building or change of use permit.

8915 SECTION 152. Ordinance 10870, Section 514, as amended, and K.C.C.
 8916 21A.28.040 are hereby amended to read as follows:

8917 All new development shall be served by an adequate public or private water
 8918 supply system as follows:

8919 A. A public water system is adequate for a development proposal only if:

8920 1. For the issuance of a building permit, preliminary plat approval, or other land
 8921 use approval, the applicant demonstrates that the existing water supply system available
 8922 to serve the site:

8923 a. complies with the applicable planning, operating, and design requirements
 8924 of:

8925 (1) chapters WAC 246-290 and 246-291;

8926 (2) K.C.C. chapters 14.42 and 14.44 and K.C.C. Title 17;

8927 (3) coordinated water system plans;

8928 (4) K.C.C. Titles 12 and 13 and other applicable rules of the King County

8929 board of health;

8930 (5) applicable rules of the Washington state Board of Health, Department of

8931 Health, Utilities and Transportation Commission, and Department of Ecology;

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8932 (6) applicable provisions of King County groundwater management plans and
8933 watershed plans;

8934 (7) applicable provisions of the King County Comprehensive Plan and
8935 development regulations; and

8936 (8) any limitation or condition imposed by the county-approved
8937 comprehensive plan of the water purveyor;

8938 b. ~~((F))~~the proposed improvements to an existing water system have been
8939 reviewed by the department and determined to comply with the design standards and
8940 conditions specified in subsection A.1.a. of this section; and

8941 c. ~~((A))~~ a proposed new water supply system has been reviewed by the
8942 department and determined to comply with the design standards and conditions specified
8943 in subsection A.1.a. of this section;

8944 2. Before issuance of a certificate of occupancy for a building or change of use
8945 permit, the approved public water system₂ and any system improvements in subsection
8946 A.1. of this section are installed to serve each building or lot respectively;

8947 3. For recording a final plat, final short plat₂ or binding site plan, either the
8948 approved public water supply system or system improvements in subsection A.1. of this
8949 section are installed to serve each lot or a bond or similar security shall be deposited with
8950 King County and may be assigned to a purveyor to assure the construction of required
8951 water facilities in Group A systems as defined by board of health regulations, within two
8952 years of recording; and

8953 4. For a zone reclassification (~~((or urban planned development permit))~~), the
8954 timing of installation of required water system improvements is included in the approving
8955 ordinance as specified in K.C.C. 20.22.250.

8956 B. An on-site individual water system is adequate and the plat or short plat may
8957 receive preliminary and final approval, and a building or change of use permit may be
8958 issued as provided in K.C.C. 13.24.138 and 13.24.140.

8959 SECTION 153. Ordinance 10870, Section 515, as amended, and K.C.C.
8960 21A.28.050 are hereby amended to read as follows:

8961 All new development shall be served by an adequate surface water management
8962 system as follows:

8963 A. The proposed system is adequate if the development proposal site is served by
8964 a surface water management system approved by the department as being consistent with
8965 the design, operating and procedural requirements of the King County Surface Water
8966 Design Manual and K.C.C. Title 9;

8967 B. For a subdivision(~~(τ)~~) or zone reclassification (~~((or urban planned~~
8968 ~~development))~~), the phased installation of required surface water management
8969 improvements shall be stated in the approving ordinance as specified in K.C.C.
8970 20.22.250. Such phasing may require that a bond or similar security be deposited with
8971 King County; and

8972 C. A request for an adjustment of the requirements of the Surface Water Design
8973 Manual and K.C.C. Title 9 shall be reviewed in accordance with K.C.C. 9.04.050 and
8974 does not require a variance from this title unless relief is requested from a building

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8975 height, setback, landscaping or other development standard in K.C.C. chapters 21A.12,
8976 21A.14, 21A.16, 21A.18, 21A.20, 21A.22, 21A.24, 21A.26, 21A.28, and 21A.30.

8977 SECTION 154. Ordinance 10870, Section 523, as amended, and K.C.C.

8978 21A.28.130 are hereby amended to read as follows:

8979 All new development shall be served by adequate fire protection as follows:

8980 A. The site of the development proposed is served by a water supply system that
8981 provides at least minimum fire flow and a road system or fire lane system that provides life
8982 safety and rescue access, and other fire protection requirements for buildings as required by
8983 K.C.C. Titles 16 and 17;

8984 B. For a zone reclassification (~~((or urban planned development))~~), the timing of
8985 installation of required fire protection improvements shall be stated in the approving
8986 ordinance as specified in K.C.C. 20.22.250, secured with a bond or similar security, and
8987 deposited with King County; and

8988 C. A variance request from the requirements established by K.C.C. Title 17, Fire
8989 Code, shall be reviewed in accordance with K.C.C. 17.08.090 or chapter 1 of the currently
8990 adopted edition of the International Fire Code and does not require a variance from this title
8991 unless relief is requested from a building height, setback, landscaping, or other development
8992 standard in K.C.C. chapters 21A.12 through 21A.30.

8993 SECTION 155. Ordinance 10870, Section 524, as amended, and K.C.C.

8994 21A.28.140 are hereby amended to read as follows:

8995 A. The school concurrency standard set out in (~~(Section))~~ K.C.C. 21A.28.160 shall
8996 apply to applications for preliminary plats (~~((or Urban Planned Development (UPD)~~
8997 ~~approval))~~), mobile home parks, (~~((requests for multifamily zoning,))~~) and building permits for

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8998 multifamily housing projects (~~(which)~~) that have not been previously evaluated for
 8999 compliance with the concurrency standard.

9000 B. The county's finding of concurrency shall be made at the time of preliminary plat
 9001 (~~(or UPD)~~) or binding site plan approval(~~(, at the time that a request to actualize potential~~
 9002 ~~multifamily zoning is approved, at the time a mobile home park site plan is approved,)) or~~
 9003 (~~(prior to)~~) before building permit issuance for multifamily housing projects (~~(which)~~) that
 9004 have not been previously established for compliance with the concurrency standard. (~~(Once~~
 9005 ~~such a finding has been made, the development shall be considered as vested for purposes of~~
 9006 ~~the concurrency determination.))~~)

9007 C. Excluded from the application of the concurrency standard are:

- 9008 1. building permits for individual single family dwellings;
- 9009 2. any form of housing exclusively for seniors ~~((citizens))~~, including nursing
 9010 homes and retirement centers;
- 9011 3. shelters for temporary placement, relocation facilities and transitional housing
 9012 facilities(~~(-)~~);
- 9013 4. Replacement, reconstruction, or remodeling of existing dwelling units;
- 9014 5. Short subdivisions; and
- 9015 6. (~~(Building permits for residential units in preliminary planned unit~~
 9016 ~~developments which were under consideration by King County on January 22, 1991;~~
- 9017 7. ~~Building permits for residential units in recorded planned unit developments~~
 9018 ~~approved pursuant to K.C.C. Title 21 that have not yet expired per K.C.C. 21.56.060;~~

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9019 8. ~~Building permits applied for by December 31, 1993, related to rezone~~
 9020 ~~applications to actualize potential zoning which were under consideration by King County~~
 9021 ~~on January 22, 1991;~~

9022 9. ~~Building permits applied for by December 31, 1993, related to residential~~
 9023 ~~development proposals for site plan review to fulfill P-Suffix requirements of multifamily~~
 9024 ~~zoning which were under consideration by King County on January 22, 1991; and~~

9025 10.) Any residential building permit for any development proposal for which a
 9026 concurrency determination has already been made (~~(pursuant to the terms of)~~) in accordance
 9027 with K.C.C. Title 21A.

9028 D. All of the development activities (~~(which)~~) that are excluded from the application
 9029 of the concurrency standard are subject to school impact fees imposed (~~(pursuant to)~~) under
 9030 K.C.C. Title 27.

9031 E. The assessment and payment of impact fees are governed by and shall be subject
 9032 to the provisions in K.C.C. Title 27 addressing school impact fees.

9033 F. A (~~(certification)~~) finding of concurrency for a school district shall not preclude
 9034 the county from collecting impact fees for the district. Impact fees may be assessed and
 9035 collected as long as the fees are used to fund capital and system improvements needed to
 9036 serve the new development, and as long as the use of such fees is consistent with (~~(the~~
 9037 ~~requirements of C)~~)chapter 82.02 RCW and this chapter. (~~(Pursuant to)~~) In accordance with
 9038 (~~(C)~~)chapter 82.02 RCW, impact fees may also be used to recoup capital and system
 9039 improvement costs previously incurred by a school district to the extent that new growth and
 9040 development will be served by the previously constructed improvements or incurred costs.

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9041 SECTION 156. K.C.C. 21A.28.160, as amended by this ordinance, is hereby
 9042 recodified as a new section in K.C.C. chapter 21A.28 to follow K.C.C. 21A.28.140.

9043 SECTION 157. Ordinance 10870, Section 526, as amended, and K.C.C.
 9044 21A.28.160 are hereby amended to read as follows:

9045 A. Schools shall be considered to have been provided concurrently with the
 9046 development (~~((which))~~) that will impact the schools if:

9047 1. The permanent and interim improvements necessary to serve the development
 9048 are planned to be in place at the time the impacts of development are expected to occur; or

9049 2. The necessary financial commitments are in place to assure the completion of
 9050 the needed improvements to meet the school district's standard of service within ~~((3))~~ three
 9051 years of the time that the impacts of development are expected to occur. Necessary
 9052 improvements are those facilities identified by the school district in its capital facilities plan
 9053 as reviewed and adopted by King County.

9054 B. Any combination of the following shall constitute the "necessary financial
 9055 commitments" for the purposes of subsection A(~~(-)~~) of this section:

9056 1. The school district either has received voter approval of ~~((and/))~~ a bond or has
 9057 bonding authority, or both;

9058 2. The school district has received approval for federal, state, or other ~~((funds))~~
 9059 monies;

9060 3. The school district has received a secured commitment from a developer that the
 9061 developer will construct the needed permanent school facility, and the school district has
 9062 found such a facility to be acceptable and consistent with its capital facilities plan; ~~((and/))~~ or

9063 4. The school district has other assured funding, including, but not limited to
 9064 school impact fees (~~((which))~~) that have been paid.

9065 C. Compliance with (~~((this))~~) the concurrency requirement of this section shall be
 9066 sufficient to satisfy (~~((the provisions of))~~) RCW 58.17.060 and (~~((RCW))~~) 58.17.110.

9067 SECTION 158. K.C.C. 21A.28.150, as amended by this ordinance, is hereby
 9068 recodified as a new section in K.C.C. chapter 21A.28 to follow K.C.C. 21A.28.160, as
 9069 recodified by this ordinance.

9070 SECTION 159. Ordinance 10870, Section 525, as amended, and K.C.C.
 9071 21A.28.150 are hereby amended to read as follows:

9072 A. In making a threshold determination (~~((pursuant to))~~) in accordance with SEPA,
 9073 either the director (~~((and/))~~) or the hearing examiner, or both, in the course of reviewing
 9074 proposals for residential development including applications for plats (~~((or UPD's))~~),
 9075 mobile home parks, (~~((or multi-family zoning))~~) binding site plans, and multifamily
 9076 building permits, shall consider the school district's capital facilities plan as adopted by
 9077 the council.

9078 B. Documentation (~~((which))~~) that the school district is required to submit
 9079 (~~((pursuant to section))~~) under K.C.C. 21A.28.152 or K.C.C. Title 20(~~((r))~~) shall be
 9080 incorporated into the record in every case without requiring the school district to offer
 9081 such plans and data into the record. The school district is also authorized to present
 9082 testimony and documents demonstrating a lack of concurrency in the school district and
 9083 the inability of the school district to accommodate the students to be generated by a
 9084 specific development.

9085 C. Based upon a finding that the impacts generated by the plat, ~~((the UPD,))~~
 9086 mobile home park, or the ~~((multi-family))~~ multifamily development were generally not
 9087 anticipated at the time of the last council review and approval of a school district capital
 9088 plan and were not included in the school district's long-range forecast, the director may
 9089 require or recommend phasing or provision of the needed facilities and ~~((/or))~~ sites as
 9090 appropriate to address the deficiency or deny or condition approval, consistent with ~~((the~~
 9091 ~~provisions of))~~ this chapter, the State Subdivision Act, and ~~((the State Environmental~~
 9092 ~~Policy Act))~~ SEPA.

9093 D. Determinations of the examiner or director regarding concurrency can be
 9094 appealed only ~~((pursuant to))~~ in accordance with the provisions for appeal of the
 9095 development permit process for which the determination has been made. Where no other
 9096 administrative appeal process is available, an appeal may be taken to the hearing
 9097 examiner using the appeal procedures for variances. Any errors in the formula identified
 9098 as a result of an appeal should be referred to the council for possible modifications.

9099 E. Where the council has not adopted an impact fee ordinance for a particular
 9100 school district, ~~((the language of))~~ this section shall not affect the authority or duties of
 9101 the examiner or the director ~~((pursuant to the State Environmental Policy Act))~~ under
 9102 SEPA or the State Subdivision Act.

9103 SECTION 160. Ordinance 11621, Section 89, and K.C.C. 21A.28.152 are hereby
 9104 amended to read as follows:

9105 A. On an annual basis, each school district shall electronically submit the
 9106 following materials to the chair of the ~~((S))~~ school ~~((T))~~ technical ~~((R))~~ review
 9107 ~~((C))~~ committee created ~~((pursuant to section))~~ in accordance with K.C.C. 21A.28.154:

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- 9108 1. The school district's capital facilities plan adopted by the school board
 9109 ~~((which))~~ that is consistent with the Growth Management Act((-));
- 9110 2. The school district's enrollment projections over the next six ~~((6))~~ six years,
 9111 its current enrollment and ~~((the district's enrollment projections and))~~ actual enrollment
 9112 from the previous year((-);
- 9113 3. The school district's standard of service((-), which may include criteria such
 9114 as class size, student-teacher ratios, sports field sizes, building requirements, or other
 9115 criteria established by state statute or school district policy;
- 9116 4. An inventory and evaluation of school district facilities ~~((which))~~ that address
 9117 the school district's standard of service((-); and
- 9118 5. The school district's overall capacity over the next six ~~((6))~~ six years, which
 9119 shall be a function of the school district's standard of service as measured by the number
 9120 of students ~~((which))~~ that can be housed in school district facilities.
- 9121 B. To the extent that the school district's standard of service reveals a deficiency
 9122 in its current facilities, the school district's capital facilities plan must demonstrate a plan
 9123 for achieving the standard of service, and must identify the sources of funding for
 9124 building or acquiring the necessary facilities to meet the standard of service.
- 9125 C. Facilities to meet future demand shall be designed to meet the adopted
 9126 standards of service. If sufficient funding is not projected to be available to fully fund a
 9127 school district capital facilities plan ~~((which))~~ that meets the standard of service, the
 9128 school district's capital plan should document the reason for the funding gap.
- 9129 D. In accordance with RCW 82.02.070, ((F))if an impact fee ordinance has been
 9130 adopted on behalf of a school district, the King County finance and business operations

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9131 division, or successor agency, shall send the chair of the committee a report showing the
 9132 source and amount of all fees collected, interest earned on behalf of each school district,
 9133 the amount of funds distributed to each school district, and the system improvements that
 9134 were financed in whole or in part by impact fees and the amount of funds expended as
 9135 reported by the school district. The chair of the committee shall provide a copy of each
 9136 report to the respective school district.

9137 E. Each school district shall ((also submit an annual)) annually report on their use
 9138 of funds to the ((School Technical Review)) chair of the ((€))committee showing the
 9139 capital improvements ((which)) that were financed in whole or in part by the impact fees.
 9140 The chair of the committee shall use the information to confirm expenditures with the
 9141 department of executive services, finance and business operations division, and to verify
 9142 compliance with RCW 82.02.070.

9143 SECTION 161. Ordinance 11621, Section 90, as amended, and K.C.C. 21A.28.154
 9144 are hereby amended to read as follows:

9145 A. There is hereby created ((a)) the school technical review committee ((within
 9146 King County. The committee shall consist of three county staff persons,)) consisting of
 9147 the following representatives:

- 9148 1. ((ø))One ((each)) from the department of local services((;));
- 9149 2. One from the office of performance, strategy and budget; and
- 9150 3. One from the county council.

9151 B. The representative from the department of local services shall serve as the
 9152 chair of the committee.

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9153 C. The committee shall be charged with reviewing each school district's capital
 9154 facilities plan~~((;))~~; enrollment projections~~((;))~~; standard of service~~((; the district's))~~;
 9155 overall capacity for the next six years to ensure consistency with the Growth
 9156 Management Act, King County Comprehensive Plan₂, and adopted ~~((community))~~ subarea
 9157 plans~~((;))~~; and ~~((the district's))~~ calculation and rationale for proposed impact fees.

9158 ~~((C. Notice of the time and place of the committee meeting where the district's
 9159 documents will be considered shall be provided to the district.))~~

9160 D. Committee meetings shall be open to the public. The chair of the committee
 9161 shall post online public notice of the time and place of a committee meeting least two
 9162 weeks in advance of the meeting. Materials submitted under K.C.C. 21A.28.152.A. shall
 9163 be posted online at the same time as the meeting notice.

9164 E. At the meeting where the committee will review or act upon the school
 9165 district's documents, ~~((the))~~ school district representatives ~~((shall have the right to))~~ may
 9166 attend ~~((or to be represented, and shall be permitted to))~~ and present testimony to the
 9167 committee. ~~((Meetings shall also be open to the public.~~

9168 ~~E-))~~ F. In its review, the committee shall consider the following factors:

9169 1. Whether the school district's forecasting system for enrollment projections
 9170 has been demonstrated to be reliable and reasonable~~((;))~~;

9171 2. The historic levels of funding and voter support for bond issues in the school
 9172 district;

9173 3. The inability of the school district to obtain the anticipated state funding or to
 9174 receive voter approval for school district bond issues;

9175 4. An emergency or emergencies in the school district (~~((which))~~) that required
 9176 the closing of a school facility or facilities resulting in a sudden and unanticipated decline
 9177 in districtwide capacity; (~~(and)~~)

9178 5. The standards of service set by school districts in similar types of
 9179 communities. While community differences will be permitted, the standard established
 9180 by the school district should be reasonably consistent with the standards set by other
 9181 school districts in communities of similar socioeconomic profile; and

9182 6. The standards identified by the state concerning the ratios of certificated
 9183 instructional staff to students.

9184 (~~(F.)~~) G. In the event that the school district's standard of service reveals a
 9185 deficiency in its current facilities, the committee shall review the school district's capital
 9186 facilities plan to determine whether the school district has identified all sources of
 9187 funding necessary to achieve the standard of service.

9188 (~~(G.)~~) H. The school district in developing the financing plan component of the
 9189 capital facilities plan shall plan on a six-year horizon and shall (~~((demonstrate its best~~
 9190 ~~efforts by taking))~~) document that it took the following steps:

9191 1. Establish a six-year financing plan, and propose the necessary bond issues
 9192 and levies required by and consistent with that plan and as approved by the school board
 9193 and consistent with RCW 28A.53.020, 84.52.052 and 84.52.056, as amended; and

9194 2. Apply to the state for funding, and comply with the state requirement for
 9195 eligibility to the best of the school district's ability.

9196 (~~(H.)~~) I. The committee (~~((is authorized to))~~) may request (~~((the))~~) that a school
 9197 district (~~((to))~~) review and (~~((to))~~) resubmit its capital facilities plan, (~~((or to))~~) establish a

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9198 different standard of service, or ~~((to))~~ review its capacity for accommodating new
 9199 students, or any combination thereof, under any of the following circumstances:

9200 1. The standard of service established by the school district is not reasonable in
 9201 light of the factors ~~((set forth))~~ in subsection ~~((E-))~~ G. of this section~~((-))~~;

9202 2. The committee finds that the school district's standard of service cannot
 9203 reasonably be achieved in light of the secured financial commitments and the historic
 9204 levels of support in the school district; or

9205 3. Any other basis that is consistent with this section.

9206 ~~((F-))~~ J. If a school district fails to submit its capital facilities plan for review by
 9207 the committee, King County shall assume the school district has adequate capacity to
 9208 accommodate growth for the following six years.

9209 ~~((F-))~~ K. The chair of the committee shall document the outcome of the
 9210 committee meeting each school district's capital facility plan and associated proposed
 9211 impact fees in a report. The report shall include analysis consistent with subsections E.
 9212 through I. of this section. The chair of ~~((F-))~~ the committee shall submit copies of its
 9213 ~~((recommendation of concurrency for each school district))~~ report to the director, ~~((to~~
 9214 ~~the))~~ hearing examiner and ~~((to the))~~ school districts and shall post the report online.

9215 ~~((K-))~~ L. In accordance with K.C.C. 20.18.060 and 20.18.070 and based on
 9216 committee input, ~~((F-))~~ the chair of the committee shall recommend to the executive, and
 9217 the executive shall transmit to the council, a proposed Comprehensive Plan amendment
 9218 adopting the school district's capital facilities plan as part of the Comprehensive Plan, for
 9219 any plan ~~((which))~~ that the committee concludes accurately reflects the school district's

9220 facilities status. The transmittal shall include the report required by subsection J. of this
 9221 section.

9222 ~~((L.))~~ M. In the event that after reviewing ~~((the))~~ a school district's capital
 9223 facilities plan and other documents, the committee is unable to recommend ~~((certifying~~
 9224 ~~concurrency in a))~~ adoption of the school district's capital facilities plan, the chair of the
 9225 committee shall submit a statement to the council, ~~((the))~~ director, ~~((and the))~~ hearing
 9226 examiner, and school district stating ~~((that))~~ the committee's ~~((is unable to recommend~~
 9227 ~~certifying concurrency in a specific school district))~~ findings. The committee shall then
 9228 recommend to the executive ~~((that)), and the executive ((propose))~~ shall transmit to the
 9229 council consistent with the school capital facility plan timelines established in K.C.C.
 9230 20.18.060 and 20.18.070, either proposed amendments to the land use element of the
 9231 King County Comprehensive Plan or proposed amendments to the development
 9232 regulations implementing the plan, or both, to more closely conform county land use
 9233 plans and school district capital facilities plans, including, but not limited to, requiring
 9234 mandatory phasing of plats~~((, UPDs))~~ or multifamily development located within the
 9235 school district's boundary. ~~((The necessary draft amendments shall accompany such~~
 9236 ~~recommendations.))~~

9237 SECTION 162. Ordinance 11621, Section 91, as amended, and K.C.C. 21A.28.156
 9238 are hereby amended to read as follows:

9239 A. On at least an annual basis in accordance with K.C.C. 20.18.060 and
 9240 20.18.070, the King County council shall ~~((certify))~~ adopt the school district's capital
 9241 facility plans. ~~((The review may occur in conjunction with any update of the Facilities~~

9242 ~~and Services chapter of the King County Comprehensive Plan proposed by the school~~
 9243 ~~technical review committee.))~~

9244 B. The council shall review and consider any proposal or proposals submitted by
 9245 the school technical review committee for amending the land use policies of the King
 9246 County Comprehensive Plan, or the development regulations implementing the plan,
 9247 including but not limited to requiring mandatory phasing of plats(~~(, UPDs))~~ or
 9248 multifamily development when the committee is unable to recommend ~~((a certification of~~
 9249 ~~concurrency in))~~ adoption for a specific school district in accordance with K.C.C.
 9250 21A.28.154. Any proposed amendments to the ~~((e))~~Comprehensive ~~((p))~~Plan or
 9251 development regulations shall be subject to the public hearing and other procedural
 9252 requirements set out in K.C.C. Title 20 ~~((or 21A, as applicable))~~.

9253 C. The council may ~~((require the committee to submit proposed amendments or~~
 9254 ~~may itself))~~ initiate amendments to the land use policies of the King County
 9255 Comprehensive Plan, or amendments to the development regulations implementing the
 9256 plan, to more closely conform county land use plans and school district capital facilities
 9257 plans.

9258 SECTION 163. Ordinance 11168, Section 14, as amended, and K.C.C. 21A.30.075
 9259 are hereby amended to read as follows:

9260 In order to ensure that livestock standards and management plans are customized as
 9261 much as possible to the stream conditions in each of the various streams, the King County
 9262 agriculture commission will, in cooperation with the Washington State Department of
 9263 Fisheries and the Muckleshoot Indian Tribe, the Snoqualmie Indian Tribe, and other
 9264 affected Indian tribes, establish a livestock interdisciplinary team consisting of three

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9265 members, with expertise in fisheries, water quality, and animal husbandry, to make specific
9266 recommendations to the Conservation District and livestock owners adjacent to the streams
9267 with regard to buffer needs throughout the parts of each stream which have livestock
9268 operations adjoining such streams. The team shall take into account ~~((the recommendations~~
9269 ~~of the adopted Basin Plans and))~~ WRIA recommendations, and shall work with the
9270 department of natural resources and parks to develop the recommendations. The findings of
9271 the interdisciplinary team shall be reported to the King County agriculture commission,
9272 which shall assist in the dissemination of the recommendations to owners in the basin. The
9273 team shall work initially on those stream systems in which specific problems have been
9274 identified and are believed to be livestock related.

9275 SECTION 164. Ordinance 10870, Section 536, as amended, and K.C.C.
9276 21A.30.080 are hereby amended to read as follows:

9277 In the R, UR, NB, CB₂ and RB zones, residents of a dwelling unit may conduct one
9278 or more home occupations as accessory activities, only if:

9279 A. The total floor area of the dwelling unit devoted to all home occupations shall
9280 not exceed twenty percent of the floor area of the dwelling unit((-));

9281 B. Areas within garages and storage buildings shall not be considered part of the
9282 dwelling unit and may be used for activities associated with the home occupation;

9283 C. All the activities of the home occupation or occupations shall be conducted
9284 indoors, except for those related to growing or storing of plants used by the home
9285 occupation or occupations;

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9286 D. A home occupation or occupations is not limited in the number of employees
 9287 that remain off-site. No more than one nonresident employee shall be permitted to work on-
 9288 site for the home occupation or occupations;

9289 E. The following uses, by the nature of their operation or investment, tend to
 9290 increase beyond the limits permitted for home occupations. Therefore, the following shall
 9291 not be permitted as home occupations:

- 9292 1. Automobile, truck, and heavy equipment repair;
- 9293 2. Auto body work or painting;
- 9294 3. Parking and storage of heavy equipment;
- 9295 4. Storage of building materials for use on other properties;
- 9296 5. Hotels, motels, or organizational lodging;
- 9297 6. Dry cleaning;
- 9298 7. Towing services;
- 9299 8. Trucking, storage, or self service, except for parking or storage of one
 9300 commercial vehicle used in home occupation;
- 9301 9. Veterinary clinic;
- 9302 10. Recreational (~~marijuana~~) cannabis processor, recreational (~~marijuana~~)
 9303 cannabis producer or recreational (~~marijuana~~) cannabis retailer; and
- 9304 11. Winery, brewery, distillery facility I, II, and III, and remote tasting room,
 9305 except that home occupation adult beverage businesses operating under an active
 9306 Washington state Liquor and Cannabis Board production license issued for their current
 9307 location before December 31, 2019, and where King County did not object to the location
 9308 during the Washington state Liquor and Cannabis Board license application process, shall be

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9309 considered legally nonconforming and allowed to remain in their current location subject to
9310 K.C.C. 21A.32.020 through 21A.32.075 if the use is in compliance with this section as of
9311 December 31, 2019. Such nonconforming businesses shall remain subject to all other
9312 requirements of this section and other applicable state and local regulations. The resident
9313 operator of a nonconforming winery, brewery, or distillery home occupation shall obtain an
9314 adult beverage business license in accordance with K.C.C. chapter 6.74;

9315 F. In addition to required parking for the dwelling unit, on-site parking is provided
9316 as follows:

- 9317 1. One stall for each nonresident employed by the home occupations; and
- 9318 2. One stall for patrons when services are rendered on-site;

9319 G. Sales are limited to:

- 9320 1. Mail order sales;
- 9321 2. Telephone, Internet, or other electronic commerce sales with off-site delivery;

9322 and

- 9323 3. Items accessory to a service provided to patrons who receive services on the
9324 premises;

9325 H. On-site services to patrons are arranged by appointment;

9326 I. The home occupation or occupations use or store a vehicle for pickup of materials
9327 used by the home occupation or occupations or the distribution of products from the site,
9328 only if:

- 9329 1. No more than one such a vehicle is allowed; and
 - 9330 2. The vehicle is not stored within any required setback areas of the lot or on
9331 adjacent streets; and
-

Ordinance

9332 3. The vehicle does not exceed an equivalent licensed gross vehicle weight of one
9333 ton;

9334 J. The home occupation or occupations do not:

9335 1. Use electrical or mechanical equipment that results in a change to the occupancy
9336 type of the structure or structures used for the home occupation or occupations; or

9337 2. Cause visual or audible interference in radio or television receivers, or electronic
9338 equipment located off-premises or fluctuations in line voltage off-premises;

9339 K. There shall be no exterior evidence of a home occupation, other than growing or
9340 storing of plants under subsection C. of this section or a permitted sign, that would cause the
9341 premises to differ from its residential character. Exterior evidence includes, but is not
9342 limited to, lighting~~(s)~~ and the generation or emission of noise, fumes, or vibrations as
9343 determined by using normal senses from any lot line or on average increase vehicular traffic
9344 by more than four additional vehicles at any given time;

9345 L. Customer visits and deliveries shall be limited to ~~((the hours of))~~ 8:00 a.m. to
9346 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends; and

9347 M. Uses not allowed as home occupations may be allowed as a home industry under
9348 K.C.C. 21A.30.090.

9349 SECTION 165. Ordinance 15606, Section 20, as amended, and K.C.C. 21A.30.085
9350 are hereby amended to read as follows:

9351 In the A, F₂ and RA zones, residents of a dwelling unit may conduct one or more
9352 home occupations as accessory activities, under the following ~~((provisions))~~:

9353 A. The total floor area of the dwelling unit devoted to all home occupations shall
9354 not exceed twenty percent of the dwelling unit~~((s))~~;

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9355 B. Areas within garages and storage buildings shall not be considered part of the
9356 dwelling unit and may be used for activities associated with the home occupation;

9357 C. Total outdoor area of all home occupations shall be permitted as follows:

9358 1. For any lot less than one acre: Four hundred forty square feet; and

9359 2. For lots one acre or greater: One percent of the area of the lot, up to a

9360 maximum of five thousand square feet((-));

9361 D. Outdoor storage areas and parking areas related to home occupations shall be:

9362 1. No less than twenty-five feet from any property line; and

9363 2. Screened along the portions of such areas that can be seen from an adjacent

9364 parcel or roadway by the:

9365 a. planting of Type II landscape buffering; or

9366 b. use of existing vegetation that meets or can be augmented with additional

9367 plantings to meet the intent of Type II landscaping;

9368 E. A home occupation or occupations is not limited in the number of employees

9369 that remain off-site. Regardless of the number of home occupations, the number of

9370 nonresident employees is limited to no more than three who work on-site at the same

9371 time (~~and no more than three who report to the site but primarily provide services off-~~

9372 ~~site~~));

9373 F. In addition to required parking for the dwelling unit, on-site parking is

9374 provided as follows:

9375 1. One stall for each nonresident employed on-site; and

9376 2. One stall for patrons when services are rendered on-site;

9377 G. Sales are limited to:

Ordinance

-
- 9378 1. Mail order sales;
- 9379 2. Telephone, Internet, or other electronic commerce sales with off-site delivery;
- 9380 3. Items accessory to a service provided to patrons who receive services on the
- 9381 premises;
- 9382 4. Items grown, produced, or fabricated on-site; and
- 9383 5. On sites five acres or larger, items that support agriculture, equestrian, or
- 9384 forestry uses except for the following:
- 9385 a. motor vehicles and parts (~~(((North American Industrial Classification System~~
- 9386 ~~("NAICS" Code 441))~~ SIC Industry Groups 551, 552, and 553);
- 9387 b. electronics and appliances (~~(((NAICS Code 443))~~ SIC Industries 5731 and
- 9388 5722); and
- 9389 c. building material and garden equipment(~~(s)~~) and supplies (~~(((NAICS Code~~
- 9390 ~~444))~~ SIC Major Group 52);
- 9391 H. The home occupation or occupations do not:
- 9392 1. Use electrical or mechanical equipment that results in a change to the
- 9393 occupancy type of the structure or structures used for the home occupation or
- 9394 occupations;
- 9395 2. Cause visual or audible interference in radio or television receivers, or
- 9396 electronic equipment located off-premises or fluctuations in line voltage off-premises; or
- 9397 3. Increase average vehicular traffic by more than four additional vehicles at any
- 9398 given time;
- 9399 I. Customer visits and deliveries shall be limited to (~~(the hours of)~~) 8:00 a.m. to
- 9400 7:00 p.m. on weekdays, and 9:00 a.m. to 5:00 p.m. on weekends;
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Ordinance

- 9401 J. The following uses, by the nature of their operation or investment, tend to
 9402 increase beyond the limits permitted for home occupations. Therefore, the following
 9403 shall not be permitted as home occupations:
- 9404 1. Hotels, motels, or organizational lodging;
 - 9405 2. Dry cleaning;
 - 9406 3. Automotive towing services, automotive wrecking services, and tow-in
 9407 parking lots;
 - 9408 4. Recreational (~~marijuana~~) cannabis processor, recreational (~~marijuana~~)
 9409 cannabis producer, or recreational (~~marijuana~~) cannabis retailer; and
 - 9410 5. Winery, brewery, distillery facility I, II, and III, and remote tasting rooms,
 9411 except that home occupation adult beverage businesses operating under an active
 9412 Washington state Liquor and Cannabis Board production license issued for their current
 9413 location before December 31, 2019, and where King County did not object to the location
 9414 during the Washington state Liquor and Cannabis Board license application process, shall
 9415 be considered legally nonconforming and allowed to remain in their current location
 9416 subject to K.C.C. 21A.32.020 through 21A.32.075 if the use is in compliance with this
 9417 section as of December 31, 2019. Such nonconforming businesses shall remain subject
 9418 to all other requirements of this section and all applicable state and local regulations. The
 9419 resident operator of a nonconforming home occupation winery, brewery, or distillery
 9420 shall obtain an adult beverage business license in accordance with K.C.C. chapter 6.74;
- 9421 K. Uses not allowed as home occupation may be allowed as a home industry
 9422 under K.C.C. chapter 21A.30; and
- 9423 L. The home occupation or occupations may use or store vehicles, as follows:

Ordinance

- 9424 1. The total number of vehicles for all home occupations shall be:
- 9425 a. for any lot five acres or less: two;
- 9426 b. for lots greater than five acres: three; and
- 9427 c. for lots greater than ten acres: four;
- 9428 2. The vehicles are not stored within any required setback areas of the lot or on
- 9429 adjacent streets; and
- 9430 3. The parking area for the vehicles shall not be considered part of the outdoor
- 9431 storage area provided for in subsection C. of this section.
- 9432 SECTION 166. Ordinance 10870, Section 537, as amended, and K.C.C.
- 9433 21A.30.090 are hereby amended to read as follows:
- 9434 A resident may establish a home industry as an accessory activity, as follows:
- 9435 A. The site area is one acre or greater;
- 9436 B. The area of the dwelling unit used for the home industry does not exceed fifty
- 9437 percent of the floor area of the dwelling unit((-));
- 9438 C. Areas within attached garages and storage buildings shall not be considered
- 9439 part of the dwelling unit for purposes of calculating allowable home industry area but
- 9440 may be used for storage of goods associated with the home industry;
- 9441 D. No more than six nonresidents who work on-site at the time;
- 9442 E. In addition to required parking for the dwelling unit, on-site parking is
- 9443 provided as follows:
- 9444 1. One stall for each nonresident employee of the home industry; and
- 9445 2. One stall for customer parking;

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9446 F. Additional customer parking shall be calculated for areas devoted to the home
9447 industry at the rate of one stall per:

9448 1. One thousand square feet of building floor area; and

9449 2. Two thousand square feet of outdoor work or storage area;

9450 G. Sales are limited to items produced on-site, except for items collected, traded,
9451 and occasionally sold by hobbyists, such as coins, stamps, and antiques;

9452 H. Ten feet of Type I landscaping are provided around portions of parking and
9453 outside storage areas that are otherwise visible from adjacent properties or public ~~((rights-~~
9454 ~~of-way))~~ rights of way;

9455 I. The department ensures compatibility of the home industry by:

9456 1. Limiting the type and size of equipment used by the home industry to those
9457 that are compatible with the surrounding neighborhood;

9458 2. Providing for setbacks or screening as needed to protect adjacent residential
9459 properties;

9460 3. Specifying hours of operation;

9461 4. Determining acceptable levels of outdoor lighting; and

9462 5. Requiring sound level tests for activities determined to produce sound levels
9463 that may be in excess of those in K.C.C. chapter 12.88;

9464 J. Recreational ~~((marijuana))~~ cannabis processors, recreational ~~((marijuana))~~
9465 cannabis producers and recreational ~~((marijuana))~~ cannabis retailers shall not be allowed
9466 as home industry; and

9467 K. Winery, brewery, distillery facility I, II, and III, and remote tasting room shall
9468 not be allowed as home industry, except that home industry adult beverage businesses

9469 that have, in accordance with K.C.C. 20.20.070, a vested conditional use permit
 9470 application before December 31, 2019, shall be considered legally nonconforming and
 9471 allowed to remain in their current location subject to K.C.C. 21A.32.020 through
 9472 21A.32.075. Such nonconforming businesses remain subject to all other requirements of
 9473 this section and all applicable state and local regulations. The resident operator of a
 9474 nonconforming winery, brewery, or distillery home industry shall obtain an adult
 9475 beverage business license in accordance with K.C.C. chapter 6.74.

9476 SECTION 167. Ordinance 10870, Section 547, as amended, and K.C.C.
 9477 21A.32.100 are hereby amended to read as follows:

9478 Except as provided by K.C.C. 21A.32.110, a temporary use permit shall be required
 9479 for any of the following:

9480 A. A use not otherwise permitted in the zone that can be made compatible for a
 9481 period of up to ~~((sixty))~~ twenty-four days a year, subject to K.C.C. 21A.32.120;

9482 B. The expansion of an established use that:

- 9483 1. Is otherwise allowed in the zone;
- 9484 2. Is not inconsistent with the original land use approval;
- 9485 3. Exceeds the scope of the original land use approval; and
- 9486 4. Can be made compatible with the zone for a period of up to ~~((sixty))~~ twenty-four
 9487 days a year, subject to K.C.C. 21A.32.120; or

9488 C. Events at a winery, brewery, distillery facility or remote tasting room that include
 9489 one or more of the following activities:

- 9490 1. Exceeds the permitted building occupancy;
- 9491 2. Utilizes portable toilets;

- 9492 3. Utilizes parking that exceeds the maximum number of spaces allowed by this
 9493 title on-site or utilizes off-site parking;
- 9494 4. Utilizes temporary stages;
- 9495 5. Utilizes temporary tents or canopies that require a permit;
- 9496 6. Requires traffic control for public (~~rights of way~~) rights of way; or
- 9497 7. Extends beyond allowed hours of operation.

9498 SECTION 168. Ordinance 10870, Section 548, as amended, and K.C.C.
 9499 21A.32.110 are hereby amended to read as follows:

9500 A. The following uses shall be exempt from requirements for a temporary use
 9501 permit when located in the RB, CB, NB, O₂ or I zones for the time period specified below:

- 9502 1. Uses not to exceed a total of thirty days each calendar year:
- 9503 a. Christmas tree lots; and
- 9504 b. Produce stands.
- 9505 2. Uses not to exceed a total of fourteen days each calendar year:
- 9506 a. Amusement rides, carnivals, or circuses;
- 9507 b. Community festivals; and
- 9508 c. Parking lot sales.

9509 B. Any use not exceeding a cumulative total of two days each calendar year and
 9510 five hundred attendees and employees per day shall be exempt from requirements for a
 9511 temporary use permit.

9512 C. Any community event held in a park and not exceeding a period of seven days
 9513 shall be exempt from requirements for a temporary use permit.

9514 D. Christmas tree sales not exceeding a total of thirty days each calendar year when
9515 located on Rural Area (RA) zoned property with legally established non-residential uses
9516 shall be exempt from requirements for a temporary use permit.

9517 E.1. Events at a winery, brewery, distillery facility II or III shall not require a
9518 temporary use permit if:

9519 a. The business is operating under an active Washington state Liquor and
9520 Cannabis Board production license issued for their current location before December 31,
9521 2019, and where King County did not object to the location during the Washington state
9522 Liquor and Cannabis Board license application process;

9523 b. The parcel is at least eight acres in size;

9524 c. The structures used for the event maintain a setback of at least one hundred
9525 fifty feet from interior property lines;

9526 d. The parcel is located in the RA zone;

9527 e. The parcel has access directly from and to a principal arterial or state highway;

9528 f. The event does not use amplified sound outdoors before 12:00 p.m. or after
9529 8:00 p.m.

9530 2. Events that meet the provisions in this subsection E. shall not be subject to ~~((the~~
9531 ~~provisions of))~~ K.C.C. 21A.32.120, as long as the events occur no more frequently than an
9532 annual average of eight days per month.

9533 SECTION 169. Ordinance 10870, Section 549, as amended, and K.C.C.
9534 21A.32.120 are hereby amended to read as follows:

9535 Except as otherwise provided in this chapter or in K.C.C. chapter 21A.45, temporary
9536 use permits shall be limited in duration and frequency as follows:

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9537 A. The temporary use permit shall be effective for one year from the date of
9538 issuance and may be renewed annually as provided in subsection D. of this section;

9539 B.1. The temporary use shall not:

9540 a. ~~((€))~~Exceed a total of ~~((sixty))~~ twenty-four days in any ~~((three hundred sixty-~~
9541 ~~five day))~~ three hundred sixty-five-day period((-), four days in any month, and three days in
9542 any week. If the total duration of the temporary use is no more than ten days in a three
9543 hundred sixty-five-day period, those ten days may be consecutive in any month or any week
9544 or both. This subsection B.1.a. applies only to the days that the event or events actually take
9545 place((-); and

9546 b. Occur in more than six consecutive or non-consecutive months out of the year.

9547 2. For a winery, brewery, distillery facility II and III in the A zone, the temporary
9548 use shall not exceed a total of two events per month and all event parking must be
9549 accommodated on-site or managed through a parking management plan approved by the
9550 director. This subsection B.2. applies only to the days that the event or events actually take
9551 place.

9552 3. For a winery, brewery, distillery facility II and III in the RA zone, the temporary
9553 use shall not exceed a total of twenty-four days in any three-hundred-sixty-five-day period
9554 and all event parking must be accommodated on-site or managed through a parking
9555 management plan approved by the director. This subsection B.3. applies only to the days
9556 that the event or events actually take place.

9557 4. For a winery, brewery, distillery facility II in the A or RA zones, in addition to
9558 all other relevant facts, the department shall consider building occupancy and parking
9559 limitations during permit review, and shall condition the number of guests allowed for a

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9560 temporary use based on those limitations. The department shall not authorize attendance of
9561 more than one hundred fifty guests.

9562 5. For a winery, brewery, distillery facility III in the A or RA zones, in addition to
9563 all other relevant facts, the department shall consider building occupancy and parking
9564 limitations during permit review, and shall condition the number of guests allowed for a
9565 temporary use based on those limitations. The department shall not authorize attendance of
9566 more than two hundred fifty guests.

9567 6. Events for any winery, brewery, distillery facility I in the RA zone, any
9568 nonconforming winery, brewery, distillery facility home occupation, or any nonconforming
9569 winery, brewery, distillery facility home industry shall be limited to two per year, and
9570 limited to a maximum of fifty guests. If the event complies with this subsection B.6., a
9571 temporary use permit is not required for a special event for a winery, brewery, distillery
9572 facility I in the RA zone, a nonconforming home occupation winery, brewery, distillery
9573 facility or a nonconforming home industry winery, brewery, distillery facility.

9574 7. For a winery, brewery, distillery facility II and III in the RA zone, events
9575 exempted under K.C.C 21A.32.110.E. from the requirement to obtain a temporary use
9576 permit shall not be subject to ~~((the provisions of))~~ this section;

9577 C. The temporary use permit shall specify a date upon which the use shall be
9578 allowed, terminated, and removed; and

9579 D. A temporary use permit may be renewed annually for up to a total of ~~((five))~~ four
9580 consecutive years as follows:

9581 1. The applicant shall make a written request and pay the applicable permit
9582 extension fees for renewal of the temporary use permit at least seventy days before the end
9583 of the permit period;

9584 2. The department must determine that the temporary use is being conducted in
9585 compliance with the conditions of the temporary use permit;

9586 3. The department must determine that site conditions have not changed since the
9587 original temporary permit was issued; ~~((and))~~

9588 4. The temporary use must demonstrate compliance with current development
9589 regulations; and

9590 5. At least forty-five days before the end of the permit period, the department shall
9591 notify property owners within five hundred feet of the property boundaries that a temporary
9592 use permit extension has been requested and contact information to request additional
9593 information or to provide comments on the proposed extension.

9594 NEW SECTION. SECTION 170. There is hereby added to K.C.C. chapter 21A.32
9595 a new section to read as follows:

9596 A. The size of a temporary use shall be scaled based upon building occupancies, site
9597 area, access, and environmental considerations and be limited to no more than two hundred
9598 fifty guests.

9599 B. Areas used for temporary uses shall comply with building setback requirements
9600 for the zone in which they are located.

9601 C. Temporary use shall adequately provide the following, as approved by the
9602 county and commensurate with the size and scale of the temporary use, including for
9603 customers, guests, and workers associated with the temporary use:

Ordinance

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- 9604 1. Temporary sanitary facilities;
- 9605 2. Potable water;
- 9606 3. Safe vehicle parking, access, and traffic control, as specified by the sheriff's
- 9607 office or department of local services, roads division, or both;
- 9608 4. Accessibility for persons with disabilities; and
- 9609 5. Noise compliance consistent with K.C.C. chapter 12.86.

9610 SECTION 171. Ordinance 10870, Section 555, as amended, and K.C.C.

9611 21A.32.180 are hereby amended to read as follows:

9612 One temporary real estate office may be located on any new residential

9613 development, provided that activities are limited to the initial sale or rental of property or

9614 units within the development. The office use shall be discontinued within one year of

9615 recording of a short subdivision or issuance of a final certificate of occupancy for a((~~an~~))

9616 duplex, triplex, fourplex, apartment, or townhouse development, and within two years of the

9617 recording of a formal subdivision.

9618 SECTION 172. Ordinance 10870, Section 559, and K.C.C. 21A.32.220 are hereby

9619 amended to read as follows:

9620 In order to ((~~insure~~)) ensure that significant features of the property are protected

9621 ((~~pursuant to~~)) under K.C.C. chapter 20.62, the following standards shall apply to

9622 conversion of historic buildings:

9623 A. Gross floor area of building additions or new buildings required for the

9624 conversion shall not exceed ((~~20~~)) twenty percent of the gross floor area of the historic

9625 building, unless allowed by the zone;

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9626 B. Conversions to duplexes, triplexes, fourplexes, apartments, or townhouses shall
 9627 not exceed one dwelling unit for each (~~(3,600)~~) three thousand six hundred square feet of lot
 9628 area, unless allowed by the zone; and

9629 C. Any construction required for the conversion shall require certification of
 9630 appropriateness from the King County Landmark Commission.

9631 SECTION 173. Ordinance 17710, Section 14, as amended, and K.C.C. 21A.32.250
 9632 are hereby amended to read as follows:

9633 For those recreational (~~(marijuana)~~) cannabis production and processing facilities
 9634 requiring a conditional use permit under this title, as part of the permit review process,
 9635 the department may require the applicant to submit an odor management plan for any
 9636 areas of indoor processing or ventilation of any structure used to produce or process
 9637 (~~(marijuana)~~) cannabis. The purpose of such a plan is to minimize odors and fumes from
 9638 chemicals or products used in or resulting from either production or processing, or both,
 9639 of (~~(marijuana)~~) cannabis.

9640 SECTION 174. Ordinance 13274, Section 1, as amended, and K.C.C. 21A.37.010
 9641 are hereby amended to read as follows:

9642 A. The purpose of the transfer of development rights program is to transfer
 9643 residential density from eligible sending sites to eligible receiving sites through a voluntary
 9644 process that permanently preserves urban, rural, and resource lands that provide a public
 9645 benefit. The TDR provisions are intended to supplement land use regulations, resource
 9646 protection efforts, and open space acquisition programs and to encourage increased
 9647 residential development density or increased commercial square footage, especially inside

9648 cities, where it can best be accommodated with the least impacts on the natural environment
 9649 and public services by:

9650 1. Providing an effective and predictable incentive process for property owners of
 9651 rural, resource (~~(and)~~), urban separator, and other eligible urban land to preserve lands with
 9652 a public benefit as described in K.C.C. 21A.37.020; and

9653 2. Providing an efficient and streamlined administrative review system to ensure
 9654 that transfers of development rights to receiving sites are evaluated in a timely way and
 9655 balanced with other county goals and policies, and are adjusted to the specific conditions of
 9656 each receiving site.

9657 B. The TDR provisions in this chapter shall only apply to TDR receiving site
 9658 development proposals:

9659 1. Submitted on or after September 17, 2001, and applications for approval of
 9660 TDR sending sites submitted on or after September 17, 2001; and

9661 2. For properties within the Skyway-West Hill or North Highline community
 9662 service area subarea geographies, only as provided in K.C.C. chapter 21A.48.

9663 C. For the purposes of this chapter, the term "conservation easement" includes other
 9664 similar encumbrances, where appropriate.

9665 SECTION 175. Ordinance 13274, Section 5, as amended, and K.C.C. 21A.37.030
 9666 are hereby amended to read as follows:

9667 A. Receiving sites shall be:

9668 1. King County unincorporated urban sites, except as limited in subsection D. of
 9669 this section or as provided elsewhere in this Title, zoned R-4 through R-48, NB, CB, RB₂ or

9670 O, or any combination thereof. The sites may also be within potential annexation areas
9671 established under the countywide planning policies; or

9672 2. Cities where new growth is or will be encouraged under the Growth
9673 Management Act and the countywide planning policies and where facilities and services
9674 exist or where public investments in facilities and services will be made, or

9675 3. RA-2.5 zoned parcels, except as limited in subsection E. of this section, that
9676 meet the criteria listed in this subsection A.3. may receive development rights transferred
9677 from rural forest focus areas, and accordingly may be subdivided and developed at a
9678 maximum density of one dwelling per two and one-half acres. Increased density allowed
9679 through the designation of rural receiving areas:

9680 a. must be eligible to be served by domestic Group A public water service;

9681 b. must be located within one-quarter mile of an existing predominant pattern of
9682 rural lots smaller than five acres in size;

9683 c. must not adversely impact regionally or locally significant resource areas or
9684 critical areas;

9685 d. must not require public services and facilities to be extended to create or
9686 encourage a new pattern of smaller lots;

9687 e. must not be located within rural forest focus areas; and

9688 f. must not be located on Vashon Island or Maury Island.

9689 B. Except as provided in this chapter, development of an unincorporated King
9690 County receiving site shall remain subject to all zoning code provisions for the base zone,
9691 except TDR receiving site developments shall comply with dimensional standards of the

9692 zone with a base density most closely comparable to the total approved density of the TDR
 9693 receiving site development.

9694 C. Except as otherwise provided in this title, ((A))an unincorporated King County
 9695 receiving site may accept development rights from one or more sending sites, as follows:

9696 1. ~~((For short subdivisions, u))~~Up to the maximum density permitted under K.C.C.
 9697 21A.12.030 and 21A.12.040; and

9698 2. For formal subdivisions, only ~~((as authorized in a subarea study that includes a
 9699 comprehensive analysis of the impacts of receiving development rights))~~ if the hearing
 9700 examiner finds that the additional density from use of TDRs at the proposed subdivision
 9701 does not create unmitigated impacts beyond those created by development at base density.

9702 D. Property located within the outer boundaries of the Noise Remedy Areas as
 9703 identified by the Seattle-Tacoma International Airport may not accept development rights.

9704 E. Property located within the shoreline jurisdiction or located on Vashon Island or
 9705 Maury Island may not accept development rights.

9706 SECTION 176. Ordinance 13274, Section 6, as amended, and K.C.C.
 9707 21A.37.040 are hereby amended to read as follows:

9708 A. The number of residential development rights that an unincorporated sending
 9709 site is eligible to send to a receiving site shall be determined by applying the TDR
 9710 sending site base density established in subsection D. of this section to the area of the
 9711 sending site, after deducting the area associated with any existing development allowed
 9712 to remain under the terms of the conservation easement conserving the site, any retained
 9713 development rights and any portion of the sending site already in a conservation
 9714 easement ~~((or other similar encumbrance))~~. For each existing dwelling unit or retained

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9715 development right, the sending site area shall be reduced by an area equivalent to the base
 9716 density for that zone under K.C.C. 21A.12.030.

9717 B. Any fractions of development rights that result from the calculations in
 9718 subsection A. of this section shall ~~((not be included in the final determination of total~~
 9719 ~~development rights available for transfer))~~ be rounded up to the next largest whole
 9720 number if the calculation results in a fraction of 0.5 or greater or shall be rounded down
 9721 to the next smallest whole number if the calculation results in a fraction less than 0.5.

9722 C. For purposes of calculating the amount of development rights a sending site
 9723 can transfer, the amount of land contained within a sending site shall be determined as
 9724 follows:

9725 1. If the sending site is an entire tax lot, the square footage or acreage shall be
 9726 determined by:

9727 a. ~~((by))~~ the King County department of assessments records; ~~((or))~~
 9728 b. ~~((by))~~ geographic information system mapping confirmed by King County;
 9729 or

9730 c. a survey funded by the applicant that has been prepared and stamped by a
 9731 surveyor licensed in the state of Washington; and

9732 2. If the sending site consists of a lot that is divided by a zoning boundary, the
 9733 square footage or acreage shall be calculated separately for each zoning classification.
 9734 The square footage or acreage within each zoning classification shall be determined by
 9735 the King County record of the action that established the zoning and property lines, such
 9736 as an approved lot line adjustment. When such records are not available or are not
 9737 adequate to determine the square footage or acreage within each zoning classification,

9738 TDR program staff shall calculate, and the department of local services, permitting
 9739 division, shall ~~((calculate))~~ confirm, the square footage or acreage through the geographic
 9740 information system ~~((GIS))~~ mapping system.

9741 D. For the purposes of the ~~((transfer of development rights-))~~TDR~~((+))~~ program
 9742 only, the following TDR sending site base densities apply:

9743 1. Sending sites designated in the King County Comprehensive Plan as urban
 9744 separator ~~((and))~~ or zoned R-1 shall have a base density of four dwelling units per acre;

9745 2. Sending sites zoned RA-2.5 shall have a base density of one unit for each two
 9746 and one-half acres. Sending sites zoned RA-2.5 that are vacant and are smaller than 1.25
 9747 acres shall be allocated one additional TDR for each vacant lot that is smaller than 1.25
 9748 acres;

9749 3. Sending sites zoned RA-5 or RA-10 shall have a base density of one dwelling
 9750 unit per five acres. Vacant sending sites that are zone RA-5 and are smaller than two and
 9751 one-half acres or that are zoned RA-10 and are smaller than five acres shall be allocated
 9752 one additional TDR for each vacant lot that is smaller than two and one-half acres or five
 9753 acres, respectively;

9754 4. Sending sites zoned RA and that have a designation under the King County
 9755 Shoreline Master Program of conservancy or natural shall be allocated one additional
 9756 TDR per legal lot;

9757 5. Sending sites zoned A-10 and A-35 shall have a base density of one dwelling
 9758 unit per five acres for transfer purposes only;

9759 6. Sending sites zoned F within the forest production district shall have a base
 9760 density of one dwelling unit per eighty-acres or one dwelling unit per each lot that is

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9761 between fifteen and eighty acres in size. A TDR sending site zoned F that is awarded
 9762 certified TDRs under K.C.C. 21A.37.070 may be qualified for one additional TDR for
 9763 each legal lot that is eligible to create a verified carbon credits under K.C.C. chapter
 9764 18.35. Certification of any additional TDRs qualified under this subsection D.6. of this
 9765 section is contingent upon applicant enrolling in a verified carbon program under K.C.C.
 9766 chapter 18.35, which must occur within five years of initial sending site certification,
 9767 subject to interagency committee review and approval; ((or.))

9768 7. Vacant marine shoreline sending sites without any armoring or bulkheads
 9769 shall be allocated one additional TDR per legal lot; and

9770 8. Sending sites in the urban unincorporated area that meet the criteria in K.C.C.
 9771 21A.37.020.A.2.g. shall be allocated TDRs that are equivalent to the zoning base density
 9772 established in K.C.C. 21A.12.030 for every one acre of gross land area.

9773 E. A sending site zoned RA, A₂, or F may send one development right for every
 9774 legal lot larger than five thousand square feet that was created on or before September 17,
 9775 2001, with no retained development rights, if that number is greater than the number of
 9776 development rights determined under subsection A. of this section. A sending site zoned
 9777 R-1 may send one development right for every legal lot larger than two thousand five
 9778 hundred square feet that was created on or before September 17, 2001, with no retained
 9779 development rights, if that number is greater than the number of development rights
 9780 determined under subsection A. of this section.

9781 F. The number of development rights that a King County unincorporated rural or
 9782 natural resources land sending site is eligible to send to a King County incorporated
 9783 urban area receiving site shall be determined through the application of a conversion ratio

9784 established by King County and the incorporated municipal jurisdiction. The conversion
9785 ratio will be applied to the number of available sending site development rights
9786 determined under subsection A. or E. of this section.

9787 G. Development rights from one sending site may be allocated to more than one
9788 receiving site and one receiving site may accept development rights from more than one
9789 sending site.

9790 H. The determination of the number of residential development rights a sending
9791 site has available for transfer to a receiving site shall be valid for transfer purposes only,
9792 shall be documented in a TDR qualification report prepared by the department of natural
9793 resources and parks and sent to the applicant. The qualification report ~~((and))~~ shall be
9794 considered a final determination, not to be revised due to changes to the sending site's
9795 zoning, and shall be valid unless conditions on the sending site property that would affect
9796 the number of development rights the sending site has available for transfer have
9797 changed.

9798 I. Each residential ~~((transferable development right))~~ TDR that originates from a
9799 sending site zoned RA, A₂ or F shall be designated "Rural" and is equivalent to two
9800 additional units above base density in eligible receiving sites located in unincorporated
9801 urban King County. Each residential ~~((transferable development right))~~ TDR that
9802 originates from a sending site zoned R-1 urban separator shall be designated "Urban" and
9803 is equivalent to one additional unit above base density. Each residential transferable
9804 development right that originates from a sending site in urban unincorporated area lands
9805 meeting the criteria in K.C.C. 21A.37.020.A.2.g. shall be designated "Urban" and is
9806 equivalent to one additional unit above the base density.

9807 SECTION 177. Ordinance 14190, Section 7, as amended, and K.C.C. 21A.37.050

9808 are hereby amended to read as follows:

9809 A. Following the transfer of residential development rights, a sending site may
9810 subsequently accommodate remaining residential dwelling units, if any, on the buildable
9811 portion of the parcel or parcels or be subdivided, consistent with the zoned base density
9812 ~~((provisions of the density and dimensions tables))~~ in K.C.C. 21A.12.030 and 21A.12.040,
9813 the allowable dwelling unit calculations in K.C.C. 21A.12.070, and other King County
9814 development regulations. Any remaining residential dwelling units and associated
9815 accessory units shall be located in a single and contiguous reserved residential area that shall
9816 be adjacent to any existing development or roadways on the property. The reserved
9817 residential area shall ~~((be equal to))~~ not exceed the acreage associated with the minimum lot
9818 size of the zone for each remaining residential dwelling unit. For sending sites zoned RA,
9819 the subdivision potential remaining after a density transfer may only be actualized through a
9820 clustered subdivision, short subdivision or binding site plan that creates a permanent
9821 preservation tract as large or larger than the portion of the subdivision set aside as lots.
9822 Within rural forest focus areas, resource use tracts shall be at least fifteen acres of
9823 contiguous forest land.

9824 B. Only those nonresidential uses directly related to, and supportive of the criteria
9825 under which the site qualified are allowed on a sending site.

9826 C. The applicable limitations in this section shall be included in the sending site
9827 conservation easement.

9828 SECTION 178. Ordinance 14190, Section 8, as amended, and K.C.C.

9829 21A.37.060 are hereby amended to read as follows:

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9830 A. ~~((Prior to))~~ Before issuing a certificate for transferable development rights
9831 ~~((to))~~ for a sending site, the department of natural resources and parks, or its successor
9832 shall record deed restrictions in the form of a conservation easement documenting the
9833 development rights that have been removed from the property ~~((and shall place a notice~~
9834 ~~on the title of the sending site))~~. The department of local services, permitting division, or
9835 its successor, shall establish and maintain an internal tracking system that identifies all
9836 certified transfer of developments rights sending sites.

9837 B. A conservation easement granted to the county or other appropriate land
9838 management agency and that meets the requirements of K.C.C. 21A.37.050 shall be
9839 required for land contained in the sending site. The conservation easement shall be
9840 documented by a map. The conservation easement shall be placed on the entire lot or
9841 lots. The conservation easement shall identify limitations in perpetuity on future
9842 residential and nonresidential development consistent with this chapter, as follows:

9843 1. A conservation easement~~((, which))~~ that contains the easement map, shall be
9844 recorded on the entire sending site to indicate development limitations on the sending
9845 site;

9846 2. For a sending site zoned A-10 or A-35, the conservation easement shall be
9847 consistent in form and substance with the purchase agreements used in the agricultural
9848 land development rights purchase program. The conservation easement shall preclude
9849 subdivision of the subject property but may permit not more than one dwelling per
9850 sending site, and shall permit agricultural uses as provided in the A-10 or A-35 zone;

9851 3. For a rural sending site, the conservation easement shall allow for restoration,
9852 maintenance, or enhancement of native vegetation. A present conditions report shall be

9853 required to document the location of existing structures and existing native vegetation
9854 and the baseline conservation values of protected property at the time the conservation
9855 easement is put in place. If residential development will be allowed on the site under the
9856 conservation easement, the present conditions report shall be used to guide the location of
9857 residential development;

9858 4. For a sending site qualifying as habitat for federal listed endangered or
9859 threatened species, the conservation easement shall protect habitat and allow for
9860 restoration, maintenance, or enhancement of native vegetation. A present conditions
9861 report shall be required to document the location of existing structures. If existing or
9862 future residential development will be allowed on the site under the conservation
9863 easement, the present conditions report shall be used by the owner to guide the location
9864 of residential development; and

9865 5. For a sending site zoned F, the conservation easement shall encumber the
9866 entire sending site. Lots between fifteen acres and eighty acres in size are not eligible to
9867 participate in the TDR program if they include any existing dwelling units intended to be
9868 retained, or if a new dwelling unit is proposed. For eligible lots between fifteen acres and
9869 eighty acres in size, the sending site must include the entire lot. For lots greater than
9870 eighty acres in size, the sending site shall be a minimum of eighty acres. The
9871 conservation easement shall permit forestry uses subject to a forest stewardship plan
9872 prepared by the applicant and approved by the county for ongoing forest management
9873 practices. The Forest Stewardship Plan shall serve as a present conditions report
9874 documenting the baseline conditions of the property and shall include a description of the

9875 site's forest resources and the long term forest management objectives of the property
 9876 owner(~~(, and shall not impose standards that exceed Title 222 WAC)~~).

9877 SECTION 179. Ordinance 13274, Section 7, as amended, and K.C.C.
 9878 21A.37.070 are hereby amended to read as follows:

9879 A. An interagency review committee, chaired by the department of local services
 9880 permitting division manager and the director of the department of natural resources and
 9881 parks, or designees, shall be responsible for qualification of sending sites.

9882 Determinations on sending site certifications made by the committee are appealable to the
 9883 examiner under K.C.C. 20.22.040. The department of natural resources and parks shall
 9884 be responsible for preparing a TDR qualification report, which shall be signed by the
 9885 director of the department of natural resources and parks or designee, documenting the
 9886 review and decision of the committee. The qualification report shall:

9887 1. Specify all deficiencies of an application, if the decision of the committee is
 9888 to disqualify the application;

9889 2. For all qualifying applications, provide a determination as to whether (~~or~~
 9890 ~~not~~) additional residential dwelling units and associated accessory units may be
 9891 accommodated in accordance with K.C.C. 21A.37.050.A.; and

9892 3. Be issued a TDR certification letter within sixty days of the date of submittal
 9893 of a completed sending site certification application.

9894 B. Responsibility for preparing a completed application rests exclusively with the
 9895 applicant. Application for sending site certification shall include:

9896 1. A legal description of the site;
 9897 2. A title report;

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- 9898 3. A brief description of the site resources and public benefit to be preserved;
- 9899 4. A site plan showing the existing and proposed dwelling units, nonresidential
9900 structures, driveways, submerged lands, and any area already subject to a conservation
9901 easement (~~(or other similar encumbrance)~~);
- 9902 5. Assessors map or maps of the lot or lots;
- 9903 6. A statement of intent indicating whether the property ownership, after TDR
9904 certification, will be retained in private ownership or dedicated to King County or another
9905 public or private nonprofit agency;
- 9906 7. Any or all of the following written in conformance with criteria established
9907 through a public rule consistent with K.C.C. chapter 2.98, if the site is qualifying as
9908 habitat for a threatened or endangered species:
- 9909 a. a wildlife habitat conservation plan;
- 9910 b. a wildlife habitat restoration plan; or
- 9911 c. a wildlife present conditions report;
- 9912 8. If the site qualifies as an urban unincorporated area sending site meeting the
9913 criteria in K.C.C. 21A.37.020.A.2.g.;
- 9914 9. A forest stewardship plan, written in conformance with criteria established
9915 through a public rule consistent with K.C.C. chapter 2.98, if required under K.C.C.
9916 21A.37.060.B.3. and 6.;
- 9917 10. An affidavit of compliance with the reforestation requirements of the Forest
9918 Practices Act and any additional reforestation conditions of the forest practices permit for
9919 the site, if required under K.C.C. 21A.37.020.D.;

9920 11. A completed density calculation worksheet for estimating the number of
 9921 available development rights; and

9922 12. The application fee consistent with K.C.C. 27.10.170.

9923 SECTION 180. Ordinance 13274, Section 8, as amended, and K.C.C.
 9924 21A.37.080 are hereby amended to read as follows:

9925 A. ~~((TDR development rights w))~~Where both the proposed sending and receiving
 9926 sites would be within unincorporated King County, development rights shall be
 9927 transferred using the following process:

9928 1. Following interagency review committee review and approval of the sending
 9929 site application as described in K.C.C. 21A.37.070 the interagency review committee
 9930 shall issue a TDR qualification report, agreeing to issue a TDR certificate in exchange for
 9931 the proposed sending site conservation easement. After signing and notarizing the
 9932 conservation easement and receiving the TDR certificate from the county, the sending
 9933 site owner may market the TDRs ~~((sending site development rights))~~ to potential
 9934 purchasers. The TDR certificate shall be in the name of the property owner and separate
 9935 from the land title. If a TDR sending site that has been reviewed and approved by the
 9936 interagency review committee changes ownership, the TDR qualification report may be
 9937 transferred to the new owner if requested in writing to the department of natural resources
 9938 and parks by the person or persons that owned the property when the TDR qualification
 9939 report was issued, if documents evidencing the transfer of ownership are also provided to
 9940 the department of natural resources and parks;

9941 2. In applying for receiving site approval, the applicant shall provide the
 9942 department of local services, permitting division, with one of the following:

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- 9943 a. a TDR qualification report issued in the name of the applicant~~((;))~~;
- 9944 b. a TDR qualification report issued in the name of another person or persons
- 9945 and a copy of a signed option to purchase those TDRs ~~((sending site development~~
- 9946 ~~rights,))~~;
- 9947 c. a TDR certificate issued in the name of the applicant~~((;))~~; or
- 9948 d. a TDR certificate issued in the name of another person or persons and a
- 9949 copy of a signed option to purchase those TDRs ~~((sending site development rights))~~;
- 9950 3. Following building permit approval, but before building permit issuance by
- 9951 the department of local services, permitting division, or following preliminary plat
- 9952 approval or preliminary short plat approval, but before final plat or short plat recording of
- 9953 a receiving site development proposal ~~((which))~~ that includes the use of TDRs
- 9954 ~~((development rights))~~, the receiving site applicant shall deliver the TDR certificate
- 9955 issued in the applicant's name for the number of TDRs ~~((development rights))~~ being used
- 9956 and the TDR extinguishment document to the county;
- 9957 4. When the receiving site development proposal requires a public hearing
- 9958 under this title or K.C.C. Title 19A ~~((or its successor))~~, that public hearing shall also
- 9959 serve as the hearing on the TDR proposal. The reviewing authority shall make a
- 9960 consolidated decision on the proposed development and use of TDRs ~~((development~~
- 9961 ~~rights))~~ and consider any appeals of the TDR proposal under the same appeal procedures
- 9962 ~~((set forth))~~ for the development proposal; ~~((and))~~
- 9963 5. When the development proposal does not require a public hearing under this
- 9964 title or K.C.C. Title 19A, the TDR proposal shall be considered along with the

9965 development proposal, and any appeals of the TDR proposal shall be considered under
 9966 the same appeal procedures ~~((set forth))~~ for the development proposal~~((:)); and~~

9967 6. Development rights from a sending site shall be considered transferred to a
 9968 receiving site when a final decision is made on the TDR receiving area development
 9969 proposal, the sending site is permanently protected by a completed and recorded ~~((land~~
 9970 ~~dedication or))~~ conservation easement, notification has been provided to the King County
 9971 assessor's office and a TDR extinguishment document has been provided to the
 9972 department of natural resources and parks, or its successor.

9973 B. ~~((TDR development rights w))~~Where the proposed receiving site would be
 9974 within an incorporated King County municipal jurisdiction, the development proposal
 9975 shall be reviewed and transferred using that jurisdiction's development application review
 9976 process.

9977 SECTION 181. Ordinance 13733, Section 8, as amended, and K.C.C. 21A.37.100
 9978 are hereby amended to read as follows:

9979 The purpose of the TDR bank is to assist in the implementation of the ~~((transfer of~~
 9980 ~~development rights -))~~TDR~~((:))~~ program by bridging the time gap between willing sellers
 9981 and buyers of development rights by purchasing and selling development rights,
 9982 purchasing conservation easements, and facilitating interlocal TDR agreements with
 9983 cities in King County through the provision of amenity funds. The TDR bank may
 9984 acquire development rights and conservation easements only from sending sites ~~((located~~
 9985 ~~in the rural area or in an agricultural or forest land use designation in the King County~~
 9986 ~~Comprehensive Plan, or in the urban unincorporated area only from sites meeting the~~
 9987 ~~criteria in K.C.C. 21A.37.020.A.2.g))~~ allowed in K.C.C. 21A.37.020. Except for

9988 development rights purchased for use in affordable housing developments in accordance
 9989 with K.C.C. 21A.37.130, ((D))development rights purchased from the TDR bank may
 9990 only be used for receiving sites in cities, in Snoqualmie Pass Rural Town as provided in
 9991 this title, or in the urban unincorporated area as designated in the King County
 9992 Comprehensive Plan.

9993 SECTION 182. Ordinance 13733, Section 10, as amended, and K.C.C.
 9994 21A.37.110 are hereby amended to read as follows:

9995 A. The TDR bank may purchase development rights from qualified sending sites
 9996 at prices not to exceed fair market value and ((t)) sell development rights at prices not
 9997 less than fair market value, except as allowed in K.C.C. 21A.37.130. The TDR bank may
 9998 accept donations of development rights from qualified TDR sending sites.

9999 B. The TDR bank may purchase a conservation easement only if the property
 10000 subject to the conservation easement is qualified as a sending site as evidenced by a TDR
 10001 qualification report, the conservation easement restricts development of the sending site
 10002 in the manner required by K.C.C. 21A.37.060 and the development rights generated by
 10003 encumbering the sending site with the conservation easement are issued to the TDR bank
 10004 at no additional cost.

10005 C. Any development rights, generated by encumbering property with a
 10006 conservation easement, may be issued to the TDR bank if:

10007 1.a. The conservation easement is acquired through a county park, open space,
 10008 trail, agricultural, forestry or other natural resource acquisition program for a property
 10009 that is qualified as a TDR sending site as evidenced by a TDR qualification report; or

10010 b. the property is acquired by the county with the intent of conveying the
10011 property encumbered by a reserved conservation easement. The number of development
10012 rights generated by this reserved conservation easement shall be determined by the TDR
10013 qualification report; and

10014 2. Under either subsection C.1.a. or b. of this section, there will be no additional
10015 cost to the county for acquiring the development rights.

10016 D. The TDR bank may use funds to facilitate development rights transfers.
10017 These expenditures may include, but are not limited to, establishing and maintaining
10018 internet web pages, marketing TDR receiving sites, procuring title reports and appraisals,
10019 and reimbursing the costs incurred by the department of natural resources and parks,
10020 water and land resources division, or its successor, for administering the TDR bank fund
10021 and executing development rights purchases and sales.

10022 E. The TDR bank fund may be used to cover the cost of providing staff support
10023 for identifying and qualifying sending and receiving sites, and the costs of providing staff
10024 support for the TDR interagency review committee.

10025 F. Upon approval of the TDR executive board, proceeds from the sale of TDR
10026 bank development rights shall be available for acquisition of additional development
10027 rights and as amenity funds to facilitate interlocal TDR agreements with cities in King
10028 County and for projects in receiving areas located in urban unincorporated King County.
10029 Amenity funds provided to a city from the sale of TDR bank development rights to that
10030 city are limited to one-third of the proceeds from the sale.

10031 SECTION 183. Ordinance 13733, Section 11, as amended, and K.C.C.
10032 21A.37.120 are hereby amended to read as follows:

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10033 A. The department of natural resources and parks, water and land resources
 10034 division, or its successor, shall administer the TDR bank fund and execute purchases of
 10035 development rights and conservation easements and sales of development rights in a
 10036 timely manner consistent with policy set by the TDR executive board. These
 10037 responsibilities include, but are not limited to:

- 10038 1. Managing the TDR bank fund;
- 10039 2. Authorizing and monitoring expenditures;
- 10040 3. Keeping records of the dates, amounts and locations of development rights
 10041 purchases and sales, and conservation easement purchases;
- 10042 4. Executing development rights purchases, sales, and conservation easements;
- 10043 and
- 10044 5. Providing periodic summary reports of TDR bank activity for TDR executive
 10045 board consideration.

10046 B. The department of natural resources and parks, water and land resources
 10047 division, or its successor, in executing purchase and sale agreements for acquisition of
 10048 development rights and conservation easements shall ensure sufficient values are being
 10049 obtained and that all transactions~~((;))~~ or conservation easements ~~((or fee simple~~
 10050 ~~acquisitions))~~ are consistent with public land acquisition guidelines.

10051 SECTION 184. Ordinance 13733, Section 12, as amended, and K.C.C.

10052 21A.37.130 are hereby amended to read as follows:

10053 A.1. The sale of ~~((development rights))~~ TDRs by the TDR bank shall be at a price
 10054 that equals or exceeds the fair market value of the ~~((development rights))~~ TDRs, except
 10055 as provided in subsection A.2. of this section. The fair market value of the ~~((development~~

Ordinance

10056 ~~rights~~) TDRs shall be established by the department of natural resources and parks and
10057 shall be based on the amount the county paid for the development rights and the
10058 prevailing market conditions.

10059 2.a. The department of natural resources and parks shall undertake a "TDR for
10060 affordable housing" pilot program, in which (~~transferrable development rights~~) TDRs
10061 necessary to construct up to one hundred total units shall be sold at the administrative
10062 cost incurred by the county or fifteen percent of the fair market value of the development
10063 rights, whichever is less.

10064 b. In order to qualify for this program, all units built using the development
10065 rights must be either:

10066 (1) rental housing permanently priced to serve households with a total
10067 household income at or below sixty percent of (~~AMI~~) area median income. A covenant
10068 on the property that specifies the income level being served, rent levels and requirements
10069 for reporting to King County shall be recorded at final approval; or

10070 (2) housing reserved for income- and asset-qualified home buyers with total
10071 household income at or below sixty percent of (~~AMI~~) area median income. The units
10072 shall be limited to owner-occupied housing with prices restricted based on typical
10073 underwriting ratios and other lending standards, and with no restriction placed on resale.
10074 Final approval conditions shall specify requirements for reporting to King County on
10075 both buyer eligibility and housing prices.

10076 c.(1) In areas where the inclusionary housing regulations adopted in K.C.C.
10077 chapter 21A.48 apply, development rights to build units through this pilot program shall
10078 only be sold for units in accordance with K.C.C. 21A.48.020 or K.C.C. 21.48.030.

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10079 (2) For all other areas in unincorporated King County, in the R-4 through R-
 10080 48 zones, development rights to build units through this pilot program shall only be sold
 10081 for units between one hundred fifty percent and two hundred percent of the receiving
 10082 site's base density (~~(as set forth)~~) in K.C.C. 21A.12.030.

10083 d.(1) The department of natural resources and parks shall track the sale of
 10084 development rights and completion of units constructed through this program. When the
 10085 one hundred unit threshold is reached, the department shall, within six months of that
 10086 date, transmit a report to the council that includes, but is not limited to:

10087 (a) the location of the receiving sites where development rights under this
 10088 pilot program were used;

10089 (b) lessons learned from the pilot program, including feedback from
 10090 developers who purchased development rights through the program; and

10091 (c) a recommendation on whether to make the pilot program permanent,
 10092 repeal the program, or modify the program.

10093 (2) the report shall be accompanied by a proposed ordinance effectuating the
 10094 recommendation in subsection A.2.d.(1)(c) of this section.

10095 (3) the report and proposed ordinance shall be electronically filed (~~(in the~~
 10096 ~~form of a paper original and an electronic copy)~~) with the clerk of the council, who shall
 10097 (~~(retain the original and)~~) provide an electronic copy to all councilmembers, the council
 10098 chief of staff, and the lead staff to the (~~(mobility)~~) transportation, economy and
 10099 environment committee, or its successor.

10100 B. When selling development rights, the TDR bank may select prospective
 10101 purchasers based on the price offered for the development rights, the number of

10102 development rights offered to be purchased, and the potential for the sale to achieve the
 10103 purposes of the TDR program.

10104 C. The TDR bank may sell development rights only in whole or half increments
 10105 to unincorporated and incorporated receiving sites through an interlocal agreement or,
 10106 after the county enacts legislation that complies with chapter 365-198 WAC, to
 10107 incorporated to receiving sites in a city that has enacted legislation that complies with
 10108 chapter 365-198 WAC. (~~The TDR bank may sell development rights only in whole~~
 10109 ~~increments to unincorporated King County receiving sites.~~)

10110 D. All offers to purchase (~~development rights~~) TDRs from the TDR bank shall
 10111 be in writing, shall include a certification that the (~~development rights~~) TDRs, if used,
 10112 shall be used only inside an identified city or within the urban unincorporated area,
 10113 (~~include a minimum ten percent down payment with purchase option,~~) shall include the
 10114 number of (~~development rights~~) TDRs to be purchased, location of the receiving site,
 10115 proposed purchase price, and the required date or dates for completion of the sale, not
 10116 later than three years after the date of receipt by King County of the purchase offer.

10117 E. Payment for purchase of (~~development rights~~) TDRs from the TDR bank
 10118 shall be in full at the time the (~~development rights~~) TDRs are transferred unless
 10119 otherwise authorized by the department of natural resources and parks.

10120 SECTION 185. Ordinance 13733, Section 13, as amended, and K.C.C.

10121 21A.37.140 are hereby amended to read as follows:

10122 A. For development rights sold by the TDR bank to be used in incorporated
 10123 receiving site areas, the county and the affected city or cities must either have executed
 10124 an interlocal agreement and the city or cities must have enacted appropriate legislation to

10125 implement the program for the receiving area or the county and the affected city or cities
10126 must each have enacted legislation that complies with chapter 365-198 WAC.

10127 B.1. At a minimum, each interlocal agreement shall:

10128 a. ~~((shall))~~ describe the legislation that the receiving jurisdiction adopted or
10129 will adopt to allow the use of ~~((development rights))~~ TDR;

10130 b. ~~((shall))~~ identify the receiving area;

10131 c. ~~((shall))~~ require the execution of a TDR extinguishment document in
10132 conformance with K.C.C. 21A.37.080; and

10133 d. ~~((shall))~~ address the conversion ratio to be used in the receiving site area.

10134 2. If the city is to receive any amenity funds, the interlocal agreement shall ~~((set
10135 forth))~~ establish the amount of funding and the amenities to be provided in accordance
10136 with K.C.C. 21A.37.150.I. Such an interlocal agreement may also indicate that a priority
10137 should be given by the county to acquiring ~~((development rights))~~ TDRs from sending
10138 sites in specified geographic areas. If a city has a particular interest in the preservation of
10139 land in a rural or resource area or in the specific conditions on which it will be preserved,
10140 then the interlocal agreement may provide for periodic inspection or special terms in the
10141 conservation easement to be recorded against the sending site as a preacquisition
10142 condition to purchases of ~~((development rights))~~ TDRs within specified areas by the TDR
10143 bank.

10144 C. A TDR conversion ratio for development rights purchased from a sending site
10145 and transferred to an incorporated receiving site area may express the amount of
10146 additional development rights in terms of any combination of units, floor area, height or

10147 other applicable development standards that may be modified by the city to provide
 10148 incentives for the purchase of ~~((development rights))~~ TDRs.

10149 NEW SECTION. SECTION 186. There is hereby added to K.C.C. chapter
 10150 21A.37 a new section to read as follows:

10151 A. The TDR bank may establish in-lieu fee TDRs by collecting a fee-in-lieu of
 10152 selling TDRs from the TDR bank when TDR inventory is unavailable.

10153 1. TDR executive board shall determine when in-lieu fee TDRs may be made
 10154 available by considering the following:

10155 a. inventory of TDR bank and privately-owned TDRs;

10156 b. type of TDR needed by receiving site;

10157 c. price of available privately-owned TDRs; and

10158 d. opportunities to obtain new TDRs from eligible sending sites.

10159 2. In-lieu fee TDRs may be designated as rural or urban.

10160 3. The TDR bank shall sell in-lieu fee TDRs in accordance with K.C.C.

10161 21A.37.130 and 21A.37.140.

10162 4. In-lieu fee TDRs shall not be used for rural receiving sites.

10163 B. The TDR bank shall establish and maintain an internal tracking system that
 10164 identifies all funds collected through the sale of in-lieu fee TDRs, the quantity of in-lieu
 10165 fee TDRs purchased through the TDR bank, and all TDRs purchased using funds
 10166 collected from the sale of in-lieu fee TDRs.

10167 C. The TDR bank shall use funds collected from the sale of in-lieu fee TDRs to
 10168 purchase TDRs from qualified sending sites in a type and amount that is appropriate for
 10169 the development use and in accordance with K.C.C. 21A.37.110. Funds collected from

10170 the sale of in-lieu fee TDRs that were designated as rural shall be used to purchase TDRs
10171 from rural or resource lands.

10172 NEW SECTION. SECTION 187. There is hereby added to K.C.C. chapter
10173 21A.37 a new section to read as follows:

10174 By May 1, 2026, and every two years thereafter, the executive shall electronically
10175 file a TDR program report with the clerk of the council, who shall provide an electronic
10176 copy to all councilmembers, the council chief of staff, and the lead staff for the
10177 transportation economy and environment committee or its successor. The TDR program
10178 report should address the following:

- 10179 A. Information on sending site enrollments;
- 10180 B. Information on uses of TDRs at receiving sites;
- 10181 C. An accounting of revenues received and expenditures made through the TDR
10182 bank; and
- 10183 D. The status of amenity funding for receiving areas.

10184 SECTION 188. Ordinance 10870, Section 579, as amended, and K.C.C.
10185 21A.38.030 are hereby amended to read as follows:

- 10186 A. Property-specific development standards, denoted by the zoning map symbol -P
10187 after the zone's map symbol or a notation in the geographic information system data layers,
10188 shall be established on individual properties through either reclassifications or area zoning.
10189 All property-specific development standards are contained in Appendix ~~((of))~~ A to
10190 Ordinance 12824 ((as currently in effect or hereinafter amended)), as amended, and shall be
10191 maintained by the department of local services, permitting division, in the Property Specific
10192 Development Conditions notebook. Upon the effective date of reclassification of a property

Ordinance

10193 to a zone with a "-P" suffix, the property-specific development standards adopted thereby
 10194 shall apply to any development proposal on the subject property subject to county review,
 10195 including, but not limited to, a building permit, grading permit, subdivision, short
 10196 subdivision, subsequent reclassification to a potential zone, (~~urban planned development,~~)
 10197 conditional use permit, variance, and special use permit.

10198 B. Property-specific development standards shall address problems unique to
 10199 individual properties or a limited number of neighboring properties that are not addressed or
 10200 anticipated by general minimum requirements of this title or other regulations.

10201 C. Property-specific development standards shall cite the provisions of this title, if
 10202 any, that are to be augmented, limited, or increased, shall be supported by documentation
 10203 that addresses the need for such a condition or conditions, and shall include street addresses,
 10204 tax lot numbers, or other clear means of identifying the properties subject to the additional
 10205 standards. Property-specific development standards are limited to:

- 10206 1. Limiting the range of permitted land uses;
- 10207 2. Requiring special development standards for property with physical constraints
 10208 (~~(e.g.)~~), such as environmental hazards(~~(;)~~) and view corridors(~~(;)~~);
- 10209 3. Requiring specific site design features (~~(e.g.)~~), such as building orientation, lot
 10210 layout, clustering, trails, or access location(~~(;)~~);
- 10211 4. Specifying the phasing of the development of a site;
- 10212 5. Requiring public facility site dedications or improvements (~~(e.g.)~~), such as
 10213 roads, utilities, parks, open space, trails, or school sites(~~(;)~~); or
- 10214 6. Designating sending and receiving sites for transferring density credits as
 10215 provided in K.C.C. chapter (~~(21A.36)~~) 21A.37.

10216 D. Property-specific development standards shall not be used to expand permitted
10217 uses or reduce minimum requirements of this title.

10218 SECTION 189. Ordinance 10870, Section 578, as amended, and K.C.C.
10219 21A.38.050 are hereby amended to read as follows:

10220 A. The purpose of the pedestrian-oriented commercial development special
10221 district overlay is to provide for high-density, pedestrian-oriented retail and employment
10222 uses. The pedestrian-oriented commercial districts shall only be established in areas
10223 designated as a center on the adopted Urban Centers map of the King County
10224 Comprehensive Plan and zoned CB, RB₂ or O.

10225 B. Permitted uses shall be those uses permitted in the underlying zone, excluding
10226 the following:

- 10227 1. Motor vehicle, boat₂ and mobile home dealer;
- 10228 2. Gasoline service station;
- 10229 3. Uses with drive-through facilities, except SIC Industry Number 5812 (Eating
10230 places) in buildings existing before July 2017;
- 10231 4. SIC Industry Group 598 (Fuel dealers);
- 10232 5. Uses with outside storage, (~~(e.g.)~~) such as lumber yards, miscellaneous
10233 equipment rental₂ or machinery sales;
- 10234 6. Bulk retail;
- 10235 7. (~~(Recreation)~~) Recreational and cultural uses (~~(as set forth)~~) in K.C.C.
10236 21A.08.040, except parks, sports clubs, theaters, libraries₂ and museums;
- 10237 8. SIC Major Group 75 (Automotive repair, services₂ and parking) except 7521
10238 (automobile parking; but excluding tow-in parking lots);

Ordinance

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- 10239 9. SIC Major Group 76 (Miscellaneous repair services), except 7631 (Watch,
10240 clock and jewelry repair);
- 10241 10. SIC Major Group 78 (Motion pictures);
- 10242 11. SIC Major Group 80 (Health services), except offices and outpatient clinics
10243 (801-804);
- 10244 12. SIC Industry Group 421 (Trucking and courier service);
- 10245 13. Public agency archive;
- 10246 14. Self-service storage;
- 10247 15. Manufacturing land uses (~~(as set forth)~~) in K.C.C. 21A.08.080, except SIC
10248 Industry Code 2759 (Commercial printing);
- 10249 16. Resource land uses (~~(as set forth)~~) in K.C.C. 21A.08.090;
- 10250 17. SIC Industry Code 7261 (Funeral home/crematory);
- 10251 18. Cemetery, columbarium, or mausoleum;
- 10252 19. Interim recycling facility;
- 10253 20. Utility facility, except underground water, gas, or wastewater pipelines; and
- 10254 21. Vector waste receiving facility.
- 10255 C. The following development standards shall apply to development located in
10256 pedestrian-oriented commercial overlay districts:
- 10257 1. For properties that have frontage on a public street, the following conditions
10258 shall apply:
- 10259 a. main building entrances shall be oriented to the public street;
- 10260 b. at the ground floor (at grade), buildings shall be located no more than five
10261 feet from the sidewalk or sidewalk improvement, but shall not encroach on the public
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Ordinance

10262 right-of-way. For buildings existing before August 20, 2020, with setbacks greater than
10263 five feet and that have substantial improvements made to them after August 20, 2020, a
10264 minimum five-foot-wide pedestrian walkway shall be constructed that connects the main
10265 building entrance to the public sidewalk or sidewalk improvement;

10266 c. building facades shall comprise at least seventy-five percent of the total
10267 street frontage for a property and if applicable, at least seventy-five percent of the total
10268 pedestrian route frontage for a property;

10269 d. minimum setbacks of the underlying zoning are waived;

10270 e. building facades that front onto a street shall incorporate windows into at
10271 least thirty percent of the building facade surface area and overhead protection above all
10272 building entrances and along at least fifty percent of length of the building facade, which
10273 may extend over the sidewalk if it does not impede use of the sidewalk by the public;

10274 f. ground floor building facades shall include ornamentation such as decorative
10275 architectural treatments or finishes, pedestrian scale lighting, and window and door trim;
10276 and

10277 g. buildings facades shall not be comprised of uninterrupted glass curtain walls or
10278 mirrored glass;

10279 2. vehicle access shall be limited to the rear access alley or rear access street
10280 where such an alley or street exists;

10281 3. Floor-to-lot area ratio shall not exceed 5:1 for nonresidential structures, not
10282 including parking structures;

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10283 4. The landscaping requirements of K.C.C. chapter 21A.16 shall apply to all
 10284 new development and buildings existing before August 20, 2020, that have substantial
 10285 improvements made to them after August 20, 2020; and

10286 5. Off-street parking requirements K.C.C. 21A.18.110 and K.C.C. 21A.48.050
 10287 shall apply, except that the relief from K.C.C. 21A.18.110.A.4. that may be granted by
 10288 the director shall only allow use of on-street parallel parking in front of or adjacent to the
 10289 subject parcel for the parking spaces that cannot be accommodated to the rear or sides of
 10290 buildings.

10291 SECTION 190. Ordinance 12809, Section 5, as amended, and K.C.C.
 10292 21A.38.120 are hereby amended to read as follows:

10293 A. The purpose of the wetland management area special overlay district is to
 10294 provide a means to designate certain unique and outstanding wetlands when necessary to
 10295 protect their functions and values from the impacts created from geographic and hydrologic
 10296 isolation and impervious surface.

10297 B. the following development standards shall be applied in addition to all applicable
 10298 requirements of K.C.C. chapter 21A.24 to development proposals located within a wetland
 10299 management area district overlay:

10300 1. All subdivisions and short subdivisions on residentially zoned ~~((properties that~~
 10301 ~~are identified in an adopted basin plan for impervious surface limitations,))~~ lands located
 10302 within the wetland management area shall have a maximum impervious surface area of
 10303 eight percent of the gross acreage of the plat. ~~((For areas that are not covered by an adopted~~
 10304 ~~basin plan, this limit shall apply to all residentially zoned lands located within the wetland~~
 10305 ~~management area.))~~ Distribution of the allowable impervious area among the platted lots

Ordinance

10306 shall be recorded on the face of the plat. Impervious surface of existing roads need not be
 10307 counted towards the allowable impervious area. This condition may be modified by the
 10308 director for the minimum necessary to accommodate unusual site access conditions; and

10309 2. All ~~((subdivisions and short subdivisions on properties identified in an adopted~~
 10310 ~~basin plan for clustering and setback requirements))~~ lands containing or adjacent to a
 10311 wetland, a stream tributary corridor, or a swale connecting wetlands shall be required to
 10312 cluster away from wetlands or the axis of corridors along stream tributaries and identified
 10313 swales connecting wetlands in order to minimize land disturbance and maximize distance
 10314 from these sensitive features. At least sixty-five percent of affected portions of RA-zoned
 10315 properties and at least fifty percent of all other affected portions of the property shall be left
 10316 in native vegetation, preferably forest, and placed in a permanent open space tract. ~~((In the~~
 10317 ~~absence of a basin plan, these requirements shall apply to all lands containing or adjacent to~~
 10318 ~~a wetland, a stream tributary corridor or a swale connecting wetlands; and~~

10319 3. ~~Clearing and grading activity from October 1 through March 31 shall meet the~~
 10320 ~~provisions of K.C.C. 16.82.150D wherever not already applicable.))~~

10321 SECTION 191. Ordinance 12823, Section 10, and K.C.C. 21A.38.150 are hereby
 10322 amended to read as follows:

10323 A. The purpose of the ~~((ground water))~~ groundwater protection special district
 10324 overlay is to limit land uses that have the potential to severely contaminate groundwater
 10325 supplies and to provide increased areas of permeable surface to allow for infiltration of
 10326 surface water into ground resources.

10327 B. For all commercial and industrial development proposals, at least ~~((40))~~ forty
 10328 percent of the site shall remain in natural vegetation or planted with landscaping, which area

Ordinance

10329 shall be used to maintain predevelopment infiltration rates for the entire site. For purposes
 10330 of this special district overlay, the following shall be considered commercial and industrial
 10331 land uses:

10332 1. ~~((amusement/entertainment))~~ Recreational and cultural land uses as defined by
 10333 K.C.C. 21A.08.040, except trails, golf facilities, and arboretums;

10334 2. ~~((g))~~ General services land uses as defined by K.C.C. 21A.08.050, except health
 10335 ~~((and educational))~~ services land uses, education services land uses, daycare ~~((+))~~ I,
 10336 ~~((churches, synagogues, and temples))~~ and religious facilities;

10337 3. ~~((g))~~ Government/business services land uses as defined by K.C.C. 21A.08.060,
 10338 except government services land uses;

10339 4. ~~((f))~~ Retail ~~((/wholesale))~~ land uses as defined by K.C.C. 21A.08.070, except
 10340 forest product sales and agricultural product sales;

10341 5. ~~((m))~~ Manufacturing land uses as defined by K.C.C. 21A.08.080; and ~~((r))~~

10342 6. ~~((mineral extraction and processing))~~ Resource land uses as defined by K.C.C.
 10343 21A.08.090, except agriculture land uses, forestry and uses, fish and wildlife management
 10344 land uses, and accessory uses.

10345 C. Permitted uses within the area of the ground water protection special district
 10346 overlay shall be those permitted in the underlying zone, excluding the following ~~((as defined~~
 10347 ~~by Standard Industrial Classification number and type))~~:

10348 1. ~~((SIC 4581, airports, flying fields, and airport terminal services;~~

10349 2. ~~SIC 4953, refuse systems, (including landfills and garbage transfer stations~~
 10350 ~~operated by a public agency);~~

10351 3. ~~SIC 4952, sewerage systems (including wastewater treatment facilities); and~~

Ordinance

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- 10352 4. ~~SIC 7996, amusement parks; SIC 7948, racing, including track operation; or~~
10353 ~~other commercial establishments or enterprises involving large assemblages of people or~~
10354 ~~automobiles except where excluded by section B above;~~
- 10355 5. ~~SIC 0752, animal boarding and kennel services;~~
- 10356 6. ~~SIC 1721, building painting services;~~
- 10357 7. ~~SIC 3260, pottery and related products manufacturing;~~
- 10358 8. ~~SIC 3599, machine shop services;~~
- 10359 9. ~~SIC 3732,)) Aircraft, ship, and boat building and repairing;~~
- 10360 ((10. ~~SIC 3993, electric and neon sign manufacturing;~~
- 10361 11. ~~SIC 4226, automobile storage services;~~
- 10362 12. ~~SIC 7334, blueprinting and photocopying services;~~
- 10363 13.)) 2. Warehousing and wholesale trade;
- 10364 3. SIC 7534, tire retreading ((and repair services));
- 10365 ((14. ~~SIC 7542, car washes;~~
- 10366 15. ~~SIC 8731, commercial, physical and biological research laboratory services;~~
- 10367 16. ~~SIC 02, interim agricultural crop production and livestock quarters or grazing~~
10368 ~~on properties 5 acres or larger in size;~~
- 10369 17. ~~SIC 0752, public agency animal control facility;~~
- 10370 18. ~~SIC 2230, 2260, textile dyeing;~~
- 10371 19. ~~SIC 2269, 2299, textile and textile goods finishing;~~
- 10372 20. ~~SIC 2700, printing and publishing industries;~~
- 10373 21. ~~SIC 2834, pharmaceuticals manufacturing;~~
- 10374 22. ~~SIC 2844, cosmetics, perfumes and toiletries manufacturing;~~
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Ordinance

- 10375 ~~23. SIC 2893, printing ink manufacturing;~~
- 10376 ~~24. SIC 3000, rubber products fabrication;~~
- 10377 ~~25. SIC 3111, leather tanning and finishing;~~
- 10378 ~~26. SIC 3400, metal products manufacturing and fabrication;~~
- 10379 ~~27. SIC 3471, metal electroplating;~~
- 10380 ~~28. SIC 3691, 3692, battery rebuilding and manufacturing;~~
- 10381 ~~29. SIC 3711, automobile manufacturing; and~~
- 10382 ~~30. SIC 4600, petroleum pipeline operations))~~ 4. SIC 754, automotive service; and
- 10383 5. SIC 36, electronic and other electric equipment.

10384 SECTION 192. Ordinance 11621, Section 112, as amended, and K.C.C.

10385 21A.43.030 are hereby amended to read as follows:

10386 A. The fee for each district shall be calculated based on the formula set out in
10387 Attachment A to Ordinance 11621.

10388 B. Separate fees shall be calculated for single family and ~~((multi-family))~~
10389 multifamily residential units and separate student generation rates must be determined by
10390 the district for each type of residential unit. For purposes of this chapter, "single family
10391 units" shall mean single detached dwelling units, and ~~((multi-family))~~ "multifamily units"
10392 shall mean duplexes, triplexes, fourplexes, townhouses, and apartments.

10393 C. The fee shall be calculated on a district-by-district basis using the appropriate
10394 factors and data to be supplied by the district, as indicated in Attachment A to Ordinance
10395 11621. The fee calculations shall be made on a district-wide basis to assure maximum
10396 utilization of all school facilities in the district used currently or within the last two years
10397 for instructional purposes.

Ordinance

10398 D. The formula in Attachment A to Ordinance 11621 also provides a credit for
 10399 the anticipated tax contributions that would be made by the development based on
 10400 historical levels of voter support for bond issues in the school district.

10401 E. The formula in Attachment A to Ordinance 11621 also provides for a credit
 10402 for school facilities or sites actually provided by a developer (~~(which)~~) that the school
 10403 district finds to be acceptable.

10404 SECTION 193. Ordinance 11621, Section 114, as amended, and K.C.C.
 10405 21A.43.050 are hereby amended to read as follows:

10406 A. In school districts where impact fees have been adopted by county ordinance
 10407 and except as provided in K.C.C. 21A.43.080, the county shall collect impact fees, based
 10408 on the schedules (~~(set forth)~~) in each ordinance establishing the fee to be collected for the
 10409 district, from any applicant seeking development approval from the county where such
 10410 development activity requires final plat(~~(, PUD or UPD)~~) approval or the issuance of a
 10411 residential building permit or a mobile home permit and the fee for the lot or unit has not
 10412 been previously paid. (~~(No a)~~)Approval shall not be granted and (~~(no)~~) a permit shall not
 10413 be issued until the required school impact fees (~~(set forth)~~) in the district's impact fee
 10414 schedule contained in K.C.C. Title 27 have been paid.

10415 B. For a plat(~~(, PUD or UPD)~~) applied for on or after the effective date of the
 10416 ordinance adopting the fee for the district in question receiving final approval, fifty
 10417 percent of the impact fees due on the plat(~~(, PUD or UPD)~~) shall be assessed and
 10418 collected from the applicant at the time of final approval, using the impact fee schedules
 10419 in effect when the plat(~~(, PUD or UPD)~~) was approved. The balance of the assessed fee
 10420 shall be allocated to the dwelling units in the project, and shall be collected when the

Ordinance

10421 building permits are issued. Residential developments proposed for short plats shall be
 10422 governed by subsection D₂ of this section.

10423 C. If₂ on the effective date of an ordinance adopting an impact fee for a district, a
 10424 plat(~~(, PUD or UPD)~~) has already received preliminary approval, such plat(~~(, PUD or~~
 10425 ~~UPD)~~) shall not be required to pay fifty percent of the impact fees at the time of final
 10426 approval, but the impact fees shall be assessed and collected from the lot owner at the
 10427 time the building permits are issued, using the impact fee schedules in effect at the time
 10428 of building permit application. If₂ on the effective date of a district's ordinance, an
 10429 applicant has applied for preliminary plat(~~(, PUD or UPD)~~) approval, but has not yet
 10430 received such an approval, the applicant shall follow the procedures (~~(set forth)~~) in
 10431 subsection B₂ of this section.

10432 D. For existing lots or lots not covered by subsection B₂ of this section,
 10433 application for single family and multifamily residential building permits, mobile home
 10434 permits, and site plan approval for mobile home parks, the total amount of the impact
 10435 fees shall be assessed and collected from the applicant when the building permit is issued,
 10436 using the impact fee schedules in effect at the time of permit application.

10437 E. Any application for preliminary plat(~~(, PUD or UPD)~~) approval or multifamily
 10438 zoning (~~(which)~~) that has been approved subject to conditions requiring the payment of
 10439 impact fees established (~~(pursuant to)~~) in accordance with this chapter, shall be required
 10440 to pay the fee in accordance with the condition of approval.

10441 F. In lieu of impact fee payment (~~(pursuant to)~~) under subsections A. through E.
 10442 of this section, each applicant for a single-family residential construction permit may
 10443 request deferral of impact fee collection for up to the first twenty single-family residential

10444 construction building permits per year. Applicants shall be identified by their contractor
 10445 registration numbers. Deferred payment of impact fees shall occur either at the time of
 10446 final permit inspection by the department of local services, permitting division, or
 10447 eighteen months after the building permit is issued, whichever is earlier.

10448 SECTION 194. Ordinance 11621, Section 116, as amended, and K.C.C.

10449 21A.43.070 are hereby amended to read as follows:

10450 A. The following are excluded from the application of the impact fees:

10451 1. Any form of housing exclusively for ~~((the))~~ seniors ~~((citizen))~~, including
 10452 nursing homes and retirement centers, so long as these uses are maintained;

10453 2. Reconstruction, remodeling, or replacement of existing dwelling units
 10454 ~~((which))~~ that does not result in additional new dwelling units. In the case of replacement
 10455 of a dwelling, a complete application for a building permit must be submitted within
 10456 three years after it has been removed or destroyed;

10457 3. Shelters for temporary placement, relocation facilities, transitional housing
 10458 facilities, and ~~((€))~~community ~~((R))~~residential ~~((F))~~facilities as defined in K.C.C.

10459 21A.06.220;

10460 4. Any development activity that is exempt from the payment of an impact fee
 10461 ~~((pursuant to))~~ under RCW 82.02.100, due to mitigation of the same system improvement
 10462 under ~~((the State Environmental Policy Act))~~ SEPA;

10463 5. Any development activity for which school impacts have been mitigated
 10464 ~~((pursuant to))~~ in accordance with a condition of plat~~((, PUD or UPD))~~ approval to pay
 10465 fees, dedicate land or construct or improve school facilities, unless the condition of the
 10466 plat~~((, PUD or UPD))~~ approval provides otherwise; ~~((provided that))~~ but only if the

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10467 condition of the plat(~~(, PUD or UPD)~~) approval predates the effective date of a school
10468 district's fee implementing ordinance;

10469 6. Any development activity for which school impacts have been mitigated
10470 (~~(pursuant to)~~) in accordance with a voluntary agreement entered into with a school
10471 district to pay fees, dedicate land, or construct or improve school facilities, unless the
10472 terms of the voluntary agreement provide otherwise; provided that the agreement
10473 predates the effective date of a school district's fee implementing ordinance;

10474 7. Housing units (~~(which)~~) that fully qualify as housing for persons (~~(age 55)~~)
10475 aged fifty-five and over meeting the requirements of the Federal Housing Amendments
10476 Act of 1988, 42 U.S.C. 3607(b)(2)(c) and (b)(3), as subsequently amended, and (~~(which)~~)
10477 that have recorded covenants or other legal arrangements precluding school-aged children
10478 as residents in those units;

10479 8. Mobile homes permitted as temporary dwellings (~~(pursuant to)~~) in accordance
10480 with K.C.C. 21A.32.170; and

10481 9. Accessory dwelling units as defined in K.C.C. 21A.06.350 and K.C.C.
10482 21A.08.030.B.7.a.

10483 B. Arrangement may be made for later payment with the approval of the school
10484 district only if the district determines that (~~(#)~~) the school district will be unable to use or
10485 will not need the payment until a later time, provided that sufficient security, as defined
10486 by the district, is provided to assure payment. Security shall be made to and held by the
10487 school district, which will be responsible for tracking and documenting the security
10488 interest.

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10489 C. The fee amount established in the schedule shall be reduced by the amount of
10490 any payment previously made for the lot or development activity in question, either as a
10491 condition of approval or ~~((pursuant to))~~ in accordance with a voluntary agreement with a
10492 school district entered into after the effective date of a school district's fee implementing
10493 ordinance.

10494 D. After the effective date of a school district's fee implementing ordinance,
10495 whenever a development is granted approval subject to a condition that the developer
10496 actually provide school sites, school facilities, or improvements to school facilities
10497 acceptable to the district, or whenever the developer has agreed, ~~((pursuant to))~~ in
10498 accordance with the terms of a voluntary agreement with the school district, to provide
10499 land, provide school facilities, or make improvements to existing facilities, the developer
10500 shall be entitled to a credit for the value of the land or actual cost of construction against
10501 the fee that would be chargeable under the formula provided by this chapter. The land
10502 value or cost of construction shall be estimated at the time of approval, but must be
10503 documented. If construction costs are estimated, the documentation shall be confirmed
10504 after the construction is completed to assure that an accurate credit amount is provided.
10505 If the land value or construction costs are less than the calculated fee amount, the
10506 difference remaining shall be chargeable as a school impact fee.

10507 E. Impact fees may be adjusted by the county, at the county's discretion, if one of
10508 the following circumstances exist, ~~((provided that))~~ but only if the discount ~~((set forth))~~
10509 the fee formula fails to adjust for the error in the calculation or fails to ameliorate for the
10510 unfairness of the fee:

10511 1. The developer demonstrates that an impact fee assessment was incorrectly
10512 calculated; or

10513 2. Unusual circumstances identified by the developer demonstrate that if the
10514 standard impact fee amount was applied to the development, it would be unfair or unjust.

10515 F. A developer may provide studies and data to demonstrate that any particular
10516 factor used by the district may not be appropriately applied to the development proposal,
10517 but the district's data shall be presumed valid unless clearly demonstrated to be otherwise
10518 by the proponent.

10519 G. Any appeal of the decision of the director or the hearing examiner with regard
10520 to imposition of an impact (~~(fee)~~) fee or other fee amounts shall follow the appeal process
10521 for the underlying permit and not be subject to a separate appeal process. Where no other
10522 administrative appeal process is available, an appeal may be taken to the hearing
10523 examiner using the appeal procedures for variances. Any errors in the formula identified
10524 as a result of an appeal should be referred to the council for possible modification.

10525 H. Impact fees may be paid under protest in order to obtain a building permit or
10526 other approval of development activity, when an appeal is filed.

10527 SECTION 195. Ordinance 10870, Section 623, and K.C.C. 21A.44.020 are
10528 hereby amended to read as follows:

10529 A temporary use permit shall be granted by the county, only if the applicant
10530 demonstrates that:

10531 A. The proposed temporary use will not be materially detrimental to the public
10532 welfare;

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- 10533 B. The proposed temporary use is compatible with existing land uses in the
 10534 immediate vicinity in terms of noise and hours of operation;
- 10535 C. The proposed temporary use, if located in a resource zone~~((7))~~;
- 10536 1. ~~((w))~~Will not be materially detrimental to the use of the land for resource
 10537 purposes;
- 10538 2. Is consistent with applicable Comprehensive Plan policies addressing rural
 10539 character, natural resource lands, and compatibility; and
- 10540 3. ~~((w))~~Will provide adequate off-site parking if necessary to protect against soil
 10541 compaction;
- 10542 D. The proposed temporary use, if located in the rural area, is consistent with
 10543 applicable Comprehensive Plan policies addressing rural character and compatibility;
- 10544 E. A proposed temporary use for commercial purposes on a property that has
 10545 open space taxation or Farm and Agricultural Current Use taxation status is consistent
 10546 with those program requirements;
- 10547 F. Adequate public off-street parking and traffic control for the exclusive use of
 10548 the proposed temporary use can be provided in a safe manner; and
- 10549 ~~((E.))~~ G. The proposed temporary use is not otherwise permitted in the zone in
 10550 which it is proposed.
- 10551 NEW SECTION. SECTION 196. There is hereby added to K.C.C. chapter
 10552 21A.44 a new section to read as follows:
- 10553 Developments using a community on-site sewage system or large on-site sewage
 10554 system may be permitted only in the following circumstances in the Rural Area and
 10555 Natural Resource Lands:

Ordinance

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- 10556 A. Existing on-site systems are failing within an area and public health - Seattle
 10557 & King County concurs that long-term individual on-site sewage system repairs are not
 10558 feasible or water quality is threatened by the presence of or potential health hazards
 10559 resulting from inadequate on-site wastewater disposal methods;
- 10560 B. An authorized public agency will manage the system;
- 10561 C. The system is designed only to serve existing structures and lots and cannot be
 10562 used as a basis to exceed base density for the zone or applicable special district overlays
 10563 or p-suffixes. Substandard vacant lots must be combined to the extent feasible to meet
 10564 rural density policies and regulations;
- 10565 D. A system serving residentially developed lots cannot be used to:
- 10566 1. Expand existing permitted nonresidential uses in size or scale;
- 10567 2. Establish new permitted nonresidential uses; or
- 10568 3. Serve commercially zoned properties; and
- 10569 E. For a system serving commercially developed lots:
- 10570 1. The system is used only to serve commercially zoned properties;
- 10571 2. Property-specific development conditions are imposed that establish a range
 10572 of allowed uses that can be adequately served by the system at the time of its
 10573 construction; and
- 10574 3. The allowed uses are not more expansive than those allowed in the
 10575 underlying zone.
- 10576 SECTION 197. Sections 198 through 200 of this ordinance should constitute a
 10577 new chapter in K.C.C. Title 21A.
- 10578 NEW SECTION. SECTION 198. There is hereby added to the chapter
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Ordinance

10579 established in section 197 of this ordinance a new section to read as follows:

10580 The purpose of this chapter is to provide standards for emergency housing options
10581 and to address the potential impacts to neighborhoods.

10582 NEW SECTION. SECTION 199. There is hereby added to the chapter
10583 established in section 197 of this ordinance a new section to read as follows:

10584 A. In addition to contents otherwise required for applications in the code,
10585 including but not limited to K.C.C. 20.20.040, the application for emergency housing
10586 shall include:

- 10587 1. A description of the staffing and operational characteristics, including
10588 confirmation of sanitation and basic safety measures required for the facility;
- 10589 2. Occupancy policies, including a description of the population to be served
10590 and a code of conduct that includes, at a minimum, a prohibition of threatening or unsafe
10591 behavior;
- 10592 3. A plan for managing the exterior appearance of the site, including keeping the
10593 site litter free;
- 10594 4. A phone number, email, and point of contact at the site of the facility for the
10595 community to report concerns. A plan for addressing reported concerns and making this
10596 information publicly available;
- 10597 5. A plan for outreach with surrounding property owners and residents
10598 addressing items such as noise, smoking areas, parking, security procedures, and litter;
10599 and
- 10600 6. A site plan and narrative documenting compliance with all applicable codes,
10601 including:

- 10602 a. a sketch of the building or buildings to be occupied;
- 10603 b. a floor plan that describes the capacities of the buildings for the uses
- 10604 intended, room dimensions, and a designation of the rooms to be used for nonambulatory
- 10605 residents, if any; and
- 10606 c. a sketch of the grounds showing buildings, driveways, fences, storage areas,
- 10607 pools, gardens, and recreation areas, including all spaces used by the residents.
- 10608 B. When in conflict with other sections of this title, the criteria in this chapter
- 10609 supersede.
- 10610 NEW SECTION. SECTION 200. There is hereby added to the chapter
- 10611 established in section 197 of this ordinance a new section to read as follows:
- 10612 Safe parking is subject to the following criteria:
- 10613 A. When safe parking is located on a site with an established primary use, the
- 10614 director may reduce the minimum number of on-site parking spaces required in K.C.C.
- 10615 chapter 21A.18 for the primary use in order to use those spaces for safe parking, based on
- 10616 a parking study prepared by a professional engineer with expertise in traffic and parking
- 10617 analyses, or an equally qualified individual as authorized by the director;
- 10618 B. A safe parking site that allows vehicles that do not have restroom facilities
- 10619 must provide restroom and potable water access within the buildings on the property or
- 10620 portable facilities and handwashing stations; and
- 10621 C. If recreational vehicles are hosted at the safe parking site, provision must be
- 10622 made for potable water and for proper disposal of grey water and black water waste from
- 10623 the vehicles.

10624 SECTION 201. Ordinance 3269, Section 2, and K.C.C. 24.08.010 are hereby
10625 amended to read as follows:

10626 (~~For the purpose of this title, the following terms have the meanings ascribed to~~
10627 ~~them in this chapter.~~) The definitions in K.C.C. chapter 21A.06 and the definitions in
10628 this chapter apply to this title. Where definitions in this chapter differ from the
10629 definitions in K.C.C. chapter 21A.06, the definitions in this chapter shall control.

10630 NEW SECTION. SECTION 202. There is hereby added to K.C.C. chapter 24.08 a
10631 new section to read as follows:

10632 Rotating shelter: an emergency shelter where the hosting organizations host
10633 shelter operations for a brief time, rotating the shelter operations between its participating
10634 host locations.

10635 SECTION 203. Sections 204 through 209 of this ordinance should constitute a
10636 new chapter in K.C.C. Title 24.

10637 NEW SECTION. SECTION 204. There is hereby added to the chapter
10638 established in section 203 of this ordinance a new section to read as follows:

10639 The purpose of this chapter is to provide standards for emergency housing options
10640 and to address the potential impacts to neighborhoods.

10641 NEW SECTION. SECTION 205. There is hereby added to the chapter
10642 established in section 203 of this ordinance a new section to read as follows:

10643 Recuperative housing is subject to the following criteria:

10644 A. Prospective residents shall be referred to the facility by off-site providers of
10645 housing and services for people experiencing homelessness;

10646 B. Recuperative housing facilities shall be staffed and in operation twenty-four

Ordinance

10647 hours per day;

10648 C. Specific rooms or units shall be assigned to specific residents for the duration of

10649 their stay;

10650 D. On-site services such as laundry, hygiene, meals, case management, and social

10651 programs are limited to residents;

10652 E. All vehicles on-site shall be licensed and in operational condition; and

10653 F. A lease agreement for residents is allowed but not required.

10654 NEW SECTION. SECTION 206. There is hereby added to the chapter

10655 established in section 203 of this ordinance a new section to read as follows:

10656 A. Emergency shelters that operate twenty-four hours per day, seven days per week,

10657 are subject to the following criteria:

10658 1. Facilities shall be staffed twenty-four hours per day; and

10659 2. Beds or rooms shall be assigned to specific residents for the duration of their

10660 stay;

10661 B. Permanent emergency shelters that operate only overnight and rotating shelters

10662 shall provide on-site supervision while in operation; and

10663 C. A lease agreement for residents is allowed but not required.

10664 NEW SECTION. SECTION 207. There is hereby added to the chapter

10665 established in section 203 of this ordinance a new section to read as follows:

10666 Emergency supportive housing and interim housing are subject to the following

10667 criteria:

10668 A. Facilities shall be staffed and in operation twenty-four hours per day;

10669 B. Specific rooms or units shall be assigned to specific residents for the duration of

Ordinance

10670 their stay;

10671 C. On-site services such as laundry, hygiene, meals, case management, and social

10672 programs shall be limited to residents;

10673 D. All vehicles on-site shall be licensed and in operational condition; and

10674 E. A lease agreement for residents is allowed but not required.

10675 NEW SECTION. SECTION 208. There is hereby added to the chapter

10676 established in section 203 of this ordinance a new section to read as follows:

10677 Microshelter villages are subject to the following criteria:

10678 A. On-site services such as laundry, hygiene, meals, case management, and social

10679 programs shall be limited to residents;

10680 B. Supervision shall be provided by on-site staff at all times, unless it can be

10681 demonstrated that this level of supervision is not warranted for the population being housed;

10682 C. The organization managing and operating the facility shall provide sanitation and

10683 basic safety measures;

10684 D. All vehicles on-site shall be licensed and in operational condition; and

10685 E. A lease agreement for residents is allowed but not required

10686 NEW SECTION. SECTION 209. There is hereby added to the chapter

10687 established in section 203 of this ordinance a new section to read as follows:

10688 Safe parking sites are allowed subject to the following criteria:

10689 A. A six-foot clearance shall be provided around each recreational vehicle;

10690 B. All vehicles on-site shall be:

10691 1. Licensed and in operable condition; and

10692 2. Parked with the designated parking area;

Ordinance

- 10693 C. All personal property shall be stored inside the vehicles;
- 10694 D. All propane tanks shall be securely fastened to a recreational vehicle's propane
10695 tank mounting bracket;
- 10696 E. The following are prohibited:
- 10697 1. Tents, tarps, and other temporary structures, such as lean-tos;
- 10698 2. Vehicles that leak the following:
- 10699 a. domestic sewage or other waste fluids or solids; or
- 10700 b. gasoline, transmission or radiator fluid, engine oil, or other similar fluids,
10701 excluding potable water;
- 10702 3. Fires; and
- 10703 4. Audio, video, generator, or other amplified sound that is audible outside the
10704 vehicles; and
- 10705 F. The organization managing or operating the safe parking site shall comply and
10706 enforce compliance of applicable state statutes and regulations and local ordinances
10707 concerning, but not limited to, drinking water connections, solid waste disposal, human
10708 waste, outdoor fire burning, and electrical systems.
- 10709 SECTION 210. Ordinance 19555, Section 22, and K.C.C. 21A.48.010 are hereby
10710 amended to read as follows:
- 10711 A. The purpose of the inclusionary housing regulations is to provide for the creation
10712 of new affordable dwelling units, particularly in areas where there is a high risk for
10713 displacement.

Ordinance

- 10714 B. The regulations and incentives in this chapter shall apply only to the ((Skyway-
 10715 West Hill and North Highline community service area subarea geographies, as follows))
 10716 following geographies:
- 10717 1. The standards in K.C.C. 21A.48.020 shall apply to areas with an unincorporated
 10718 activity center land use designation;
 - 10719 2. The voluntary incentives in K.C.C. 21A.48.030 shall apply to:
 - 10720 a. areas in the Skyway-West Hill and North Highline community service area
 10721 subarea geographies that do not have an unincorporated activity center land use designation;
 10722 and
 - 10723 b. except as provided for in subsection B.1. and B.2. of this section, sites that are
 10724 served by public sewers and that are in the following zones in the urban area or rural towns:
 - 10725 (1) the R-4 through R-48 zones; and
 - 10726 (2) the NB, CB, RB, and O zones when part of a mixed-use development; and
 - 10727 3. The standards in K.C.C. 21A.48.040, K.C.C. 21A.48.050, K.C.C. 21A.48.060,
 10728 K.C.C. 21A.48.070, K.C.C. 21A.48.080, and K.C.C. 21A.48.090 shall apply to any
 10729 inclusionary housing project.
- 10730 C. Development or substantial improvement of one dwelling unit, an accessory
 10731 dwelling unit, mobile home parks, cottage housing, or senior ((~~citizen~~)) assisted housing
 10732 shall not be subject to this chapter. Accessory dwelling units shall not be used to meet the
 10733 requirements of this section.
- 10734 SECTION 211. Ordinance 19555, Section 24, and K.C.C. 21A.48.030 are hereby
 10735 amended to read as follows:
- 10736 A. This section shall apply;

Ordinance

10737 1. ((w))Within the Skyway-West Hill and North Highline community service area
 10738 subarea geographies except for areas with an unincorporated activity center land use
 10739 designation; and

10740 2. Except as provided for in subsection A.1. of this section and K.C.C.
 10741 21A.48.010, on sites that are served by public sewers and that are in the following zones in
 10742 the urban area or rural towns:

- 10743 a. the R-4 through R-48 zones; and
- 10744 b. the NB, CB, RB, and O zones when part of a mixed-use development.

10745 B.1. New or substantially improved development may only exceed the base density
 10746 allowed in the zoning classification in accordance with the standards listed ~~((below))~~ in the
 10747 table in subsection B.2 of this section. Additional density is authorized with the use of
 10748 transfers of development rights in accordance with K.C.C. chapter 21A.37, as shown in the
 10749 table in this subsection. Additional units derived from TDRs shall conform with the
 10750 percentages at the affordability levels listed in the table in this section. The price of the
 10751 TDR shall be determined in accordance with K.C.C. 21A.37.130.

10752 2. Affordability requirements.

Affordability Requirements			TDR Allowance
Occupancy Type and AMI	Minimum	Maximum	Additional Maximum Density Allowed with purchase of TDRs
	Percentage of Total Units Required to be Affordable	Density (as percentage of base density)	

Ordinance

Developments with 9 or fewer units	0%	100%	Up to 150% base density
Rental at 60% AMI	100%	200%	None
	20%	150%	Additional 50%, up to 200% of base density
	10%	125%	Additional 50%, up to 175% of base density
Rental at 50% AMI	100%	200%	None
	15%	150%	Additional 50%, up to 200% of base density
	7%	125%	Additional 50%, up to 175% of base density
Owner Occupied at 80% AMI	100%	200%	None
	30%	150%	Additional 50%, up to 200% of base density
	15%	125%	Additional 50%, up to 175% of base density
Any combination of 80% AMI (Owner) and 60% AMI (Rental)	100%	200%	None
	25%	150%	Additional 50%, up to 200% of base density
	12%	125%	Additional 50%, up to 175% of base density

10753

C. In Vashon Rural Town:

Ordinance

10754 1. Only developments that provide one hundred percent affordable housing are
10755 eligible; and

10756 2. Use of the TDR allowance is prohibited.

10757 SECTION 212. Ordinance 19555, Section 25, and K.C.C. 21A.48.040 are hereby
10758 amended to read as follows:

10759 A. The number of required affordable dwelling units shall be calculated by
10760 multiplying the total number of dwelling units to be constructed by the applicable
10761 percentages of affordable dwelling units as established in K.C.C. 21A.48.020 or K.C.C.
10762 21A.48.030, and for purposes of providing an affordable dwelling unit, fractions shall be
10763 rounded in accordance with K.C.C. 21A.12.070, except as follows:

10764 1. For fractions below 0.50, the applicant shall pay a fee based on the fraction
10765 multiplied by the value of a single affordable dwelling unit. The fee and affordable dwelling
10766 unit value shall be calculated using the same method as required for payment in lieu of
10767 providing affordable dwelling units in K.C.C. 21A.48.080. The revenues generated from
10768 the fee shall be dedicated to affordable housing projects in the same community service area
10769 subarea geography where the development is occurring; and

10770 2. Affordable dwelling units in the development shall be calculated as follows:

10771 a. Studio dwelling units shall be counted as one-half of one affordable dwelling
10772 unit;

10773 b. One-bedroom and two-bedroom dwelling units shall be counted as one
10774 affordable dwelling unit;

10775 c. Three-bedroom dwelling units shall be counted as one and one-half affordable
10776 dwelling units; and

Ordinance

10777 d. Dwelling units with four or more bedrooms shall be counted as two affordable
10778 dwelling units.

10779 B. Base density is as established in K.C.C. chapter 21A.12 or in in property-specific
10780 development conditions or special district overlays, where applicable. In cases of conflict,
10781 the base density in the property-specific development condition or special district overlay
10782 shall apply.

10783 C. The total number of market-rate dwelling units and affordable dwelling units
10784 shall not exceed the total allowed density as established in this chapter and K.C.C. chapter
10785 21A.12 or as established in property-specific development conditions or special district
10786 overlays, where applicable. In cases of conflict, the maximum density in the property-
10787 specific development condition or special district overlay shall apply.

10788 SECTION 213. Ordinance 19555, Section 26, and K.C.C. 21A.48.050 are hereby
10789 amended to read as follows:

10790 For developments subject to this chapter:

10791 A. The affordable dwelling units shall:

10792 1. Have a similar or larger unit size and bedroom composition as the market-rate
10793 dwelling units in the development;

10794 2. Be integrated throughout the development;

10795 3. Be constructed with materials and finishes of comparable quality to the market-
10796 rate dwelling units in the development;

10797 4. Meet accessibility standards at the same ratio as required by the development;

10798 and

10799 5. Have access equal to that of the market-rate dwelling units to on-site amenities

Ordinance

10800 including, but not limited to, parks, outdoor play areas, pools, exercise facilities and
 10801 equipment, gathering spaces, bicycle repair facilities, shared work spaces, and similar on-
 10802 site amenities.

10803 B. All the dimensional standards of K.C.C. chapter 21A.12 and any applicable
 10804 property-specific development standards and special district overlays apply, except as
 10805 specifically prescribed by this chapter. The following modifications shall only be utilized
 10806 for developments that provide housing in conformance with K.C.C. 21A.48.020 or K.C.C.
 10807 21A.48.030:

10808 1. The maximum height limits are as follows:

10809 a. In the R-18, R-24, and R-48 zones, eighty feet;

10810 b. In the NB zone, sixty-five feet;

10811 c. In the CB zone, eighty feet;

10812 d. In the RB and O zones, eighty-five feet; ~~((and))~~

10813 e. For properties subject to P-Suffix ~~((NH-PXX (the p-suffix established in Map
 10814 Amendment 17 of Attachment D to Ordinance 19555)))~~ NH-P04: the height limits set in the
 10815 P-Suffix;

10816 f. In the CB zone in Snoqualmie Pass Rural Town, sixty-five feet; and

10817 g. In Vashon Rural Town, thirty-five feet;

10818 2. In the R-18, R-24, and R-48 zones, any portion of a building that exceeds the
 10819 base height for the zone ~~((set forth))~~ in K.C.C. chapter 21A.12 shall be set back an
 10820 additional ten feet from the street property line and interior property line;

10821 3. In the NB, CB, RB, and O zones, any portion of a building that exceeds the
 10822 maximum height allowed for the zone by K.C.C. 21A.12.040.B.6. shall be set back an

10823 additional ten feet from the street property line and interior property line;

10824 4. The percentages of residential uses in mixed use developments in K.C.C.

10825 21A.14.110 do not apply. The percentages are as follows:

10826 a. a maximum of seventy-five percent of the total built floor area when located in

10827 NB zones; and

10828 b. a maximum of eighty-five percent of the total built floor area when located in

10829 CB, RB₂ and O zones;

10830 5. The building floor area ratios in K.C.C. 21A.14.130 do not apply.

10831 Developments subject to this chapter shall not have a floor area ratio maximum; and

10832 6. The parking and circulation standards of K.C.C. chapter 21A.18 apply, except:

10833 a. The minimum required parking spaces for apartments and townhouses shall be

10834 one space per dwelling unit;

10835 b. The minimum required parking spaces for nonresidential uses of the project

10836 shall be the minimum required in K.C.C. 21A.18.020, or the minimum required in any

10837 applicable property-specific development standard or special district overlay, whichever is

10838 less; and

10839 c. The director may authorize a reduction of up to fifty percent of the minimum

10840 required number of spaces for inclusionary housing projects without a required a parking

10841 study. The director shall consider proximity to transit, bedroom composition, availability of

10842 on-street parking, and proposed nonresidential uses when determining the size of the

10843 reduction.

10844 SECTION 214. Ordinance 19555, Section 27, and K.C.C. 21A.48.060 are hereby

10845 amended to read as follows:

Ordinance

10846 A. As a condition of development permit issuance, the department shall approve the
10847 calculation of the number of required affordable dwelling units and allowed market-rate
10848 dwelling units.

10849 B. Before issuance of the certificate of occupancy, the applicant shall record a
10850 covenant or deed restriction on the property, in a form and substance acceptable to the
10851 prosecuting attorney's office and department of community of human services, reflecting the
10852 following:

10853 1. A statement that the length of the term of the affordability shall be for the life of
10854 the development project for renter-occupied dwelling units or fifty years from the date of
10855 initial occupancy for owner-occupied dwelling units;

10856 2. The total number of units;

10857 3. The number of market-rate dwelling units;

10858 4. The number and affordability of owner-occupied and rental affordable dwelling
10859 units based on the standards of this chapter;

10860 5. A statement that for any owner-occupied dwelling units, the covenants or
10861 declarations have been reviewed by the director and the terms ensure that the purposes of
10862 this chapter are accomplished;

10863 6. Reporting requirements as required by the department of community and human
10864 services, including subsequent community preference and affirmative marketing reports
10865 after the certificate of occupancy is issued, where applicable under K.C.C. 21A.48.070; and

10866 7. Signatures of the property owner and the director.

10867 SECTION 215. Ordinance 19555, Section 28, and K.C.C. 21A.48.070 are hereby
10868 amended to read as follows:

10869 For developments in the Skyway-West Hill and North Highline community service
10870 area subarea geographies subject to this chapter:

10871 A. As part of a complete permit application, the applicant shall submit a community
10872 preference and affirmative marketing plan. The plan shall include:

10873 1. A tenant selection process for the affordable dwelling units that provides a
10874 preference for housing applicants with a current or past connection to the respective subarea
10875 geography where the project is located. The plan should provide no more than and aim to
10876 provide forty percent of the affordable dwelling units to tenants that meet the requirements
10877 for community preference;

10878 2. An advertising and outreach plan designed to provide information to and attract
10879 potential housing applicants who would otherwise be less likely to apply, without regard to
10880 protected class status as established by federal, state and local laws. An affirmative
10881 advertising and outreach plan should generally help potential housing applicants know about
10882 vacancies, feel welcome to apply, and have the opportunity to rent units; and

10883 3. A process for housing applicants to file an appeal regarding the tenant selection
10884 process and verification of eligibility for preference.

10885 B. Before issuance of the building permit or subdivision approval, the community
10886 preference and affirmative marketing plan shall be reviewed and approved by the
10887 department of community and human services.

10888 C.1. At least sixty days before issuance of certificate of occupancy, the applicant
10889 shall submit a community preference and affirmative marketing initial report. The initial
10890 report shall include:

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10891 a. information describing the activities conducted to implement the community
10892 preference and affirmative marketing plan; and

10893 b. information regarding the number of housing applicants:

10894 (1) that requested a preference;

10895 (2) deemed eligible under the preference criteria;

10896 (3) eligible for the preference that were selected for housing; and

10897 (4) that appealed the preference selection process and the outcome of each
10898 appeal.

10899 2. Before issuance of the certificate of occupancy, the community preference and
10900 affirmative marketing initial report shall be subject to review and approval by the
10901 department of community and human services.

10902 D. The department of community and human services shall provide guidance and
10903 technical assistance to the applicant to ensure the community preference and affirmative
10904 marketing plan and community preference and affirmative marketing report complies with
10905 federal, state, and local laws and regulations.

10906 SECTION 216. Ordinance 19555, Section 29, and K.C.C. 21A.48.080 are hereby
10907 amended to read as follows:

10908 A. The director may, at their discretion, approve a request for alternative
10909 compliance for the inclusionary housing requirements. Requests for such modifications
10910 shall clearly ~~((set forth))~~ state the facts upon which the request for relief is sought.

10911 Alternative compliance may include:

10912 1. Providing affordable housing units off-site at another location within the same
10913 community service area subarea geography where the project is proposed;

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10914 2. For developments subject to 21A.48.020, ((P))payment to the county in lieu of
10915 constructing affordable housing units to be used to create affordable housing units within the
10916 same community services area subarea geography; or

10917 3. Such other means proposed by the applicant and approved at the discretion of
10918 the director, consistent with the following criteria for alternative compliance.

10919 B. Alternative compliance requests may only be approved when all of the following
10920 requirements are met:

10921 1. The applicant demonstrates that the proposed alternative compliance method
10922 provides the same number and quality affordable housing units as those provided on site;

10923 2. The affordable housing units provided through the alternative compliance
10924 method will provide the same mix of rental or owner-occupied units as would have
10925 otherwise been provided on site; and

10926 3. In no case shall the director approve an alternative compliance request that
10927 results in zero affordable housing units being constructed on-site.

10928 C. If an alternative compliance request is approved that includes off-site affordable
10929 housing units, any building permits required for off-site affordable housing units shall be
10930 submitted before issuance of building permits or final subdivision approval for the subject
10931 property. Certificates of occupancy for off-site affordable housing units shall be issued
10932 before issuance of the final certificate of occupancy for the subject property.

10933 D. If an alternative compliance request is approved that includes payment in lieu of
10934 constructing affordable housing units, the formula for payments shall be established by
10935 department of community and human services through a public rule under K.C.C. chapter
10936 2.98. The formula should be based on the cost to the county to construct and maintain an

10937 affordable dwelling unit. The payment obligation shall be paid before issuance of any
10938 building permits or final subdivision approval for the project.

10939 E. As part of the application review process for an inclusionary housing proposal,
10940 the director may authorize modifications to the dimensional standards in K.C.C. Title 21A.
10941 Approval of modifications may only be granted if the applicant demonstrates that the subject
10942 property cannot otherwise reasonably achieve the minimum density.

10943 F.1. As part of the application review process for an inclusionary housing proposal,
10944 the director may modify or waive the requirements for affordable dwelling units under this
10945 chapter if the applicant demonstrates that the cost of complying with this chapter would
10946 deprive the property owner of all economically beneficial use of the property or would
10947 create severe economic impact that unduly burdens the property owner.

10948 2. Requests for such modifications shall clearly (~~set forth~~) state the facts upon
10949 which the request for relief is sought.

10950 3. Review of a modification or waiver of the requirements of this subsection F.
10951 may include the director considering the following factors, at a minimum:

10952 a. The severity of the economic impact caused by the application of the
10953 requirements of this chapter;

10954 b. A modification under subsection E. of this section is not sufficient to alleviate
10955 the severity of economic impact caused by the application of the requirements of this
10956 chapter;

10957 c. The extent to which alternative uses of the property or configurations of the
10958 proposed development would alleviate the need for the requested waiver or modification;

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- 10959 d. The extent to which any economic impact was due to decisions by the
10960 applicant or property owner; and
- 10961 e. Other factors relevant to whether the burden should be borne by the property
10962 owner.
- 10963 4. The waiver or modification may be approved only to the extent necessary to
10964 grant relief from the deprivation of all economically beneficial use of the property or severe
10965 economic impact.
- 10966 5. The following factors, on their own, shall not be a sufficient basis for the
10967 director to grant a waiver or modification for the requirements of this chapter:
- 10968 a. decrease in property value;
- 10969 b. inability for a property owner to fully utilize the increase in residential
10970 development capacity through implementation of this chapter; or
- 10971 c. the fact that any such increase in residential development capacity, combined
10972 with the requirements of this chapter, did not leave the property owner in a better financial
10973 position than would have been the case with no increase in residential development capacity
10974 and no application of the requirements of this chapter.

10975 SECTION 217. Ordinance 13332, Section 34, as amended, and K.C.C. 27.10.190
10976 are hereby amended to read as follows:

10977 Preliminary subdivision, short subdivision, (~~urban planned development~~), or
10978 binding site plan applications shall be charged fees for planning, fire flow and access, site
10979 engineering, critical area, survey, and state Environmental Policy Act review as follows:

10980	A. Short plat - urban 2 to 4 lots, simple	\$22,944.00
10981	B. Short plat - urban 2 to 4 lots, complex	\$26,925.00

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10982	C.	Short plat - urban 5 to 9 lots	\$34,036.00
10983	D.	Short plat - rural	\$26,925.00
10984	E.	Subdivision((, urban planned development,)) or binding site plan -	
10985		base fee	\$42,174.00
10986	F.	Subdivision - additional fee per lot	\$142.00
10987	G.	Minor plan revisions before or after preliminary approval	
10988	1.	Short plat	\$2,417.00
10989	2.	Subdivision((, urban planned development,)) or binding site plan	\$6,186.00
10990	H.	Extension of plat approval	\$284.00
10991		<u>SECTION 218.</u> Ordinance 13332, Section 35, as amended, and K.C.C. 27.10.200	
10992		are hereby amended to read as follows:	
10993		Final subdivision, short subdivision, ((urban planned development,)) binding site	
10994		plan, subdivisional legal description, or title review, approval, and resubmittal shall be	
10995		charged fees as follows:	
10996	A.	Final plan review and approval	
10997	1.	Short plat - urban 2 to 4 lots, simple	\$7,223.00
10998	2.	Short plat - urban 2 to 4 lots, complex	\$10,068.00
10999	3.	Short plat - urban 5 to 9 lots	\$15,471.00
11000	4.	Short plat - rural	\$10,068.00
11001	5.	Subdivision((,)) or binding site plan((, or urban planned	
11002		development))	\$15,471.00
11003	B.	Final plan resubmittal	
11004	1.	Short plat - urban 2 to 4 lots, simple	\$996.00

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11005	2.	Short plat - urban 2 to 4 lots, complex	\$1,421.00
11006	3.	Short plat - urban 5 to 9 lots	\$2,845.00
11007	4.	Short plat - rural	\$1,421.00
11008	5.	Subdivision((;)) <u>or</u> binding site plan((; or urban planned development))	\$2,845.00
11009	C.	Alteration after recordation	
11010	1.	Short plat - urban 2 to 4 lots, simple	\$4,835.00
11011	2.	Short plat - urban 2 to 4 lots, complex	\$6,825.00
11012	3.	Short plat - urban 5 to 9 lots	\$10,380.00
11013	4.	Short plat - rural	\$6,825.00
11014	5.	Subdivision((;)) <u>or</u> binding site plan ((; or urban planned	
11015		development))	\$12,372.00
11016	D.	Subdivisional legal description review	
11017	1.	1-50 lots - base fee	\$700.00
11018	2.	1-50 lots - per lot	\$168.00
11019	3.	51-100 lots - base fee	\$9,100.00
11020	4.	51-100 lots - per lot	\$68.00
11021	5.	More than 100 lots - base fee	\$12,500.00
11022	6.	More than 100 lots - per lot	\$16.00
11023	7.	Name change	\$517.00

11024 SECTION 219. Ordinance 16147, Section 2, as amended, and K.C.C. 18.17.010 are

11025 hereby amended to read as follows:

11026 The definitions in this section apply throughout this chapter unless the context

11027 clearly requires otherwise.

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11028 A. "Alternative green building rating system" means a third-party green building
11029 certification other than LEED or the King County Sustainable Infrastructure Scorecard. The
11030 following are accepted alternative green building rating systems, but the executive may also
11031 accept certification through other rating systems as appropriate:

11032 1. Built Green Four-Star, Built Green Five-Star, or Built Green Emerald Star, or
11033 any combination thereof;

11034 2. Envision;

11035 3. Evergreen Sustainable Development Standard;

11036 4. Fitwel;

11037 5. Greenroads;

11038 6. Living Building Challenge;

11039 7. Passive House;

11040 8. Salmon Safe;

11041 9. SITES; and

11042 10. WELL.

11043 B. "Built Green Four-Star," "Built Green Five-Star," and "Built Green Emerald
11044 Star" mean a third-party residential green building certification, developed, and administered
11045 by the Master Builders Association of King and Snohomish Counties.

11046 C. "Capital project" means capital project as defined in K.C.C. 4A.10.100.

11047 D. "Energy Star" means the energy certification rating system developed by the
11048 United States Environmental Protection Agency that focuses on energy efficiency.

11049 E. "Envision" means a voluntary sustainable infrastructure rating system
11050 administered by the Institute for Sustainable Infrastructure and developed by the Harvard

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11051 University Graduate School of Design, American Public Works Association, American
11052 Society of Civil Engineers, and the American Council of Engineering Companies for
11053 assessing sustainability and resilience in infrastructure.

11054 F. "Equity" means equity as defined in K.C.C. 2.10.210.

11055 G. "Equity and social justice credits" means credits awarded through the Sustainable
11056 Infrastructure Scorecard for actions that identify and account for equity and social justice
11057 practices and outcomes throughout the capital project development lifecycle. The credits
11058 recognize project team efforts to advance process, distributional and cross-generational
11059 equity.

11060 H. "Evergreen Sustainable Development Standard" means a sustainable building
11061 program for affordable housing projects that receive housing trust funds, administered by
11062 the Washington state Department of Commerce according to RCW 39.35D.080.

11063 I. "Facility" means all or any portion of buildings, structures, infrastructure, sites,
11064 complexes, equipment, utilities, and conveyance lines.

11065 J. "Fitwel" means a third-party green building rating system administered by the
11066 Center for Active Design that provides a standard that supports health-promoting strategies
11067 in the built environment.

11068 K. "Green building team" means a group that includes representatives from county
11069 agencies with capital project or building management staff including, but not limited to, the
11070 Metro transit department, the department of natural resources and parks, the department of
11071 executive services, the department of local services, permitting and road services divisions,
11072 the department of public health, the historic preservation program, and the department of
11073 community and human services. The members represent staff with expertise in project

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11074 management, construction management, architecture, landscape architecture, environmental
11075 planning, design, engineering, historic preservation and resource conservation, public health,
11076 building energy systems, building management, budget analysis, equity and social justice,
11077 procurement, and other skills as needed. The green building team provides assistance and
11078 helps to disseminate information to project managers in all county agencies.

11079 L. "Greenroads" means the third-party green building rating system administered by
11080 the Greenroads International nonprofit organization to measure and manage sustainability
11081 on transportation projects.

11082 M. "GreenTools program" means the support team located within the solid waste
11083 division of the department of natural resources and parks that provides green building
11084 technical assistance to county divisions, cities, and the general public within the county.

11085 N. "Integrative process" means an approach to project design that seeks to achieve
11086 high performance on a wide variety of well-defined environmental and social goals while
11087 staying within budgetary and scheduling constraints. It relies on a multidisciplinary and
11088 collaborative team whose members make decisions together based on a shared vision and a
11089 holistic understanding of the project. It is an iterative process that follows the design
11090 through the entire project life, from predesign through operation.

11091 O. "Leadership in Energy and Environmental Design" or "LEED" means a
11092 voluntary, consensus-based national standard for developing high-performance, sustainable
11093 buildings, created by the United States Green Building Council.

11094 P. "LEED-eligible building" means any new construction or major remodel or
11095 renovation capital project with one thousand gross square feet or more of new, remodeled,
11096 or renovated floor area that is occupied or conditioned and that meets the minimum program

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11097 requirements for LEED certifications.

11098 Q. "Living Building Challenge" means a voluntary green building rating system
11099 administered by the International Living Future Institute. The certification options are Full
11100 Living, Petal, CORE, Zero Energy₂ and Zero Carbon.

11101 R. "Major remodel or renovation" means work that demolishes space down to the
11102 shell structure and rebuilds it with new interior walls, ceilings, floor coverings₂ and systems,
11103 when the work affects more than twenty-five percent of a building's square footage and the
11104 affected space is one thousand square feet or larger.

11105 S. "Minor remodel or renovation" means any type of remodel or renovation that
11106 does not qualify as a major remodel or renovation.

11107 T. "New construction" means a new building or structure.

11108 U. "Passive House" means a voluntary passive building energy standard
11109 certification program through either the PHIUS+ certification administered by Passive
11110 House Institute United States or the Passive House certification administered by Passive
11111 House Institute.

11112 V. "Regional code collaboration" means interested jurisdictions across the Puget
11113 Sound region working together to develop building, energy, fire, residential, plumbing,
11114 mechanical₂ and zoning codes supporting the advancement of green building practices.

11115 W. "Retrocommissioning" means a detailed, systematic process for investigating an
11116 existing building's operations and identifying ways to improve performance. The primary
11117 focus is to identify operational improvements to obtain comfort and energy savings.

11118 X. "Salmon Safe" means a voluntary peer-reviewed certification program, linking
11119 site development land management practices with the protection of agricultural and urban

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11120 watersheds, founded by the Stewardship Partners.

11121 Y. "SITES" means a voluntary sustainability-focused framework program
 11122 administered by the Sustainable SITES Initiative and developed by the American Society of
 11123 Landscape Architects, the Lady Bird Johnson Wildflower Center, and the United States
 11124 Botanical Garden.

11125 Z. "Social cost of carbon" means social cost of carbon as defined in K.C.C.
 11126 18.20.015.

11127 AA. "Social justice" means social justice as defined in K.C.C. 2.10.210.

11128 ~~((AA.))~~ BB. "Strategic Climate Action Plan" means the King County Strategic
 11129 Climate Action Plan adopted by Motion 15866, or any subsequent Strategic Climate Action
 11130 Plan developed under K.C.C. chapter 18.25 and adopted by the council.

11131 ~~((BB.))~~ CC. "Sustainable development practices" are also known as green building
 11132 and means whole system approaches to the design, construction and operation of buildings
 11133 and infrastructure that help to mitigate the negative environmental, economic, health, and
 11134 social impacts of construction, demolition, operation, and renovation while maximizing the
 11135 facilities' positive fiscal, environmental, health, and functional contribution. Sustainable
 11136 development practices recognize the relationship between natural and built environments
 11137 and seek to minimize the use of energy, water, and other natural resources while providing
 11138 maximum benefits and contribution to service levels to the system and the connecting
 11139 infrastructures.

11140 ~~((CC.))~~ DD. "Sustainable Infrastructure Scorecard" means a green building and
 11141 sustainable development rating system developed by the green building team for capital
 11142 projects that are not eligible for the LEED rating system.

11143 ~~((DD.))~~ EE. "Transit-oriented development" means a capital project on King
 11144 County-owned property that includes the development of housing, commercial space,
 11145 services, or job opportunities in direct proximity to frequent public transportation and that is
 11146 wholly or partially planned or wholly or partially financed by the Metro transit department.

11147 ~~((EE.))~~ FF. "WELL" means a third-party green building rating system administered
 11148 by the International WELL Building Institute's collaboration with Green Business
 11149 Certification, Inc.

11150 SECTION 220. Ordinance 19402, Section 8, and K.C.C. 18.17.050 are hereby
 11151 amended to read as follows:

11152 A. Capital projects shall be subject to the following applicable green building
 11153 standards and corresponding requirements; capital projects shall register with the applicable
 11154 third-party rating system and achieve the appropriate certification. Small, related capital
 11155 projects that are part of a program may be certified as a program rather than at the
 11156 individual-project level:

11157 1. Affordable housing capital projects subject to RCW 39.35D.080 that receive
 11158 moneys from the King County Department of Community and Human Services or that are
 11159 part of transit-oriented development shall achieve either Evergreen Sustainable
 11160 Development Standard requirements or an applicable alternative green building rating
 11161 system certification, or both;

11162 2. Buildings owned or lease-to-own by King County, excluding those to which
 11163 subsection A.1. of this section applies, shall achieve certification levels as follows:

11164 a. New construction of a LEED-eligible building shall achieve either LEED
 11165 platinum certification or the Living Building Challenge certification, or both; and

11166 b. A major remodel or renovation of a LEED-eligible building shall achieve
11167 either LEED gold certification or the Living Building Challenge certification, or both; and

11168 3. Capital projects owned or lease-to-own by King County that are not subject to
11169 subsection A.1. or 2. of this section shall either achieve a platinum rating according to a
11170 King County or division-specific Sustainable Infrastructure Scorecard or achieve
11171 certification through an applicable alternative green building rating system, or both.

11172 B. All capital projects to which subsection A. of this section applies:

11173 1. Shall meet King County Surface Water Design Manual requirements, regardless
11174 of jurisdiction location. If a project is located in a jurisdiction where the surface water
11175 design manual standards and requirements are different than King County's, the project shall
11176 implement the more stringent requirement;

11177 2. Shall achieve a minimum diversion rate of eighty percent for construction and
11178 demolition materials, achieve an eighty-five percent diversion rate beginning in 2025 and
11179 shall achieve zero waste of resources with economic value beginning in 2030;

11180 3. Shall achieve applicable King County equity and social justice credits for capital
11181 projects regardless of the rating system used; ~~((and))~~

11182 4. Should use the practice of integrative process to maximize green building,
11183 sustainable development, community benefit, and financial investment opportunities over
11184 the life of the asset; and

11185 5. Should use the social cost of carbon in life-cycle assessments and decision
11186 making related to facility construction and resource efficiency projects.

11187 C.1. For leases by a King County agency for King County operations at non-King-
11188 County-owned facilities, the agency shall seek to incorporate the latest green building and

11189 sustainable development practices in the county-occupied space.

11190 2. For new leases of King County-employee-occupied-space of longer than five
 11191 years, including lease-to-own projects, King County shall lease buildings that are certified
 11192 through the LEED rating system at silver level or higher, are Energy Star Certified, or are
 11193 certified through an alternative green building rating system, but only when those ratings are
 11194 consistent with the operational needs of the function. Buildings that do not meet these
 11195 standards can be leased by the county if plans and financing are in place at the time of
 11196 signing that will enable the building to meet this standard within twenty-four months of
 11197 lease signing.

11198 D. As part of the county's green building program, the county shall preserve and
 11199 restore the historic landmarks and properties eligible for landmark designation that are
 11200 owned by the county, except in cases where a certificate of appropriateness is granted by the
 11201 King County landmarks commission.

11202 SECTION 221. Ordinance 16650, Section 1, as amended, and K.C.C. 21A.55.101
 11203 are hereby amended to read as follows:

11204 A.1. The purpose of the sustainable communities and housing demonstration
 11205 projects is to provide affordable housing and workforce housing integrated into
 11206 developments containing market rate housing and maximize sustainable development,
 11207 which includes: bike, pedestrian, and transit connections(()); a mix of housing types(());
 11208 and the use of recyclable materials. The demonstration projects will provide information on
 11209 the application of these techniques to urban infill redevelopment and urban single family
 11210 residential development, some of which may include mixed use. The demonstration
 11211 projects will also assist the county in refining regulations relating to zoning, subdivision,

11212 roads, and stormwater as they relate to sustainable development.

11213 2. The demonstration projects will also enable the county to evaluate whether
11214 consolidated administrative approval of zoning and subdivision-related modifications or
11215 waivers and any subsequent hearings, if required, effectively speeds the development review
11216 process while maintaining land use coordination and environmental protection and whether
11217 that leads to administrative costs savings for project applicants and King County.

11218 B. The expected benefits from the demonstration projects include: the use of
11219 innovative design and development techniques to promote sustainable communities,
11220 reduced impervious surface areas for site infrastructure; a greater use of recycled-content
11221 building materials and more efficient use of energy and natural resources; and the
11222 opportunity to identify and evaluate potential substantive changes to land use development
11223 regulations that support the development of sustainable and affordable housing.

11224 C. A request by the applicant to modify or waive development standards for the
11225 development proposals shall be evaluated by the department of local services, permitting
11226 division, based on the criteria in subsection J. of this section. A request shall first be either
11227 approved or denied administratively and may be further reviewed as described in subsection
11228 H.3. of this section. Approval or denial of the proposed modification or waiver shall not be
11229 construed as applying to any other development application either within the demonstration
11230 project area or elsewhere in the county.

11231 D. A modification or waiver approved by the department of local services,
11232 permitting division, in accordance with this section shall be in addition to those
11233 modifications or waivers that are currently allowed by this title. The proposed modifications
11234 or waivers to development regulations that may be considered regarding sustainable

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11235 communities and housing demonstration projects shall include only the following chapters
11236 and related public rules:

11237 1. Drainage review requirements: K.C.C. chapter 9.04 and the Surface Water
11238 Design Manual;

11239 2. King County road standards: K.C.C. chapter 14.42 and the county road
11240 standards(~~(, 2007 update)~~);

11241 3. Density and dimensions: K.C.C. chapter 21A.12;

11242 4. Design requirements: K.C.C. chapter 21A.14;

11243 5. Landscaping and water use: K.C.C. chapter 21A.16;

11244 6. Parking and circulation: K.C.C. chapter 21A.18;

11245 7. Signs: K.C.C. chapter 21A.20;

11246 8. Critical areas: K.C.C. chapter 21A.24, if the modification results in a net
11247 improvement to the functions of the critical area; and

11248 9. Landscape installation timing: K.C.C. chapters 27A.30 and 27A.40.

11249 E. A demonstration project authorized by this section may contain residential and
11250 limited nonresidential uses subject to the following:

11251 1. The demonstration project may include any residential uses as allowed as a
11252 permitted use in the R12 - 48 zones, subject to any development conditions in K.C.C.
11253 21A.08.030, without the need to request a modification or waiver as described in subsection
11254 H. of this section. The applicant may request a modification or waiver of any of the
11255 development conditions for residential uses contained in K.C.C. 21A.08.030, subject to the
11256 review process described in subsection H. of this section and the criteria in subsection J. of
11257 this section;

11258 2. The demonstration project may include, as part of a residential project, any
 11259 nonresidential use allowed as a permitted use in the NB zone under K.C.C. 21A.08.030,
 11260 21A.08.040, 21A.08.050, 21A.08.060, and 21A.08.070, subject to any development
 11261 conditions contained in those sections without the need to request a modification or waiver
 11262 as described in subsection H. of this section, except the following uses are not allowed:

11263 a. automotive parking;

11264 b. automotive repair(~~and~~);

11265 c. automotive service(~~(, K.C.C. 21A.08.050)~~);

11266 ~~((e.))~~ d. commuter parking lot, (~~(K.C.C. 21A.08.060,)~~) unless as part of a transit-
 11267 oriented development. For the purposes of this subsection (~~(E.2.e.))~~ E.2.d., "transit-oriented
 11268 development" means a development that is designated as a transit-oriented development in
 11269 an agreement with the county and that includes the construction of new housing units at or
 11270 within one quarter mile of a county transit center or park and ride lot;

11271 ~~((d.))~~ e. gasoline service stations(~~(as defined in K.C.C. 21A.08.070)~~);

11272 ~~((e.))~~ f. off-street required parking lot;

11273 g. commercial and industrial accessory uses;

11274 ~~((f.))~~ h. private stormwater management facility;

11275 ~~((g.))~~ i. self-service storage; and

11276 ~~((h.))~~ j. vector waste receiving facility.

11277 3. The nonresidential uses shall be no greater than three thousand square feet per
 11278 use, with a total maximum of all nonresidential uses not to exceed ten percent of the area of
 11279 the demonstration project site or twenty thousand square feet, whichever is smaller. The
 11280 applicant may request a modification or waiver of the development conditions for

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11281 nonresidential uses in K.C.C. 21A.08.030, 21A.08.040, 21A.08.050, 21A.08.060, and
11282 21A.08.070, subject to the review process described in subsection H. of this section and the
11283 criteria in subsection J. of this section.

11284 F. A demonstration project authorized by this section allows a residential basics
11285 program for townhouse and apartment building types, consistent with the department of
11286 local services public rules chapter 16-04: residential basics program.

11287 G. All related review processes such as subdivision, building permit, inspection and
11288 similar processes for a demonstration project shall be expedited if:

11289 1. Fifty percent or more of all residential units proposed for the demonstration
11290 project are affordable to households at eighty percent of area median income, as defined by
11291 Department of Housing and Urban Development income guidelines for King County and
11292 below; or

11293 2. Seventy percent or more of all residential units for the demonstration project are
11294 affordable to households at eighty to one hundred fifteen percent of area median income, as
11295 defined by Department of Housing and Urban Development income guidelines for King
11296 County.

11297 H.1. Requests for a modification or waiver made in accordance with this section
11298 may only be submitted in writing in relation to the following types of applications:

- 11299 a. a site development permit;
- 11300 b. a binding site plan;
- 11301 c. a building permit;
- 11302 d. a short subdivision; or
- 11303 e. a subdivision.

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11304 2. Requests shall be submitted to the department in writing before or in
11305 conjunction with an application for one or more of the permits listed in subsection H.1. of
11306 this section, together with any supporting documentation. The supporting documentation
11307 must illustrate how the proposed modification meets the criteria in subsection J. of this
11308 section.

11309 3. Except for an applicant's request for a modification or waiver submitted in
11310 conjunction with an application for a subdivision, the notice of application, review and
11311 approval of a proposed modification or waiver shall be treated as a Type 2 land use decision
11312 in accordance with K.C.C. 20.20.020. The request for a modification or waiver submitted in
11313 conjunction with an application for a subdivision shall be treated as a Type 3 land use
11314 decision in accordance with K.C.C. 20.20.020.

11315 4. A preapplication meeting with the applicant and the department of local
11316 services, permitting division, to determine the need for and the likely scope of a proposed
11317 modification or waiver is required before submittal of such a request. If a modification or
11318 waiver requires approval of the department of natural resources and parks or the department
11319 of local services, road services division, that department or division shall be invited to
11320 participate in the preapplication meeting.

11321 5. If the applicant requests an adjustment from the county drainage standards, the
11322 director shall refer the request to the department of natural resources and parks for decision
11323 under K.C.C. chapter 9.04, with the right to appeal within the department of natural
11324 resources and parks as provided in K.C.C. 9.04.050.C.6. The department of natural
11325 resources and parks shall consider the purposes of this demonstration ordinance as a factor
11326 relative to the public interest requirement for drainage adjustments described in

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11327 K.C.C.9.04.050.C.

11328 6. If the applicant requests a variance from the county road standards, the director
11329 shall refer the request to the county road engineer for decision under K.C.C. 14.42.060, with
11330 the right to appeal within the department of local services, road services division, as
11331 provided in K.C.C. 14.42.060 and the associated public rule. The department of local
11332 services, road services division, shall consider the purposes of this demonstration ordinance
11333 as a factor relative to the public interest requirement for road variances described in K.C.C.
11334 14.42.060.

11335 7. Administrative appeals of modifications or waivers approved by the director
11336 shall be combined with any appeal of the underlying permit decision, if the underlying
11337 permit is subject to appeal.

11338 I. An approved development proposal for any of the applications listed in subsection
11339 H.1. of this section, including site plan elements or conditions of approval may be amended
11340 or modified at the request of the applicant or the applicant's successor in interest designated
11341 by the applicant in writing. The director may administratively approve minor modifications
11342 to an approved development proposal. Modifications that result in major changes as
11343 determined by the department or as defined by the approval conditions shall be treated as a
11344 new application for purposes of vesting and shall be reviewed as applicable to the
11345 underlying application pursuant to K.C.C. 20.20.020. Any increase in the total number of
11346 dwelling units above the maximum number set forth in the development proposal permit or
11347 approval shall be deemed a major modification. The county, through the applicable
11348 development proposal permit or approval conditions, may specify additional criteria for
11349 determining whether proposed modifications are major or minor. The modifications

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11350 allowed under this section supersede other modification or revision provisions of K.C.C.
11351 Title 16 and Title 19A and this title.

11352 J.1. To be eligible to use the provisions of this section, a demonstration project must
11353 be located on a demonstration project site identified in Attachment A or Attachment B to
11354 Ordinance 16650(~~(, Section 2,)~~) and the applicant has accepted the site as a King County
11355 sustainable communities and housing demonstration project.

11356 2. Proposals to modify or waive development regulations for a development
11357 application must be consistent with general health, safety, and public welfare standards, and
11358 must not violate state or federal law.

11359 3.a. Applications must demonstrate how the proposed project, when considered as
11360 a whole with the proposed modifications or waivers to the code, will meet all of the criteria
11361 in this subsection J., as compared to development without the modification or waiver, and:

- 11362 (1) achieves higher quality urban development;
- 11363 (2) provides quality infill development;
- 11364 (3) optimizes site utilization; and
- 11365 (4) enhances pedestrian experiences and sense of place and community.

11366 b. Any individual request for a modification or waiver must meet two or more of
11367 the following criteria:

- 11368 (1) contributes to the creation of a sustainable community, which includes
11369 features such as a connected street network, a mix of housing types, pedestrian or bike
11370 routes throughout the development, direct bus connections, no front garages, and front
11371 porches.

- 11372 (2) uses the natural site characteristics to protect the natural systems;
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11373 (3)(a) contributes to achievement of a three-star rating for the project site under
 11374 the Built Green Communities program administered by the Master Builders Association of
 11375 King and Snohomish Counties;

11376 (b) contributes to achievement of a four-star or higher rating for the single
 11377 family units under the Built Green program administered by the Master Builders
 11378 Association of King and Snohomish Counties or achieve a gold certification under the U.S.
 11379 Green Building Council, LEED program, or equivalent program; or

11380 (c) contributes to achievement of a four-star or higher rating for the
 11381 multifamily units under the Built Green program administered by the Master Builders
 11382 Association of King and Snohomish Counties or achieve a gold certification under the U.S.
 11383 Green Building Council, LEED program, or other equivalent program; and

11384 (4) provides attractive, well-designed development that will assist in improving
 11385 safety and preventing crime in the development and surrounding area, including: adequate
 11386 outdoor lighting along walkways~~((/))~~ and trails~~((;))~~; walkways~~((/))~~ and trails ~~((5'))~~ five feet
 11387 or wider; and low vegetation along walkways~~((/))~~ and trails.

11388 4. The criteria in this subsection supersede other variance, modification or waiver
 11389 criteria and provisions of K.C.C. Title 21A.

11390 K. Regulatory modification and waiver applications, or both, authorized by this
 11391 section shall be filed with the department of local services, permitting division, within three
 11392 years of the approval of the development proposal, which includes issuance of a building
 11393 permit or site development permit, recording of a plat, short plat or binding site plan, or by
 11394 such a later date as may be specified in the conditions of any development approval for any
 11395 type of modification or waiver for which the opportunity for future application is expressly

11396 granted in those conditions. Modifications or waivers contained within an approved
11397 development proposal are valid as long as the underlying permit or development application
11398 approval is valid. If modifications or waivers are approved as separate applications, they
11399 must be incorporated into a valid permit or development application within three years of
11400 approval of the development proposal. The director may extend the date for filing the
11401 demonstration project permit and development applications for a maximum of twelve
11402 months. Any deadline in this subsection shall be adjusted to include the time for appeal of
11403 all or any portion of the project approval.

11404 SECTION 222. The following are hereby repealed:

- 11405 A. Ordinance 14050, Section 17, and K.C.C. 14.70.300;
- 11406 B. Ordinance 9614, Section 103, as amended, and K.C.C. 16.82.150;
- 11407 C. Ordinance 16267, Section 6, and K.C.C. 16.82.151;
- 11408 D. Ordinance 15053, Section 15, as amended, and K.C.C. 16.82.152;
- 11409 E. Ordinance 15053, Section 16, and K.C.C. 16.82.154;
- 11410 F. Ordinance 18810, Section 6, and K.C.C. 20.08.175;
- 11411 G. Ordinance 1096, Sections 1 and 2, as amended, and K.C.C. 20.12.090;
- 11412 H. Ordinance 8279, Section 1, as amended, and K.C.C. 20.12.150;
- 11413 I. Ordinance 11620, Section 18, and K.C.C. 20.12.433;
- 11414 J. Ordinance 11620, Section 19, and K.C.C. 20.12.435;
- 11415 K. Ordinance 8380, Section 1, and K.C.C. 20.14.010;
- 11416 L. Ordinance 8380, Appendix A;
- 11417 M. Ordinance 8380, Appendix B;
- 11418 N. Ordinance 10238, Section 1, as amended, and K.C.C. 20.14.020;

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- 11419 O. Ordinance 10293, Attachment A, as amended;
- 11420 P. Ordinance 10293, Sections 1, 2, 6, 7, and 9, as amended, and K.C.C. 20.14.025;
- 11421 Q. Ordinance 10293, Attachment A, as amended;
- 11422 R. Ordinance 10513, Section 1, as amended, and K.C.C. 20.14.030;
- 11423 S. Ordinance 10513, Attachment A, as amended;
- 11424 T. Ordinance 11087, Section 1, as amended, and K.C.C. 20.14.040;
- 11425 U. Ordinance 11087, Attachment A, as amended;
- 11426 V. Ordinance 11111, Section 1, as amended, and K.C.C. 20.14.050;
- 11427 W. Ordinance 11111, Attachment A, as amended;
- 11428 X. Ordinance 11886, Sections 1 and 4, as amended, and K.C.C. 20.14.060;
- 11429 Y. Ordinance 11886, Attachment A, as amended;
- 11430 Z. Ordinance 12809, Section 1, as amended, and K.C.C. 20.14.070;
- 11431 AA. Ordinance 12809, Attachment A, as amended;
- 11432 BB. Ordinance 14091, Section 1, and K.C.C. 20.14.080;
- 11433 CC. Ordinance 14091, Attachment A;
- 11434 DD. Ordinance 12171, Section 3, and K.C.C. 21A.06.533;
- 11435 EE. Ordinance 10870, Section 196, and K.C.C. 21A.06.780;
- 11436 FF. Ordinance 10870, Section 308, and K.C.C. 21A.06.1340;
- 11437 GG. Ordinance 10870, Section 550, and K.C.C. 21A.32.130;
- 11438 HH. Ordinance 10870, Section 140, and K.C.C. 21A.32.140;
- 11439 II. Ordinance 10870, Section 560, and K.C.C. 21A.34.010;
- 11440 JJ. Ordinance 10870, Section 561, and K.C.C. 21A.34.020;
- 11441 KK. Ordinance 10870, Section 562, as amended, and K.C.C. 21A.34.030;
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- 11442 LL. Ordinance 10870, Section 563, as amended, and K.C.C. 21A.34.040;
- 11443 MM. Ordinance 10870, Section 564, as amended, and K.C.C. 21A.34.050;
- 11444 NN. Ordinance 10870, Section 565, as amended, and K.C.C. 21A.34.060;
- 11445 OO. Ordinance 10870, Section 566, and K.C.C. 21A.34.070;
- 11446 PP. Ordinance 10870, Section 567, and K.C.C. 21A.34.080;
- 11447 QQ. Ordinance 16267, Section 68, as amended, and K.C.C. 21A.37.055;
- 11448 RR. Ordinance 10870, Section 581, as amended, and K.C.C. 21A.38.080;
- 11449 SS. Ordinance 18623, Section 9, and K.C.C. 21A.38.270;
- 11450 TT. Ordinance 10870, Section 582, and K.C.C. 21A.39.010;
- 11451 UU. Ordinance 10870, Section 583, as amended, and K.C.C. 21A.39.020;
- 11452 VV. Ordinance 10870, Section 584, as amended, and K.C.C. 21A.39.030;
- 11453 WW. Ordinance 10870, Section 585, and K.C.C. 21A.39.040;
- 11454 XX. Ordinance 10870, Section 586, as amended, and K.C.C. 21A.39.050;
- 11455 YY. Ordinance 10870, Section 587, and K.C.C. 21A.39.060;
- 11456 ZZ. Ordinance 10870, Section 588, and K.C.C. 21A.39.070;
- 11457 AAA. Ordinance 10870, Section 589, and K.C.C. 21A.39.080;
- 11458 BBB. Ordinance 10870, Section 590, and K.C.C. 21A.39.090;
- 11459 CCC. Ordinance 10870, Section 591, and K.C.C. 21A.39.100;
- 11460 DDD. Ordinance 10870, Section 592, and K.C.C. 21A.39.110;
- 11461 EEE. Ordinance 10870, Section 593, and K.C.C. 21A.39.120;
- 11462 FFF. Ordinance 10870, Section 594, and K.C.C. 21A.39.130;
- 11463 GGG. Ordinance 12171, Section 8, and K.C.C. 21A.39.200;
- 11464 HHH. Ordinance 10870, Section 628, and K.C.C. 21A.44.070;
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- 11465 III. Ordinance 12171, Section 9, and K.C.C. 21A.44.080;
- 11466 JJJ. Ordinance 14662, Section 1, as amended, and K.C.C. 21A.55.060;
- 11467 KKK. Ordinance 17877, Section 1;
- 11468 LLL. Ordinance 17877, Section 2;
- 11469 MMM. Ordinance 17877, Section 3;
- 11470 NNN. Ordinance 17878, Section 1;
- 11471 OOO. Ordinance 17878, Section 2;
- 11472 PPP. Ordinance 17878, Section 3; and
- 11473 QQQ. Ordinance 16650, Attachment B.
- 11474 SECTION 223. The executive shall submit sections 30, 31, 136, 137, 138, 141,
- 11475 143, 144, 145, 146, and 147 of this ordinance and amendments to King County
- 11476 Comprehensive Plan chapter six in Attachment A to this ordinance to the state
- 11477 Department of Ecology for its approval, as provided in RCW 90.58.090.
- 11478 SECTION 224. Sections 30, 31, 136, 137, 138, 141, 143, 144, 145, 146, and 147
- 11479 of this ordinance and amendments to King County Comprehensive Plan chapter six in
- 11480 Attachment A to this ordinance take effect within the shoreline jurisdiction fourteen days
- 11481 after the state Department of Ecology provides written notice of final action stating that
- 11482 the proposal is approved, in accordance with RCW 90.58.090. The executive shall
- 11483 provide the written notice of final action to the clerk of the council.
- 11484 SECTION 225. The executive is authorized to submit an application to the
- 11485 Growth Management Planning Council to designate the Skyway and White Center
- 11486 Unincorporated Activity Centers as countywide centers, as provided in Appendix 6 to the
- 11487 2021 King County Countywide Planning Policies.

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11488 SECTION 226. Severability. If any provision of this ordinance or its application
11489 to any person or circumstance is held invalid, the remainder of the ordinance or the
11490 application of the provision to other persons or circumstances is not affected.

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

Dave Upthegrove, Chair

ATTEST:

Melani Hay, Clerk of the Council

APPROVED this ____ day of _____, _____.

Dow Constantine, County Executive

Attachments: A. 2024 King County Comprehensive Plan, B. Appendix A Capital Facilities and Utilities, C. Appendix B Housing Needs Assessment, D. Appendix C Transportation, E. Appendix C1 Transportation Needs Report, F. Appendix C2 Regional Trail Needs Report, G Appendix D1 Growth Targets and the Urban Growth Area, H . Amendments to Vashon-Maury Island Community Service Area Subarea Plan, As Amended, I. Land Use and Zoning Map Amendments

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 1 n/a	Substantive	n/a	Findings		<ul style="list-style-type: none"> Generally, the Findings capture the requirements of the Growth Management Act and Shoreline Management Act, and state the reasoning behind the Four-to-One Program changes, middle housing, Vashon-Maury Island map amendments, residential density incentives. As Councilmembers are considering amendments to the Executive's transmittal, additional or different Findings may be needed.
Section 2 n/a	Substantive	n/a	Adopts portions of the ordinance and its attachments as amendments to the: <ul style="list-style-type: none"> - Comprehensive Plan - Shoreline Master Program - Vashon Maury Island Subarea Plan - Land use and zoning controls - Retitles previously adopted Comprehensive Plan appendices 	Establishes the various elements of the proposed 2024 update to the Comprehensive Plan	<ul style="list-style-type: none"> No issues identified.
Section 27 20.12.010	Clarification	Codifies adoption of the 2016 Comprehensive Plan, as amended	Replaces the 2016 plan with the 2024 plan	Reflects adoption of 2024 Comprehensive Plan	<ul style="list-style-type: none"> No issues identified.
Section 28 20.12.200	Clarification	Codifies adoption of the Shoreline Master Program enacted as of March 25, 2021 This section identifies which Code sections of Code constitute the regulations of the Shoreline Master Program.	Replacements enactment date with that of this proposed ordinance Technical correction	Reflects updated version of the Shoreline Master Program as amended by the 2024 Update. Other proposed changes to reflect accurate "shoreline jurisdiction" terminology	<ul style="list-style-type: none"> K.C.C. 21A.24.070 should be included in its entirety (not just subsections A., D, and E.), as sections B. and C. affect the shoreline jurisdiction. Additional changes may be proposed under the Critical Areas Ordinance (CAO). See the CAO matrix.
Section 3 2.16.055	Substantive	Establishes requirements for subarea planning and Community Needs Lists (CNLs), including: <ul style="list-style-type: none"> - reporting on performance of each subarea plan 2 years after adoption of the applicable subarea plan - CNLs must be developed using at least the "County engages in dialogue" and "County and community work together" levels of engagement as outlined in the Office of Equity and Racial and Social Justice's Community Engagement Guide - CNLs for each subarea must be submitted to the Council both 1) with each biennial budget, and 2) with the applicable subarea plan for that geography Establishes the duties of the Permitting Division of the Department of Local Services, including a requirement to process urban planned development permits	For subarea planning and CNLs: <ul style="list-style-type: none"> - Reporting on performance of all adopted subarea plans occurs at the same time, once every two years - CNLs must be developed using at least the "County and community work together" level of engagement - CNLs must be submitted with each biennial budget - Other changes to remove outdated language Removes requirement to process Urban Planned Development permits	Updates reporting requirements for subarea plan performance metrics so that reporting on all adopted subarea plans will be due at the same time/consistent basis moving forward (rather than the current staggered timelines based on when each plan is adopted) CNL engagement is proposed to be updated to reflect the following 2024 scope item: Review the requirements and process for developing community needs lists, including evaluating whether and how community engagement could occur at the "county and community work together" level of engagement as outlined in the OERSJ Community Engagement Guide. The proposed Code and development of CNLs moving forward would align with this higher level of engagement. Proposed changes would remove the requirement to submit CNLs with subarea plans in addition to biennial budgets. Submitting with the subarea plan itself along with biennial budgets will cause either 1) two versions of a CNL to be open in front of the Council at the same time, or 2) a CNL to be adopted and then updated/readopted a couple of months later. This is both confusing and a great deal of additional process without much, if any, additional gain. Subarea planning engagement will still route related public input to updates of CNLs as appropriate.	<ul style="list-style-type: none"> The change to level of community engagement (page 3) for development of community needs lists is a policy choice. The main difference between these two levels of engagement is that "County and community work together" gives community members more decision-making power, in partnership with the County. There is one higher level of community engagement, "Community directs action" which is usually initiated by the community and the County only offers technical assistance, giving a larger share of decision-making power to Community members. The level of community engagement for subarea plans, and for the CSA work plans, is not proposed to change, and will maintain the minimum "County engages in dialogue" level of engagement. This is a policy choice. Executive staff indicate this is because the scope of work only directed the review of levels of engagement for CNLs. The proposed change to when Community Needs Lists are transmitted to the Council is also a policy choice. The Executive's proposal would require CNLs to be transmitted to the Council only with the biennial budget (beginning in 2025 for the 2026-2027 biennial budget). This sets up a scenario when the subarea plans that are adopted in non-budget review years (even years), the subarea plan and associated community engagement would occur, and then in the following year, the CNL development would require additional community engagement. Council may wish

Proposed Ordinance Review Matrix
3/8/24

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to recognize that:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. 	<p>to consider whether and how the CNL development and subarea plan development should work.</p> <ul style="list-style-type: none"> • There are components of the existing language in this section that are not currently part of DLS's activities: <ul style="list-style-type: none"> ○ Subsection D.2. requires a work plan for each CSA geography to be completed by DLS. Executive staff indicate that this is due to COVID-related changes in DLS operations and that DLS is reviewing the best way to support the CSA geographies.. ○ Subsection F. was adopted as part of 18791 in 2018 (the Ordinance that created DLS). This required a follow-up ordinance to be transmitted by January 1, 2020, to address some inconsistencies identified in Ordinance 18791 that couldn't be resolved before adoption. That follow-up ordinance has never been transmitted to the Council. Executive staff indicate they understand this requirement exists but that there are not currently resources to accomplish it. ○ In G.1.f. regarding the regulation of taxicabs and for-hire drivers and vehicles, Council staff recommend incorporating TNC drivers and vehicles to reflect the County's role in its regulation. "f. regulating the operation, maintenance, and conduct of county-licensed businesses, except taxicab, and for-hire, and transportation network company drivers and vehicles" or to keep it simpler "f. regulating the operation, maintenance, and conduct of county-licensed businesses, except ((taxicab and for hire)) drivers and vehicles relating to the for-hire vehicle industry"
K.C.C. 2.100	Policy staff flag				<ul style="list-style-type: none"> • The Hearing Examiner's annual report highlights that director's code interpretation decisions, not associated with a permit application or code enforcement action, are not currently appealable to the Hearing Examiner. This creates issues for regulatory interpretations not part of a permit and early in the code enforcement process.
Section 4 6.70.010	Technical	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> • No issues identified.
Section 5 6.70.020	Technical	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> • No issues identified.
Section 6 6.70.030	Technical	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> • No issues identified.
Section 7 6.70.040	Technical	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> • No issues identified.

Proposed Ordinance Review Matrix
3/8/24

Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 8 6.70.060	Technical	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> No issues identified.
Section 9 6.70.070	Technical	Regulates licensing standards for marijuana retail activities and businesses licensed by the Washington state Liquor and Cannabis Board and located in unincorporated King County	Changes "marijuana" to "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> No issues identified.
Section 58 21A.06.040	Technical	Defines "agricultural product sales," which excludes marijuana products	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> No issues identified.
Section 61 21A.06.XXX	Technical	n/a	Recodifies K.C.C. 21A.06.7341 to follow K.C.C. 21A.06.162	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"	<ul style="list-style-type: none"> No issues identified.
Section 62 21A.06.7341	Technical	Defines "marijuana"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> No issues identified.
Section 63 21A.06.XXX	Technical	n/a	Recodifies K.C.C. 21A.06.7342 to follow recodified K.C.C. 21A.06.7341	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"	<ul style="list-style-type: none"> No issues identified.
Section 64 21A.06.3742	Technical	Defines "marijuana greenhouse"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> No issues identified.
Section 65 21A.06.XXX	Technical	n/a	Recodifies K.C.C. 21A.06.7344 to follow recodified K.C.C. 21A.06.7342	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"	<ul style="list-style-type: none"> No issues identified.
Section 66 21A.06.7344	Technical	Defines "marijuana processor"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> No issues identified.
Section 67 21A.06.XXX	Technical	n/a	Recodifies K.C.C. 21A.06.7346 to follow recodified K.C.C. 21A.06.7344	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"	<ul style="list-style-type: none"> No issues identified.
Section 68 21A.06.7346	Technical	Defines "marijuana producer"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> No issues identified.
Section 69 21A.06.XXX	Technical	n/a	Recodifies K.C.C. 21A.06.7348 to follow recodified K.C.C. 21A.06.7346	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "marijuana" with "cannabis"	<ul style="list-style-type: none"> No issues identified.
Section 70 21A.06.7348	Technical	Defines "marijuana retailer"	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> No issues identified.
Section 95 21A.06.1013	Substantive	Defines "rural equestrian community trail"	Replaces "nonmotorized" with "active transportation"	Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology	<ul style="list-style-type: none"> Expanding the possible uses to include active transportation opens the possibility of e-bikes and scooters on rural equestrian trails. This wouldn't be guaranteed since it is just that they "may...be suitable," but whether to open this possibility is a policy choice. The code could be updated to remove "within the Equestrian Community" as that is not a location. The existing definition defines a rural equestrian community trail as "existing," meaning that new trails

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					cannot meet the definition. The standards for rural equestrian community trails in 21A.14.380 reference "new" trails. Executive staff indicate that the intent of "new" in that section is improvements to existing trails. That language could be changed to match that intent.
Section 101 21A.06.1285	Substantive	Defines "trails"	Replaces "nonmotorized" with "active transportation"	Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology	<ul style="list-style-type: none"> The language could be clarified to state that a trail is intended for <u>one or more forms of</u> active transportation, since the Executive proposes to prohibit certain types of active transportation on some trails through the Title 7 update (PO 2024-0007).
Section 11 14.01.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 14.01 adopting a definition of "Active transportation" for the purposes of K.C.C. Title 14 (Roads and Bridges)	Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology. New definition matches definition in the Comprehensive Plan Glossary.	<ul style="list-style-type: none"> The last two sentences are policy/regulation language likely not appropriate for a definition.
Section 12 14.01.360	Substantive	Defines "transportation facilities" for the purposes of K.C.C. Title 14 (Roads and Bridges)	Changes "nonmotorized travel" to "active transportation" and clarifies intent for facilities.	Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology. Adds additional clarifying language, consistent with the definition for active transportation in the Comprehensive Plan Glossary	<ul style="list-style-type: none"> The final sentence is policy/regulation language likely not appropriate for a definition.
Section 13 14.40.0104	Substantive	Establishes standards for review of road vacation petitions, including that considerations should be made for whether all or portions of the right-of-way should be preserved for the county transportation system	Changes "transportation system" to "road system"	<p>State law defines a county road as a highway open as a matter of right to public vehicular travel. See RCW 36.75.010(6) and (11). Most road right-of-way dedicated to the County was exclusively for use as a future County Road. Accordingly, the proper criteria for the County Road Engineer to evaluate whether road right-of-way should be vacated is whether it advisable to preserve it for the future County Road system, not for a future transportation system.</p> <p>King County Code 14.40.0104 requires the King County Road Engineer to produce a report regarding a proposed road vacation that "complies with the requirements in RCW 36.87.040." In determining whether a county road should be vacated and abandoned, the County Road Engineer is required to determine "whether it would be advisable to preserve it for the county road system in the future." See RCW 36.87.040. Since K.C.C. 14.40.0104 adopts the requirements of RCW 36.87.040, a determination by the County Road Engineer whether it would be advisable to preserve the road right-of-way for "the county transportation system of the future" conflicts with the requirements of RCW 36.87.040.</p> <p>Most property deeded for right-of-way and dedicated to the County in plats is for one purpose, the use of the property for a future County Road. RCW 36.87.040, which the County code incorporates in its road vacation ordinance, requires the County Road Engineer to determine "whether it would be advisable to preserve it for the county road system in the future." By expanding the road vacation criteria to require the County Road Engineer to determine if it is advisable to preserve the right-of-way for County facilities other than County roads, the County would be claiming more property rights than were granted to it by the party that executed the dedication.</p>	<ul style="list-style-type: none"> The proposed change at B.4. could have the effect of narrowing the County Road Engineer's (and Hearing Examiner's) analysis of a petition to vacate all or a portion of a right of way to whether the right-of-way may be used as part of the traditional road system and thereby excluding other potential transportation uses (i.e., active transportation uses and/or trails not associated with a road). Executive staff note that B.9. may still allow the County to deny a road vacation for these purposes. The Hearing Examiner suggests that, if the language is kept, to say "county transportation system of the future," to add "including potential use as a trail" so that it is clear to those who petition for road vacation what standard the Examiner will use.

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Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 14 14.56.020	Substantive	Establishes framework for King County's nonmotorized transportation program	Changes "nonmotorized" to "active transportation"	Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology.	<ul style="list-style-type: none"> The existing and proposed language is unclear as to what the lettered list applies to. If Councilmember intent is that any active transportation policies in the KCCP and functional plans, and any active transportation project needs in a capital improvement program are part of the active transportation program, the policy could be clarified that these are not limited by the criteria in the list, and that the list only limits the types of operational activities that are part of the program. The list uses "and," meaning all four things are required in order for something to be considered part of the active transportation program. Executive staff indicate that the intent is "or."
Section 15 14.56.030	Substantive	Establishes nonmotorized program requirements for the Department of Local Services	Changes "nonmotorized" to "active transportation"	Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology.	<ul style="list-style-type: none"> No issues identified.
Section 48 20.36.100	Substantive	Establishes criteria for eligibility for open space classification under the Public Benefit Rating System	<ul style="list-style-type: none"> Removes reference to "citizen" Replaces "nonmotorized" with "active transportation" 	<p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Amendments are proposed throughout the Code to change "nonmotorized" to "active transportation," consistent with current terminology</p>	<ul style="list-style-type: none"> C.1 –The proposed Title 7 update (PO 2024-0007) would prohibit some motorized forms of active transportation, such as e-scooters and some e-bikes, from regional trails unless special dispensation is given by the Parks director. This Code section would require PBRS applicants using this credit to allow all active transportation as part of a linkage to a regional trail, even if that trail does not allow all active transportation. This is not necessarily a conflict, but it does require to property owner to commit to more intensive use than the County might actually allow. C.5. – The terms for this credit state that use of motor vehicles are prohibited on an equestrian-pedestrian-bicycle trail linkage. However, Executive staff indicate that the intent is not to prohibit motorized micromobility devices. The language could be updated to clarify this. Flag for CAO update (rural stewardship plans)
Section 121 21A.14.180	Technical	Establishes space requirements for on-site recreation for certain types of residential developments	Removes reference to "citizens"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> K.C.C. 21A.14.180 and .190 could be combined into one section.
Section 122 21A.14.190	Technical	Establishes play-area requirements for on-site recreation for certain types of residential developments	Removes reference to "citizens"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> K.C.C. 21A.14.180 and .190 could be combined into one section.
Section 127 21A.16.030	Technical	Categorizes different land uses subject to the landscaping and water standards in K.C.C. Chapter 21A.16	<ul style="list-style-type: none"> Removes references to "citizens" Replaces "churches, synagogues and temples" with "religious facilities" 	<p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>"Religious facilities" is proposed to be used as more inclusive language and to reflect proposed changes to the definition</p>	<ul style="list-style-type: none"> Duplexes, triplexes, and fourplexes are not included in the list of land uses. A division of residential lots for the purposes of constructing duplexes, triplexes, fourplexes, townhouses and apartments should be considered "single-family development", however the construction of these housing types without division is considered "attached/group residence." This is a policy choice whether they should be treated differently.

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Section 16 16.82.020	Substantive	Establishes definitions for the purposes of K.C.C. Chapter 16.82 (clearing and grading), including: - the definition for "grading and clearing permit"	Changes "grading and clearing permit" to "clearing and grading permit" Adds new definitions for "habitable space," "pruning," "tree crown," and "wildfire risk assessment certification"	Clarifying change to align with nomenclature in the rest of the Code New definitions are proposed to be added to support clearing and grading code changes related to wildfire preparedness later in this proposed ordinance, consistent with new policy direction in the Comprehensive Plan	<ul style="list-style-type: none"> "Habitable space" excludes bathrooms, hallways, closets, and similar areas. This term is used in context of vegetation clearing to protect residences from wildfires. These non-habitable areas in a home are interconnected with habitable spaces like living and sleeping areas. Councilmembers may wish to consider whether vegetation clearing distances should be from the exterior edge of a house or whether it should be from certain living areas The Hearing Examiner's annual report highlights an inconsistency between grading code and zoning code definitions (21A.06.565 K.C.C. versus 16.82.020.O) for "grading." A simple fix would be to update the zoning code definition to match the grading code. Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix.
Section 17 16.82.051	Substantive	Establishes development activities that are exempt from clearing and grading permits, including exempting: - Cumulative clearing of less than 7,000 square feet - "Construction or maintenance of utility corridors or facility within the right of way" subject a to franchise permit - Habitat restoration or enhancement project if sponsored/cosponsored by a public agency or federally recognized tribe	<p>Adds new guidance on how to read and implement the exceptions table</p> <p>Adds new permit exemption for "clearing" and "construction or maintenance of utility corridors or facility outside of the right of way" for tree and vegetation clearing and pruning for the purposes of wildfire preparedness when meeting certain standards.</p> <p>Existing standards are proposed to change as follows:</p> <ul style="list-style-type: none"> Existing exemption for cumulative clearing of less than 7,000 square feet is limited to a single site since January 2005 "Franchise permit" is changed to "right of way construction permit" "public agency" or "federally recognized tribe" is changed to "government agency" 	<p>New guidance is proposed to be added for clarity and alignment with other tables in K.C.C. Title 21A</p> <p>Additional exemptions are proposed to reduce barriers for vegetation management to improve wildfire preparedness, consistent with new policy direction in the Comprehensive Plan.</p> <p>For existing standards:</p> <ul style="list-style-type: none"> Date is proposed to be added for cumulative clearing calculation for clarity and enforcement purposes; uses the effective date of the Critical Areas Ordinance, when this exemption went into place. Change to "right of way construction permit" would reflect existing intent and current practice. Change to "government agency" is proposed for clarity and to capture existing listed agencies and others as applicable 	<ul style="list-style-type: none"> The Hearing Examiner's annual report highlights an issue with how "cumulative" clearing and grading are administered (16.82.051.C.1, .C.3. & C.8). This issue will be further evaluated with the CAO. Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix.
Section 18 16.82.060	Technical	Establishes requirements for clearing and grading permit applications	Removes references to K.C.C. 16.82.150 and 16.82.152	Reflects proposed repeals later in this proposed ordinance	<ul style="list-style-type: none"> At B.3., the Executive proposed to change the citation, but this changes the meaning. The old citation was to a restoration plan, while the new citation is to a reclamation plan. This could be clarified, or removed, as the reclamation plan is already required for mineral extraction-related permits. Executive staff note that this section will be updated as part of the Ordinance being drafted to respond to SB 5290 (regarding local permit review processes).
Section 21 18.25.010	Substantive	Establishes required elements for the Strategic Climate Action Plan, including goals, strategies, measures, targets, and priority actions consistent with the following countywide greenhouse gas emissions reduction goal: - 25% by 2020 - 50% by 2030 - 80% by 2050	Changes emissions reduction goals to: - 50% by 2030 - 75% by 2040 - 95%, including net-zero emissions through carbon sequestration and other strategies, by 2050	To align with Comprehensive Plan policy E-209 and the Countywide Planning Policies	<ul style="list-style-type: none"> Executive staff indicate Code changes may be sent along with the 2025 SCAP that alter the requirements for the SCAP. If the 2025 SCAP is developed in line with those proposed Code changes, rather than the current Code, the Council will not have an opportunity to weigh in on those changes prior to the 2025 SCAP being developed.

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					<ul style="list-style-type: none"> • A.1.b.2. – Executive staff indicate that they may propose changes to this section as part of the potential future Code changes referenced above. • A.1.b.2.f – This section is broader than just green jobs and could be made its own subsection. • A.1.e. – This cost effectiveness assessment was not included in the 2020 SCAP, and it is unknown if it will be included in the 2025 SCAP. The Council could choose to remove this requirement or provide further direction. • A.2. The reference to the strategic planning cycle is outdated and could be removed. • A.4.; This language is more appropriate as a finding than as regulatory language. It could be reworked or removed. The terminology "best available science" could be changed to "science-based evidence" to avoid confusion with GMA terminology. • A.6. – For the past two SCAP cycles, the SCAP progress report has not been transmitted biennially as required by this section. As the SCAP is transmitted every five years, having a biennial report creates an irregular interval between the two. The Executive has instead transmitted progress reports with the SCAP, and at the midpoint between five-year SCAP updates. The Council could choose to amend the code to match this practice. • A.7. – This section requires creation of a SCAP labor advisory council or for the Executive to seek input from specific organizations. Such a council has not been created. Executive staff suggest removing this requirement. Whether to remove or provide further direction is a policy choice.
Section 219 18.17.010	Substantive	Establishes definitions for the purposes of K.C.C. Chapter 18.17 (green building program)	Adds definition for "social cost of carbon"	The new definition is proposed to align with existing Comprehensive Plan requirements in policy E-207 (now E-205). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate. Provisions for social cost of carbon are proposed in K.C.C. 18.17.050, and this proposed definition is needed to support that change.	<ul style="list-style-type: none"> • No issues Identified.
Section 220 18.17.050	Substantive	Establishes green building requirements for County capital projects	Adds consideration of the social cost of carbon in life-cycle assessments and decision making related to facility construction and resource efficiency projects	The new definition is proposed to align with existing Comprehensive Plan requirements in policy E-207 (now E-205). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.	<ul style="list-style-type: none"> • As noted in F-217 and F-217a, the regulations here only require "certification through an applicable alternative green building rating system," not <i>highest</i> certification level. As the policy would change to a "shall" policy, the Code or policy could be changed so they match. Executive staff note that the Code is more up-to-date than the policies.
Section 22 19A.08.070	Substantive	Establishes standards for recognizing legal lots, lots created before June 9, 1937, if they were served by one of the following before January 1, 2000: - an approved sewage disposal; - an approved water system; or - a road meeting certain standards	Removes option to demonstrate legal lot status using service by a road	This subsection outlines how the County recognizes whether a property is considered a legal lot. One of the categories of lot recognition is subdivided lots that were created prior to June 9, 1937, when the state's first subdivision regulations went into effect. A pre-1937 lot can be recognized as a legal lot if a property owner can	<ul style="list-style-type: none"> • Executive staff were not able to provide information on the number of legal lot determination applications this would have impacted in the past. Making this change is a policy choice.

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				demonstrate that prior to 2000 the lot was served by sewage disposal, a water system, or certain kinds of roads. Due to a lack of reliable records, recognition of pre-1937 lots based on road standards in effect at the time the lot was created is unworkable for permit applicants and the department. As such, the recommendation is to delete that allowance. Such lots could then be recognized based on the remaining Code provisions, which are demonstration of available water or sewer, which is straightforward to apply and has a tie to health, safety, and infrastructure considerations.	
Section 23 19A.12.020	Clarification	Establishes timelines preliminary approval of subdivisions, including for Urban Planned Developments and Fully Contained Communities	Removes references to, and standards for, Urban Planned Developments and Fully Contained Communities Removes language that expired in 2014	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> D. and E. allow for longer preliminary plat approval timeframes than allowed by state law. They could both be deleted, and the provisions in A. (5-year approval) would still apply. Executive staff indicate that plats under E. are not known to occur. There are provisions in RCW 58.17.140 that allow for <i>extensions</i> of preliminary plat approvals past 5 years that the Council could consider adopting, in place of the outright allowance in D. and E.
Section 24 19A.28.020	Clarification	Establishes standards for adjustments of boundary lines between adjacent lots, including: - ensuring that adjustments do not circumvent other standards or procedures in K.C.C. Title 19A - standards for adjustments for Urban Planned Developments	<ul style="list-style-type: none"> Adds that adjustments also do not circumvent other standards or procedures in K.C.C. Title 21A Removes reference Urban Planned Developments 	K.C.C. Title 21A is proposed to be added in addition to Title 19A for clarity and consistent with existing intent. Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> At D.1., a boundary line adjustment is not allowed to create more than one additional building site. A building site is a defined term in the Code, and would allow for a home to be built. This means that even if there are two or more <i>legal lots</i>, if they do not meet the requirements for <i>building sites</i>, they could not be reconfigured to allow for two new homes. The Council may want to consider whether this meets the Council's policy goals. <p>K.C.C. 19A.04.060 defines "Building site" to mean: an area of land, consisting of one or more lots or portions of lots, that is: A. Capable of being developed under current federal, state, and local statutes, including zoning and use provisions, dimensional standards, minimum lot area, minimum lot area for construction, minimum lot width, shoreline master program provisions, critical area provisions and health and safety provisions; or B. Currently legally developed.</p>
Section 25 20.08.037	Clarification	Defines "area zoning and land use study" for the purposes of K.C.C. Title 20 (planning)	Updates definition to remove a comparison of area zoning and land use study to a subarea study	"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and the Code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are proposed to be replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition proposed to be removed, as it is no longer necessary. In this case, reference to subarea studies is proposed to be removed, and clarity about the scope of the area	<ul style="list-style-type: none"> No issues identified.

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				zoning and use studies is added to reflect existing intent. This aligns with changes in the Comprehensive Plan Glossary.	
Section 26 20.08.060	Clarification	Defines "subarea plan" for the purposes of K.C.C. Title 20 (planning)	Removes references to: - community plans, neighborhood plans, basin plans, and other plans addressing multiple areas having common interests; and - K.C.C. 20.12.015	Proposed to update definition to align with current context and practice, and to align with changes in the Comprehensive Plan Glossary.	<ul style="list-style-type: none"> No issues identified.
Section 222.F 20.08.175	Clarification	Adopts the definition of "subarea study"	Repealed	"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and the Code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are proposed to be replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition proposed to be removed, as it is no longer necessary. This reflects an associated change in the Comprehensive Plan Glossary	<ul style="list-style-type: none"> No issues identified.
Section 29 20.18.030	Substantive	Establishes procedures for amendment of the Comprehensive Plan, including for: - Emergencies; - Annual updates(non-substantive changes only, with some specific exceptions); - 8-year updates (statutorily-required updates, allowing substantive changes); and - Midpoint updates (optional update occurring halfway through the 8-year planning cycle, allowing for some substantive changes if approved by motion) - Timelines for the 2024 update - Requirements for consistency with Comprehensive Plan policy I-207	<ul style="list-style-type: none"> Clarifies when and how emergency updates can occur Relocates exceptions for annual updates to the Comprehensive Plan Changes 8-year updates to 10-year updates Timelines for adopting the authorizing motion for midpoint updates are shifted up by 3 months Removes 2024 update requirements Requirements for consistency with policy I-207 are updated to only apply to policy changes, remove requirements for analysis of financial costs and public benefits, and remove allowance to address requirements via environmental review documents 	<p>Standards for emergency updates are proposed to be added to reflect existing intent per guidance from Washington State Commerce, consistent with King County Charter 230.30, and to reflect requirements in WAC 365-196-640.</p> <p>The list of the limited instances of substantive changes that can be considered during an annual update proposed to be moved to the Comprehensive Plan for clarity, consistency, and to remove redundancies.</p> <p>Global edits are proposed to be made throughout the Code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.</p> <p>Midpoint updates are proposed to be initiated 3 months earlier, so that the Executive has sufficient time (a full year, rather than 9 months) for plan development after the scope is adopted</p> <p>The 2024 update requirements are proposed for removal because they would be obsolete by the time this proposed ordinance would be adopted.</p> <p>Requirements for consistency with policy I-207 are proposed to be updated to align with changes in the policy in the 2024 Comprehensive Plan.</p>	<ul style="list-style-type: none"> Moving the list of types of changes that would be allowed with an annual KCCP update to Chapter 12 of the KCCP is a policy choice; moving the language to the KCCP may limit when the list can be changed to only as part of a midpoint or 10-year update. At D.3., the Executive proposes to move up the timeframe for the midpoint scope of work by 3 months, which would give the Executive more time to develop the midpoint update. This is a policy choice. The sections that describe the Comprehensive Planning process and cycle were written a long time ago, and some of the provisions are not as clear as they could be (for example, the requirement to provide a public schedule is in the section on the docket process). The Council may want to consider reorganizing these sections so they are clearer.
Section 30 20.18.040	Substantive	Establishes procedures for consideration of site-specific land use map or Shoreline Master Program map amendments, including for: - 8-year Comprehensive Plan updates - Four-to-One proposals	<ul style="list-style-type: none"> Changes 8-year updates to 10-year Removes allowance for consideration of Four-to-One proposals through the site-specific land use map amendment process 	Global edits are proposed to be made throughout the Code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.	<ul style="list-style-type: none"> This section is also being reviewed as part of the Four-to-One Program updates and can be found in that review matrix. In Sections 30 and 31, there are references to two types of shoreline map amendments (SMP map amendment and SMP shoreline environment

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				The proposed Four-to-One change is substantively consistent with Growth Management Planning Council Four-to-One program review recommendations. Four-to-One proposals are discretionary; this is not consistent with the role of the Hearing Examiner. Four-to-One proposals are significant land use changes, processed as land use map amendments, and should be considered in the Comprehensive Plan update process, not a quasi-judicial process.	redesignation). Because they are amending the Shoreline Master Program, when these sections are changed, they require Department of Ecology approval, even though the changes usually do not impact the SMP language. The Council could move the references to the SMP into Section 31, maintain Section 30 to only cover site-specific land use map amendments, to streamline.
Section 31 20.18.056	Clarification	Establishes procedures for consideration of Shoreline Master Program redesignations, including limiting them to 8-year Comprehensive Plan updates	Changes 8-year updates to 10-year	Global edits are proposed to be made throughout the Code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.	<ul style="list-style-type: none"> In Sections 30 and 31, there are references to two types of shoreline map amendments (SMP map amendment and SMP shoreline environment redesignation). Because they are amending the Shoreline Master Program, when these sections are changed, they require Department of Ecology approval, even though the changes usually do not impact the SMP language. The Council could move the references to the SMP into Section 31, maintain Section 30 to only cover site-specific land use map amendments, to streamline.
Section 32 20.18.060	Clarification	Establishes procedures for 8-year Comprehensive Plan updates	<ul style="list-style-type: none"> Changes 8-year updates to 10-year, and associated specific date changes Adds performance measures requirements Moving up the timelines for establishing the scope of work Remove 2024 update-specific requirements Update scope and timing of updates to the Transportation Needs Report 	<p>Global edits are proposed to be made throughout the Code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.</p> <p>Performance measurement requirements are proposed to be added to reflect the outcome of 2016 Comprehensive Plan Workplan Action 2 "Develop a Performance Measures Program for the Comprehensive Plan"</p> <p>The 2024 update requirements are proposed for removal because they would be obsolete by the time this proposed ordinance would be adopted.</p> <p>The proposed Transportation Needs Report changes would better align with the new 10-year Comprehensive Plan schedule and provide additional clarity on requirements for changes between 10-year updates.</p>	<ul style="list-style-type: none"> The sections that describe the Comprehensive Planning process and cycle were written a long time ago, and some of the provisions are not as clear as they could be (for example, the requirement to provide a public schedule is in the section on the docket process). Council may want to consider reorganizing these sections so they are clearer. The change to move up the timeframe for the 10-year scope of work by 3 months, which would give the Executive more time to develop the midpoint update, is a policy choice. There are references to "biennial budget" that could be updated to reflect the newer option for annual budgets.
Section 33 20.18.070	Clarification	Establishes procedures for annual Comprehensive Plan updates, including: <ul style="list-style-type: none"> Requirements for Comprehensive Plan elements adopted outside of the standard Comprehensive Plan process as part of the County budget (Capital Improvement Program, Transportation Needs Report, and school capital facility plans) Requiring annual updates changes that would require an Environmental Impact Statement (EIS) to be included in a future plan update (such as an 8-year update) when an EIS can be completed 	<ul style="list-style-type: none"> Removes detailed timelines and instead references codified timelines for the budget in K.C.C. 20.18.060.B Changes 8-year update to 10-year 	Edits for clarity, consistency, and streamlining Global edits are proposed to be made throughout the Code to reflect recent changes in state law to move the periodic comprehensive planning update schedule from once every 8 years to once every 10 years.	<ul style="list-style-type: none"> The sections that describe the Comprehensive Planning process and cycle were written a long time ago, and some of the provisions are not as clear as they could be (for example, the requirement to provide a public schedule is in the section on the docket process). The Council may want to consider reorganizing these sections so they are clearer.
Section 34 20.18.110	Clarification	Establishes requirements for public hearings for changes to the Comprehensive Plan or development regulations	Changes "will" to "shall"	Clarifying edit to reflect existing intent. "Will" is predictive but "shall" is directive; regulations should be directive, not statements of what is anticipated to happen.	<ul style="list-style-type: none"> K.C.C. 20.18.110 and .120 could be combined.
Section 35 20.18.120	Technical	Establishes requirements for public hearings for changes to area zoning, including posting notices in the official county newspaper and a newspaper of general	<ul style="list-style-type: none"> Changes "official county newspaper" to "newspaper of general circulation" 	To reflect current practice and the evolution of print news media. King County does not have an official county newspaper. Additionally, not all communities	<ul style="list-style-type: none"> K.C.C. 20.18.110 and .120 could be combined.

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Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
		circulation in the community that the zoning change would occur in	<ul style="list-style-type: none"> - Replaces "newspaper" of general circulation in the community that the zoning change would occur in to "publication," and adds "if available" 	have either 1) actual print newspaper (some only have online editions or community blogs) and 2) not all communities have local publications.	<ul style="list-style-type: none"> • At B., could require that notice be provided to those who have requested it of Regional Planning and Council, in addition to those who requested it of DLS.
Section 36 20.18.140	Clarification	Establishes procedures for the Comprehensive Plan docket	<ul style="list-style-type: none"> - Clarifying edits and restructuring throughout - Removes reference to "citizens" - Removes requirement for separate docket processes by individual departments and consolidates into one docket process for all departments - Encourages, rather than requires, publicizing the docket as part of all public engagement activities for the Comprehensive Plan - Clarifies process for docket request that only apply to development regulations - Redirects docket requests received during midpoint and 10-year updates to the standard process for all input received during the plan update - Removes requirement for the Executive to post docket reports online - Redirect requirements for providing opportunities for general public comment on the Comprehensive Plan (outside of the docket) to the existing code requirements for general public comment on the Comprehensive Plan 	Various revisions are proposed to provide clarity, align with current practice, and streamline redundant processes.	<ul style="list-style-type: none"> • The sections that describe the Comprehensive Planning process and cycle were written a long time ago, and some of the provisions are not as clear as they could be (for example, the requirement to provide a public schedule is in the section on the docket process). The Council may want to consider reorganizing these sections so they are clearer. • The proposed change to how docket requests are processed during midpoint and 10-year updates, means that there would not be a docket report or specific letters to docket requestors. The result of this change means that these requestors wouldn't necessarily receive the Code required notification from the Council at B.8. that they can petition the Council regarding their change. Executive staff indicate that this is being done for equity reasons, as the docket process isn't as obvious to the general public as it is to those who have historically participated in the planning process. This is a policy choice.
Section 37 20.18.160	Substantive	Establishes procedures for "early and continuous public participation"(as required by the GMA) in the development and amendment of the Comprehensive Plan and implementing development regulations	<ul style="list-style-type: none"> - Removes one annual posting of public participation opportunities and replaces with posting upcoming opportunities as they are available - Removes requirement for a formal guide to the comprehensive planning process and replaces with providing various resources and information online - Removes references to "citizens" - Updates list of methods to provide information to the public - Encourages providing notices in nontechnical language - Ensures public meetings are appropriately noticed - Clarifies requirements for documenting meetings - Removes prioritization of input from technical persons and 3rd parties, consistent with state law - Ensures public notice and comment opportunity for emergency Comprehensive Plan amendments, consistent with state law 	This Code section has not been amended since 1998. It is updated throughout to align with current practice. Additional revisions to advance equity goals are proposed to be evaluated in the future as part of proposed 2024 Comprehensive Plan Work Plan Action 2.	<ul style="list-style-type: none"> • The description of subarea plan in Title 2 has a required minimum level of community engagement. A level of engagement requirement could be added here. There is also a Work Plan action in Chapter 12 of the KCCP regarding public engagement.

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Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 41 20.18.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 20.18, establishing that Comprehensive Plan amendments that add land to the Urban Growth Area, removes land from the Agricultural Production District or Forest Production District, or removes land from the mineral resources map would be effective either 60 days after publication of notice of adoption of the Comprehensive Plan or, if appealed, after issuance of the Growth Management Hearings Board's final order	Proposed changes would align with new requirements in 2022 Senate Bill 5042. The Bill requires certain impactful land use changes to not go into effect until after the 60-day Comprehensive Plan amendment appeal period window closes or, if an appeal is filed, after completion of the appeal proceedings (typically within 180 days). This ensures that no permanent, on-the-ground conversion of rural or resource lands to more intensive levels of development would occur until it is guaranteed that the land use designation change will not be undone due to a successful appeal.	<ul style="list-style-type: none"> No issues identified.
Section 38 20.18.170					<ul style="list-style-type: none"> This section is being reviewed as part of the Four-to-One Program updates and can be found in that review matrix.
Section 39 20.18.180					<ul style="list-style-type: none"> This section is being reviewed as part of the Four-to-One Program updates and can be found in that review matrix.
Section 40 20.18.XXX					<ul style="list-style-type: none"> This section is being reviewed as part of the Four-to-One Program updates and can be found in that review matrix.
Section 43 20.20.035	Technical	Establishes community meeting requirements for certain types of development permits, including allowing citizens to propose alternative sites for the development proposal	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> At A., the language assumes that community meetings are only required by K.C.C. Chapter 21A.08, which is not the case. This could be clarified. At B., the language includes two different types of requirements, and could be separated.
Section 45 20.20.120	Clarification	Requires development of a citizen's guide to the permit process	<ul style="list-style-type: none"> Removes reference to "citizen" Adds requirements for the guide to be available in both print and electronic format 	<p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Other changes align with similar recent changes in the Hearing Examiner code</p>	<ul style="list-style-type: none"> No issues identified.
Section 46 20.22.150	Substantive	Establishes criteria for Hearing Examiner review of proposed rezones, including: <ul style="list-style-type: none"> Requiring consistency with the Comprehensive Plan Allowing for realization of potential zoning Allowing for rezoning based on recommendations in a subarea plan, subarea study, or area zoning Allowing for rezoning based on changed conditions 	<ul style="list-style-type: none"> Clarifies which elements of the Comprehensive Plan the rezone must be consistent with Clarifies what potential zoning means, consistent with existing code in K.C.C. 21A.04.170 Removes subarea study and area zoning, and adds area zoning and land use study Clarifies what changed conditions entails, including changes in: the availability of public facilities or infrastructure, development patterns on surrounding parcels, or the quantity or quality of environmentally sensitive areas Requiring that the rezone will not negatively impact the surrounding area 	<p>The proposed changes intend to provide additional clarity for the various standards to ensure consistent and appropriate implementation.</p> <p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and the Code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are proposed to be replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition proposed to be removed, as it is no longer necessary. In this case, subarea plans and area zoning and land use studies can both do this. Additionally, "area zoning" is old terminology; updated to current "area zoning and land use study" defined term.</p>	<ul style="list-style-type: none"> No issues identified.

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Section 49 20.62.040	Technical	Establishes criteria for eligibility for historic designation	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> No issues identified.
Section 50 21A.02.070	Substantive	Establishes guidance on how to read and implement the land use tables	Adds a new subsection requiring essential public facilities uses not already listed in the use tables to be processed as a special use permit	To ensure consistency with Growth Management Act requirements to: 1) not preclude the siting of essential public facilities and 2) have a process for how such proposed facilities will be reviewed. Given the nature and scale of essential public facilities (large and typically difficult to site), the special use permit process is the most appropriate level of review.	<ul style="list-style-type: none"> The new language regarding Essential Public Facilities would be better placed in the Regional land use table, rather than in the section about how to read the land use tables.
Section 51 21A.04.060	Substantive	Establishes the purposes of the Rural Area (RA) zone, including criteria for applying the RA-5, RA-10, and RA-20 zones, such as consideration of: <ul style="list-style-type: none"> - Predominant lot size patterns in the area - Environmental constraints and critical areas in the area - Proximity to nearby resource lands for RA-10 lands 	<ul style="list-style-type: none"> - Predominant lot size is changed to consideration of impacts of the density on surrounding areas and infrastructure - Clarifies what's considered in environmental constraints and critical areas - Adds proximity to nearby resource lands to RA-5 lands - Adds consideration of RA-20 zoning when rezoning a large Natural Resource Land parcel to Rural Area zoning 	Proposed changes would align with existing and proposed policy requirements in the Comprehensive Plan; see policies R-304 through R-308.	<ul style="list-style-type: none"> B.2.b. and B.3.a.2.– this language may need to be updated if the corresponding language is changed in Ch 3 of the KCCP. A and F zones (outside of APDs and FPDs) are not included in the purpose of the RA section. Executive staff indicate this is intentional, to meet GMA requirements for lands of long-term commercial significance that are required to be designated and protected under the Growth Management Act.
Section 52 21A.04.070	Clarification	Establishes the purposes of the Urban Reserve (UR) zone, including use of the zone in rural city expansion areas and areas designated for potential Urban Planned Developments or Fully Contained Communities	<ul style="list-style-type: none"> - Replaces "rural city expansion areas" the "Urban Growth Area for Cities in the Rural Area" - Removes references to Urban Planned Developments and Fully Contained Communities 	<p>To align with current terminology in the Comprehensive Plan</p> <p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. 	<ul style="list-style-type: none"> This section identifies urban areas and rural towns as a location for UR zoning. This is not consistent with the Comprehensive Plan, which identifies this zone for only Cities in the Rural Area. This section could be revised to be consistent with the Comprehensive Plan.
Section 53 21A.04.080	Substantive	Establishes the purposes of the urban Residential (R) zone, including: <ul style="list-style-type: none"> - Providing for a mix of predominantly single detached homes and other development types in the R-1 through R-8 zones - Applying R-1 zoning on lands designated as wildlife habitat network - Applying R-12 through R-48 zoning on lands next to Unincorporated Activity Centers (UACs) 	<ul style="list-style-type: none"> - Changes predominantly single detached homes to only apply to the R-1 zone; and the R-4 through R-8 zones would provide for a mix of single detached homes and duplexes, triplexes, and fourplexes - Clarifies standards for designated wildlife habitat networks - Allows R-12 through R-48 zoning on lands in UACs, in addition to lands next to a UAC 	<p>Proposed revisions to the R-1 through R-8 zones would align with other amendments in this proposed ordinance to incentivize development of middle housing.</p> <p>The proposed wildlife habitat network change would remove unclear language about clustering, and instead rely on the existing siting requirements addressed elsewhere in K.C.C. Title 21A, including clustering requirements K.C.C. 21A.08.030.</p> <p>The proposed changes for R-12 through R-48 zoning would align with existing allowances in the Comprehensive Plan and current zoning in UACs.</p>	<ul style="list-style-type: none"> The R-4 through R-8 and R-12 through R-48 zone descriptions could be modified to use more precise terms instead of "urban density" such as "moderate" or "higher densities".
Section 54 21A.04.090	Substantive	Establishes the purposes of the Neighborhood Business (NB) zone, including: <ul style="list-style-type: none"> - Allowing for mixed-use developments 	<ul style="list-style-type: none"> - Limits mixed use development to the urban area and rural towns - Allows NB zoning in areas designated as UACs, community business 	The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial	<ul style="list-style-type: none"> The Executive proposes to limit mixed-use development in the NB zone to urban areas and rural towns. Councilmembers may wish to allow limited mixed-use development in some instances in the rural

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		<ul style="list-style-type: none"> - Allowing NB zoning in areas designated as urban neighborhood business centers, rural towns, or rural neighborhood centers 	<p>centers, neighborhood business centers commercial outside of centers, rural towns, and rural neighborhood commercial centers</p>	<p>zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>The areas where NB zoning is allowed is updated to align with current terminology and existing allowances in the Comprehensive Plan.</p>	<p>area, such as in rural neighborhood commercial centers (examples are Preston or outside of Maple Valley).</p> <ul style="list-style-type: none"> • At A.4. there is a reference to industrial uses, which is not defined by the County. The Council may wish to clarify what is intended.
<p>Section 55 21A.04.100</p>	<p>Substantive</p>	<p>Establishes the purposes of the Community Business (CB) zone, including:</p> <ul style="list-style-type: none"> - Allowing for mixed-use developments - Allowing CB zoning in areas designated as urban and community centers and rural towns 	<ul style="list-style-type: none"> - Limits mixed use development to the urban area and rural towns - Allows CB zoning in areas designated as UACs, community business centers, commercial outside of centers, and rural towns 	<p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>The areas where CB zoning is allowed is updated to align with current terminology and existing allowances in the Comprehensive Plan.</p>	<ul style="list-style-type: none"> • The Executive proposes to limit mixed-use development in the CB zone to urban areas and rural towns. Councilmembers may wish to allow limited mixed-use development in some instances in the rural area, such as in rural neighborhood commercial centers (examples are Preston or outside of Maple Valley).
<p>Section 56 21A.04.110</p>	<p>Substantive</p>	<p>Establishes the purposes of the Regional Business (RB) zone, including:</p> <ul style="list-style-type: none"> - Allowing for mixed-use developments - Allowing RB zoning in areas designated as urban and community centers and rural towns 	<ul style="list-style-type: none"> - Limits mixed use development to the urban area and rural towns - Allows RB zoning in areas designated as commercial outside of centers 	<p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one</p>	<ul style="list-style-type: none"> • The Executive proposes to limit mixed-use development in the RB zone to urban areas and rural towns. Councilmembers may wish to allow limited mixed-use development in some instances in the rural area, such as in rural neighborhood commercial centers (examples are Preston or outside of Maple Valley).

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				home per 5-20 acres (depending on the applicable rural zoning classification). The areas where RB zoning is allowed is updated to align with current terminology and existing and proposed allowances in the Comprehensive Plan.	
Section 57 21A.04.120	Substantive	Establishes the purposes of the Office (O) zone, including: - Allowing for mixed-use developments - Allowing O zoning in areas designated as activity centers	- Limits mixed use development to the urban area and rural towns - Allows O zoning in areas designated as UACs, community business centers, neighborhood business centers, commercial outside of centers, and rural towns	The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification). The areas where O zoning is allowed is updated to align with current terminology and existing allowances in the Comprehensive Plan.	<ul style="list-style-type: none"> The Executive proposes to limit mixed-use development in the O zone to urban areas and rural towns. Councilmembers may wish to allow limited mixed-use development in some instances in the rural area, such as in rural neighborhood commercial centers (examples are Preston or outside of Maple Valley).
Section 72 21A.06.260	Technical	Defines "critical facility"	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> No issues identified.
Section 75 21A.06.333	Substantive	Defines "drainage subbasin"	Removes references to basin plans	To reflect the proposed repeal of basin plans in this proposed ordinance	<ul style="list-style-type: none"> This definition uses the term within the definition 2 or 3 times. It could be clarified.
Section 86 21A.06.540	Technical	Defines "general business service"	Replaces "churches and places of worship" with "places where religious services are conducted"	To align with other changes in this proposed ordinance to the definition of churches	<ul style="list-style-type: none"> The terminology used in the KCCP and the Code is different when referring to religious facilities. Executive state that "religious facilities" is preferred. That could be updated here.
Section 93 21A.06.XXX	Technical	n/a	Recodifies 21A.06.185 to follow K.C.C. 21A.06.980	Proposed reordering of existing definition to reflect to reflect proposed changes to replace "church, synagogue or temple" with "religious facility"	<ul style="list-style-type: none"> No issues identified.
Section 94 21A.06.185	Technical	Defines "church, synagogue or temple"	Replaces "church, synagogue or temple" with "religious facility"	To update to more inclusive language	<ul style="list-style-type: none"> No issues identified.
Section 97 21A.06.1060	Technical	Defines "senior citizen"	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> No issues identified.
Section 98 21A.06.1062	Technical	Defines "senior citizen assisted housing"	Removes reference to "citizen"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves	<ul style="list-style-type: none"> No issues identified

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				all members of the public, regardless of citizenship status.	
Section 59 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 for a definition of " at imminent risk of becoming homeless"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 60 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 for a definition of " at risk of chronic homelessness"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 81 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "emergency housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 82 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "emergency shelter"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 83 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "emergency supportive housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.

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Section 84 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "experiencing chronic homelessness"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 87 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "interim housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 88 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "microshelter"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 89 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "microshelter village "	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 91 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "permanent supportive housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 92 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "recuperative housing"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.

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				updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	
Section 96 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "safe parking"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This definition supports those changes.	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 76 21A.06.355	Substantive	Defines "dwelling unit, apartment," including being a building consisting of 2 or more dwelling units	Increases to 5 or more dwelling units	To align with proposed Code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the "middle" form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.	<ul style="list-style-type: none"> See the separate housing matrix for a discussion on all PO changes related to middle housing.
Section 77 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "dwelling unit, duplex"	To align with proposed Code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the "middle" form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.	<ul style="list-style-type: none"> See the separate housing matrix for a discussion on all PO changes related to middle housing
Section 78 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "dwelling unit, fourplex"	To align with proposed Code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the "middle" form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.	<ul style="list-style-type: none"> This term could be "fourplex", rather than "fourplex dwelling unit." See the separate housing matrix for a discussion on all PO changes related to middle housing
Section 79 21A.06.370	Substantive	Defines "dwelling unit, townhouse," including being a building consisting of 1 or more dwelling units attached to 1 or more other townhouses	Increases to 5 or more dwelling units attached to 1 or more other townhouses	To align with proposed Code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the "middle" form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.	<ul style="list-style-type: none"> See the separate housing matrix for a discussion on all PO changes related to middle housing
Section 80 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "dwelling unit, triplex"	To align with proposed Code amendments related to middle housing throughout this ordinance. These updated and new definitions clarify the "middle" form and scale between single detached residences and high-rise multifamily buildings, differentiating duplexes, triplexes, and fourplexes from townhouse and apartment development.	<ul style="list-style-type: none"> See the separate housing matrix for a discussion on all PO changes related to middle housing

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Section 85 21A.06.450	Clarification	Defines "family" as various forms of people living together as a single housekeeping unit	Removes limitations on number of people living as a "family" except for short term rentals and as regulated by the building code	To align with state law under 2022 Senate Bill 5235	<ul style="list-style-type: none"> Subs A. and B. are regulatory and prescribe limitations on occupant load/limits. They could be removed from the definition.
Section 102 21A.08.030	Substantive	Establishes allowed residential land uses, including: <ul style="list-style-type: none"> Townhouses and apartments Senior Citizen Assisted Housing Accessory Dwelling Units (ADUs) Accessory Living Quarters (ALQs) 	<ul style="list-style-type: none"> Adds duplexes, triplexes, and fourplexes as allowed uses, subject to current and new conditions Removes conditional use permit requirements for townhouses and apartments in R-1 through R-8 zones Adds permanent supportive housing, emergency shelters, emergency supportive housing, interim housing, micro shelter villages, recuperative housing, and safe parking as allowed uses subject to new conditions Removes references to "citizens" Limits mixed-use developments in commercial zones to urban areas and rural towns and in the rural area on historically designated sites Removes certain limitations on and adds more allowances for ADUs in the urban area Removes certain allowances for ADUs and ALQs in the rural area and natural resource lands 	<p>Middle housing (duplexes, triplexes, and fourplexes) are currently allowed in all residential and commercial zones under the current definition of apartments and townhouses (two or more units). The proposed changes would regulate middle housing types as permitted uses separate from apartments and townhouses. This is because apartments and townhouses have higher standards, which can discourage development of middle housing. These middle density housing types offer alternatives to apartment living and options for housing that are less dense than mid-rise apartments and denser than single-detached homes, which can often be naturally more affordable than new single detached homes. More development of middle housing helps to increase housing options affordable at all income levels, as required by the GMA and the Countywide Planning Policies. Additional changes to remove Conditional Use Permit (CUP) requirements for apartments and townhomes in lower density zones also support these goals.</p> <p>Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall.</p> <p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth</p>	<ul style="list-style-type: none"> The Executive proposes to limit mixed-use development in the urban area and Rural Towns. Councilmembers may wish to allow limited mixed-use development in some instances in the rural area, such as in rural neighborhood commercial centers (examples are Preston or outside of Maple Valley). <p><u>Middle Housing</u></p> <ul style="list-style-type: none"> Refer to separate housing matrix for a discussion on all Ordinance changes related to middle housing. <p><u>ADUs and ALQs</u></p> <ul style="list-style-type: none"> Refer to separate housing matrix for a discussion on all Ordinance changes related to ADUs. <p><u>Emergency Housing</u></p> <ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up. <p><u>Other</u></p> <ul style="list-style-type: none"> There are uses in this table that are not "residential uses" the way that the zoning code treats them. Council may want to break out the uses in this table (some emergency housing uses, temporary lodging) into a new table. The definition of "family" as proposed by the Executive, includes regulations regarding group homes that could be moved to the residential land use table. Flag for CAO update

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				<p>pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>ADU changes for urban areas reflects new requirements in state law as adopted in 2023 House Bill 1337. ADU and ALQ changes for rural areas and natural resource lands consistent with mandates for rural residential densities under the Growth Management Act and Comprehensive Plan and recent case law for substandard rural lots.</p>	
Section 73 21A.06.290	Substantive	Defines "destination resort"	Changes allowed accessory services that can be provided as part of a destination resort	To provide more clarity on the purpose of, and uses in, destination resorts, as well as to align with terms in the use tables in K.C.C. Chapter 21A.08.	<ul style="list-style-type: none"> No issues identified.
Section 90 21A.06.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.06 to define "outdoor resource-based recreation activities"	To support new destination resort regulations proposed in K.C.C. 21A.08.040	<ul style="list-style-type: none"> No issues identified.
Section 103 21A.08.040	Substantive	<p>Establishes allowed recreational and cultural land uses, including:</p> <ul style="list-style-type: none"> destination resorts 	<ul style="list-style-type: none"> Adds new conditions for destination resorts Removes allowance for designation resorts in UR and RB zones Repeals language around basin plans Conditions include: <ul style="list-style-type: none"> Requiring a pre-application community meeting Requiring structures to be 100 feet back from roadways, 300 feet from R, RA, or resource zones, Minimum site area of 10 acres, and minimum 5 miles from the UGA Limiting the number of lodging units to 2 per acre, maximum 100, at an appropriate size and scale and have availability to recreation opportunities Be within 10 miles of 3 outdoor resource-based recreation activities Provide 2 outdoor resource-based recreation activities on-site Allow some accessory uses Maintain the viability for forestry-based uses. 	<p>New proposed conditions clarify where and how destination resorts would be allowed in the rural area and forest lands, consistent with County policies that support protection of the Rural Area and Natural Resource Lands, and in acknowledgment of the infrastructure limitations in such areas.</p> <p>Removes allowance of destination resorts in the UR zone, which is generally used in the Potential Annexation Areas for Cities in the Rural Area with the intent of providing low-density zoning that phases growth and demand for urban services and reserves large tracts of land for possible future growth once annexed. These areas are not the appropriate places for this type of large facilities.</p> <p>Removes allowance of destination resorts in the RB zone, as this zoning is only allowed in North Highline and East Renton Plateau on lands with the commercial outside of center (co) land use designation. This is not consistent with the definition for destination resort, which is for resource-based recreation.</p>	<ul style="list-style-type: none"> The scope of work stated "Evaluate existing and establishing new regulations for resorts in the rural area." The Council may want to consider whether the changes meet the Council's policy goals.
Section 104 21A.08.050	Technical	Establishes allowed general services land uses, including various uses as part of or near a church	Replaces "church" with "religious facility"	To update to more inclusive language and reflect proposed changes to the definition	<ul style="list-style-type: none"> The Council is currently considering the Crisis Cares Center Levy implementation plan. Executive staff state that a crisis care center would be considered both a social service use and nursing and personal care facility. These uses are both in the General Services land use table. This means that a crisis care center would be permitted with a CUP in the R-12 through R-48 zones, and outright in the CB and RB zones. The Council may

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Section 105 21A.08.060	Substantive	Establishes allowed government/business land uses, including: - Self-service storage - Utility facilities	<ul style="list-style-type: none"> - Removes self-service storage as permitted use in the R-12 through R-48 zones - A new condition is added to the utility facility use to require an equity impact review as part of an application for: 1) an addition, expansion, or upgrade of electric transmission and distribution lines or 2) the siting new gas or hazardous liquid transmission pipelines 	<p>The current self-service storage allowance was originally intended to allow on-site storage for apartment units. This is not needed to be listed as a separate accessory use in order to provide onsite storage for apartment residents; this would occur as part of the underlying apartment use. Further, the standalone self-service storage use is not appropriate in a residential zone; existing allowances for commercial and industrial zones would be maintained.</p> <p>The equity impact review requirement is proposed to align with existing Comprehensive Plan requirements in policies F-325a and F-332a (both now F-303a). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.</p>	<p>want to consider whether this meets the Council's policy goals.</p> <ul style="list-style-type: none"> • Utility facilities are required, under the Executive's proposal, to complete an equity impact review as part of the permit review. It is unclear how the equity impact review would be used in the permitting process, and particularly when a utility facility is a Permitted use (and SEPA isn't required), how any conditions could be added to address any impacts identified. The Council may want to consider whether this requirement should be further clarified, or removed. If it is removed, policy updates may also be needed. • Further, a Permitted use only requires applicable construction permits, and if no construction is needed, no permit would be required. There would have to be a connection between the impacts of the <i>construction</i> of a utility facility (not location or other impacts) and the conditions applied to the permit. It seems unlikely that equity impacts would be connected only to the construction of the facility.
Section 106 21A.08.070	Substantive	Establishes allowed retail land uses, including: - Various uses in the Industrial (I) zone - Retail nursery, garden center, and farm supply stores - Food stores - Drug stores - Marijuana retailers - Pet shops	<ul style="list-style-type: none"> - Removes condition currently applying to all uses in the I zone - Adds a new condition for the following uses in the NB zone Retail nursery, garden center, and farm supply stores; food stores; drug stores; and pet shops - Adds a new condition for food stores in the RA zone - Replaces "marijuana" with "cannabis" 	<p>I zone change removes a condition inadvertently added in 2004 without legislative direction; there is no current condition 30 in subsection-B below, and the conditions in 2004 only went up to 25. This was likely an accidental carryover of a similar condition in the Government/Business Services table.</p> <p>The new condition proposed for certain uses in the NB zone is in response to current Comprehensive Plan policy requirements for Rural Neighborhood Commercial Centers in policy R-501, which requires these commercial uses to small-scaled businesses.</p> <p>The new condition for food stores in the RA zone is in response to a docket request, and to support creative reuse and associated preservation of otherwise unused grange halls in a manner that serves the local community.</p> <p>Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.</p>	<ul style="list-style-type: none"> • The proposed square footage limit for some retail land uses, in the NB zone in RNCCs, of 10,000 square feet, would not apply to all retail uses. Executive staff indicate that the rationale is that the uses proposed to be subject to the limitation are the types of land uses that typically result in "big box" or larger-footprint structures that would be out of scale with rural character. The excluded uses are not typically developed with large footprints so they were not included. <p>Council staff would note that this condition applies in the NB zone in the rural area, outside of Rural Towns. The Council may wish to uniformly apply the square footage limitation to retail uses.</p> <ul style="list-style-type: none"> • The proposed change for food stores to allow former grange halls to be used as a food store is a policy choice. There do not appear to be any former grange halls that currently meet all the requirements.
Section 107 21A.08.080	Substantive	Establishes allowed manufacturing land uses, including: - Wood products - Leather and leather goods as a permitted use - Motor vehicle and bicycle manufacturing - Materials processing - Marijuana processor I and Marijuana processor II	<ul style="list-style-type: none"> - Removes condition use permit (CUP) requirements for wood products (to remove a limitation on wood product manufacturing in the F zone regarding limitations on board feet per year, distance from R and RA zones, hours of operation, and outside light and glare. The transmittal also removes the option for a CUP) - Adds new condition for leather and leather goods as a permitted use and adds a new conditional use (by prohibiting leather tanning and 	<p>Streamlines permitting process for wood products to align with existing Comprehensive Plan support in policy R-627 to "ensure that regulations applying to Rural Area and forest areas do not discourage the establishment of sawmills and other wood product businesses and services."</p> <p>The leather and leather goods use is proposed to be limited in response to direction in the 2024 update scope of work to review Code provisions for manufacturing and regional land use uses allowed in the Industrial zone. Resulting from this analysis, it was determined that a leather tannery is not something appropriate for the rural</p>	<ul style="list-style-type: none"> • There proposed changes in this section are policy choices. Council staff would note that it may be difficult to enforce conditions on where materials are generated from, for materials processing. • The adopted scope of work asked the Executive to: "Review code provisions for manufacturing and regional land use uses allowed in the Industrial zone and evaluate whether the restriction on uses requiring a CUP/SUP is necessary or could be revised to remove the prohibition outside the UGA or revise the uses that require a CUP/SUP, consistent with existing or revised Comprehensive Plan policies." As noted by

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			<p>finishing as a permitted use (and only allow it as a CUP).</p> <ul style="list-style-type: none"> - Removes motor vehicle and bicycle manufacturing and adds the following uses subject to conditions: motor vehicles and motor vehicle equipment; and motorcycles, bicycles, and parts (prohibiting gasoline powered motorcycles as a permitted use (and only allow it as a CUP).) - Adds new conditions for materials processing use <ul style="list-style-type: none"> o Prohibit on-site retail sale of processed materials in the F, M, and RA zones (as a permitted use); o Limit the distance where materials can originate in the M zone (as a permitted use); o Limit the amount of onsite storage of fill materials in the RA zone (as a permitted use); and o Limit the area where fill material can be generated from in the RA zone (as a permitted use). - Replaces "marijuana" with "cannabis" 	<p>industrial zones, but there are concerns with making all leather uses in Standard Industrial Classification (SIC) code 31 a conditional use in the urban area. This is instead proposed to be split into a Conditional Use Permit for Leather Tanneries, and then permitted for all the other SIC 31 uses.</p> <p>The motor vehicle and bicycle manufacturing use is proposed to be limited response to direction in the 2024 update scope of work to Review code provisions for manufacturing and regional land use uses allowed in the Industrial zone. Resulting from this analysis, it was determined that it was unnecessary to have the "Motor vehicle and bicycle manufacturing" use as a County-specific defined use in K.C.C. Chapter 21A.06. So, the proposed changes in the use table would align with existing SIC codes 371 and 375 and separates the two uses into their own rows with unique conditions.</p> <p>Changes to the conditions for materials processing use are proposed in response to a docket request. Materials processing uses, which can include both organic and mineral processing, often source materials from resource and rural areas. Generally, it is, and can be, beneficial, both economically and environmentally for these types of facilities to be in the rural area when properly regulated and mitigated. By locating closer to the resources, these uses can avoid unneeded increased transportation costs and related emissions impacts by reducing the number of truck and vehicle trips and miles travelled. So, no changes are proposed to limit the locations of these sites. However, various changes are proposed to impose additional regulations for materials processing uses, such as disallowing retail sales of the materials on the site; as an accessory to a mineral use, only allow processing of onsite and/or nearby (within 3 miles of the site) materials; and additional requirements for sites in the rural area, including storage limitations (up to 3,000 cubic yards), ensuring Code compliance requirements (landscaping, nonresidential land use standards, and grading permits), and requiring materials to primarily be from rural and resource lands to ensure it is a rural-dependent use.</p> <p>Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.</p>	<p>the Executive, limited changes were made in the Ordinance, and the Council may wish to further review the list of uses allowed in the Industrial zone to create greater consistency in allowed uses with similar impacts.</p>
Section 222.Ee 21A.06.780	Substantive	Adopts definition of "motor vehicle and bicycle manufacturing"	Repealed	<p>Repeal is proposed in response to direction in the 2024 update scope of work to review Code provisions for manufacturing and regional land use uses allowed in the Industrial zone. Resulting from this analysis, it was determined that it was unnecessary to have the "Motor vehicle and bicycle manufacturing" use as a County-specific defined use in K.C.C. Chapter 21A.06. So, the proposed changes in the use table would align with existing Standard Industrial Classification (SIC) codes</p>	<ul style="list-style-type: none"> • No issues identified. If changes are made to this use in the Manufacturing land use table by the Council, this repeal will need to be revisited.

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Section 108 21A.08.090	Substantive	Establishes allowed resource land uses, including: - Growing and harvesting crops - Agricultural activities - Marijuana producer	<ul style="list-style-type: none"> - Expands the zones growing and harvesting crops and agricultural activities are allowed in to include R-1 through R-48 zones and commercial zones (NB, CB, RB, and O), subject to conditions - As a primary or accessory use, with development conditions: <ul style="list-style-type: none"> o Accessory use is limited to 4,000 square feet; o In the R-1 zone, on cleared lots; o With a water supply, and to prevent runoff onto adjacent properties; o Compost must be 20' from interior lot lines and minimize odor and visual impacts; o With a farm management plan; o In the R zones, limited to: <ul style="list-style-type: none"> ▪ Household mechanical equipment; ▪ Retail sales and public use only between 7am and 7pm ▪ One commercial delivery a day; ▪ Maximum two motor vehicles; ▪ Maximum one sign; ▪ Limitations on structures to those accessory to agricultural activities; ▪ When there is no other principle structure, size is limited to 1,000 square feet, 12' in height, and any other requirements for accessory structures. • The Executive also proposes to allow agricultural activities as a conditional use in the R-1 zone only, with development conditions: <ul style="list-style-type: none"> o On cleared lots; o With a water supply, and to prevent runoff onto adjacent properties; o Compost must be 20' from interior lot lines and minimize odor and visual impacts; o With a farm management plan; - Replaces "marijuana" with "cannabis" 	<p>371 and 375. Given this this definition is no longer needed.</p> <p>Expansion of the areas that growing and harvesting crops and agricultural activities are allowed in is proposed to align with existing Comprehensive Plan requirements in policy U-132a (now U-111a), which requires allowance of community gardens and urban agricultural throughout urban residential and commercial areas. This policy was adopted in 2016, but necessary implementing Code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate. The proposed changes for both uses would apply to zones in both urban and rural areas. The policy mandate to allow this is for urban only, but it was determined that these uses would also be appropriate in rural areas. Most of the proposed conditions were modeled after urban agriculture regulations in the City of Seattle.</p> <p>Amendments are proposed throughout the code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.</p>	<ul style="list-style-type: none"> • The changes in this section are a policy choice. • The related allowance for agricultural activities in the R-1 zone with a conditional use permit is not clear, and Permitting may not add conditions that are intended by the Executive. The Council may wish to add further clarity on the types of conditions intended to be added, such as size, access, setbacks, and/or critical area protection. • 29.g.7. has requirements for structures on a lot "with no principal structure." If a lot has a structure(s) on it, at least one of them must be considered the principal structure. The language could be clarified to apply the conditions of 29.g.7 when farming is not accessory to another use on site.
Section 109 21A.08.100	Substantive	Establishes allowed regional land uses, including: - Hydroelectric generation facilities - Non-hydroelectric generation facilities - Fossil fuel facilities	<ul style="list-style-type: none"> - A new condition is added to the hydroelectric generation facility, non-hydroelectric generation facility, and fossil fuel facility uses to require an equity impact review as part of an application for: 1) an addition, expansion, or upgrade of 	<p>The equity impact review requirement is proposed to align with existing Comprehensive Plan requirements in policies F-325a and F-344g (both now F-303a). This was adopted in the policies in 2016, but necessary implementing Code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5</p>	<ul style="list-style-type: none"> • Hydroelectric generation facilities are required, under the Executive's proposal, to complete an equity impact review as part of the permit review, only for additions, expansions or upgrades to lines, and only when the project falls below the threshold requiring a special use permit (SUP). Equity impact review would not be

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			<p>electric transmission and distribution lines; or 2) new, modified, or expanded fossil fuel facilities</p>	<p>directed additional work to resolve the issue. This change is proposed in response to that mandate.</p>	<p>required for larger additions, expansions or upgrades to transmissions lines requiring a special use permit, and it would not be required for location of new facilities or other types of other additions, upgrades, or expansions not related to transmission lines. This is a policy choice.</p> <ul style="list-style-type: none"> All non-hydroelectric generation facilities and fossil fuel facilities that require a SUP are required to complete an equity impact review. Because non-hydroelectric generation facilities relating to waste management processes do not require a special use permit, they would not be required to complete an equity impact analysis. This is a policy choice. It is unclear how the equity impact review would be used in the permitting process. Council may want to consider whether this requirement should be further clarified or removed. The adopted scope of work asked the Executive to: "Review code provisions for manufacturing and regional land use uses allowed in the Industrial zone and evaluate whether the restriction on uses requiring a CUP/SUP is necessary or could be revised to remove the prohibition outside the UGA or revise the uses that require a CUP/SUP, consistent with existing or revised Comprehensive Plan policies." No changes to regional land uses were made in the Ordinance, and the Council may wish to further review the list of uses allowed in the Industrial zone to create greater consistency in allowed uses with similar impacts.
<p>Section 110 21A.12.030</p>	<p>Substantive</p>	<p>Establishes density and dimensional standards for residential and rural zones, including for:</p> <ul style="list-style-type: none"> Maximum densities Minimum interior setbacks Maximum heights 	<ul style="list-style-type: none"> Replaces allowance for achieving maximum densities through the Residential Density Incentive (RDI) program in K.C.C. Chapter 21A.34 with the inclusionary housing program in K.C.C. Chapter 21A.48. Relocates the existing mobile home density bonus in the RDI program to in this Code section. Expands regulations that currently only apply to Skyway and North Highline to all properties developed under the Inclusionary Housing program in K.C.C. Chapter 21A.48. Limits heights in Vashon Rural Town. Adds ability to develop a duplex on a substandard lot where a single detached home and an ADU could otherwise be built, if appropriate TDRs are purchased Adds density bonus for duplex, triplex, fourplex, or townhouse developments with 9 or fewer units and when located within a ½ mile of high-capacity or frequent transit Adds setbacks for safe parking sites 	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. Specific changes are adopted for Vashon Rural Town to ensure compatibility with existing development.</p> <p>Middle housing (duplexes, triplexes, fourplexes, and townhouses) offer alternatives to apartment living and options for housing that are less dense than mid-rise apartments and denser than single-detached homes, which can often be naturally more affordable than new single detached homes. More development of middle housing helps to increase housing options affordable at all income levels, as required by the GMA and the Countywide Planning Policies. Given this, changes are proposed to create more flexibly for developing duplexes</p>	<p>Emergency Housing</p> <ul style="list-style-type: none"> Safe Parking: safe parking sites would require a 10-foot setback from adjacent residential uses. Parking spaces often seem to abut a property line, so this could minimize the number of spaces available. <p>Middle Housing:</p> <ul style="list-style-type: none"> See the separate housing matrix for a discussion on all Ordinance changes related to middle housing <p>Other:</p> <ul style="list-style-type: none"> Mobile home parks may exceed the base density, up to the maximum density, if a mobile home unit is provided for each unit that is relocated from a closed mobile home park. This was an allowance when residential density incentive program was utilized. Councilmembers may wish to allow more density for mobile home parks by establishing a maximum density without a relocation requirement. The change Vashon Rural Town (R-1 through R-12 zones) to limit height to 35' and require a step back of 10' after the second story, is a policy choice. The Council may want to consider whether this provision is appropriate for all buildings, including those that don't front a street.

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			<ul style="list-style-type: none"> - Removes references to community plans 	<p>on substandard lots and to allow for a new density bonus for middle housing near transit.</p> <p>Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This proposed setback standard for safe parking supports those changes.</p> <p>References to community plans are proposed to be removed throughout the Code to reflect that all community plans have since been repealed and that this is no longer current County practice.</p>	
Section 111 21A.12.040	Substantive	<p>Establishes density and dimensional standards for commercial and industrial zones, including for:</p> <ul style="list-style-type: none"> - Base densities - Maximum densities - Base heights - Maximum heights 	<ul style="list-style-type: none"> - Adds base density for NB zoned properties - Removes references to the r properties in Potential Annexation Areas of rural cities in the RB zone - Replaces allowance for achieving maximum densities through the Residential Density Incentive (RDI) program in K.C.C. Chapter 21A.34 with the inclusionary housing program in K.C.C. Chapter 21A.48. Expands regulations that currently only apply to Skyway and North Highline to all properties developed under the Inclusionary Housing program in K.C.C. Chapter 21A.48. - Limits heights in Vashon Rural Town. - Limits mixed use development to the urban area and rural towns - Adds setbacks for safe parking sites 	<p>Change for NB zone is proposed to reflect existing intent of the residential land use table in K.C.C. 21A.08.030, which allows the construction of a single detached home in the NB zone, subject to conditions.</p> <p>Change for RB zone is proposed to reflect that all RB zoned properties for PAAs for rural cities have been annexed, making the reference obsolete.</p> <p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. Specific changes are adopted for Vashon Rural Town to ensure compatibility with existing development.</p> <p>The proposed limitation on mixed-use development is part of a suite of changes that reflect that mixed use densities for townhouses and apartments in commercial zones is not appropriate in the rural area. Commercial zoning applies to both urban and rural areas. Multifamily housing (apartments, townhouses, and group residences) are currently allowed in the commercial zones if part of a mixed-use development. The current allowed residential densities of these type of developments in the commercial zones range from 8 to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the</p>	<ul style="list-style-type: none"> • The Executive proposes to limit mixed-use development in the urban area and Rural Towns. Councilmembers may wish to allow limited mixed-use development in some instances in the rural area, such as in rural neighborhood commercial centers (examples are Preston or outside of Maple Valley). • Safe Parking: safe parking sites would require a 10 foot setback from adjacent residential uses. Parking spaces often seem to abut a property line, so this could minimize the number of spaces available. • In the RB zone, the base density is changed so that it is 36 du/ac for mixed-use development in urban areas and rural towns is or 48 du/ac for all development. Executive staff indicate the intent was to remove the 36 du/ac standard and applying the 48 du/ac instead. • In the NB zone on property in the urban area designated commercial outside of center, standalone townhouses would be allowed with a maximum density of 12 du/acre. Executive staff indicate that this maximum density should only be allowed with inclusionary housing or purchase of TDRs. This is a policy choice. • The change Vashon Rural Town (NB, CB, RB, O and I) to limit height to 35' and require a step back of 10' after the second story, is a policy choice. The Council may want to consider whether this provision is appropriate for all buildings, including those that don't front a street.

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				<p>Growth Management Act and the Comprehensive Plan, those are urban levels of development that are not appropriate for the rural area, where the general growth pattern and established density limits range from one home per 5-20 acres (depending on the applicable rural zoning classification).</p> <p>Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This proposed setback standard for safe parking supports those changes.</p>	
Section 113 21A.12.180	Technical	Exempts certain structures from the height limits in K.C.C. Chapter 21A.12, including churches	Replaces "church" with "religious facility"	To update to more inclusive language and reflect proposed changes to the definition	<ul style="list-style-type: none"> No issues identified.
Section 114 21A.12.200	Substantive	Establishes standards properties that have split zoning (two or more zoning classifications on the same property), including for apartment and townhouse developments requiring a conditional use permit for exceeding base density	Removes reference to apartment and townhouse developments requiring a conditional use permit for exceeding base density	This standard is no longer needed because the conditional use permit (CUP) requirement is proposed to be removed in this proposed ordinance.	<ul style="list-style-type: none"> No issues identified.
Section 115 21A.12.220	Technical	Establishes standards for nonresidential uses in the RA, UR, and R zones	Replaces "church" with "religious facility"	To update to more inclusive language and reflect proposed changes to the definition	
Section 71 21A.06.196	Clarification	Defines "clustering"	<ul style="list-style-type: none"> Replaces using clustering for preservation of "parks and permanent open space" with "resource land for forestry or agriculture" Removes using clustering for "a reserve for future development" 	Updates to align with current regulations in K.C.C. Chapter 21A.14	<ul style="list-style-type: none"> This definition could be modified to better reflect how the term is used in the zoning code. The current definition does not address the concept of placing residences closer together, through the use of smaller lots, in order to protect open spaces. It also incorrectly limits clustering to subdivisions, rather than all land divisions. Executive staff note that the code provisions do address these things. Clustering is used for other purposes, not just for preservation of critical areas or resource land. The definition could be modified to reflect this.
Section 116 21A.14.040	Technical	Establishes standards for lot clustering, including for resource tracts created under K.C.C. 16.82.152	Removes reference to K.C.C. 16.82.152	To reflect proposed repeal of K.C.C. 16.82.152 in this proposed ordinance.	<ul style="list-style-type: none"> The Code provides dimensional standards how lot clustering would occur but does not limit when lot clustering is allowed. Councilmembers may wish to add in criteria for when clustering is permitted, such as to preserve open space or critical areas. Councilmembers may also wish to add limitations on if open space tracts can also be used as stormwater or large on-site septic system (LOSS) uses. Sub B.6. could be clarified. The addition of serial commas makes it unclear what types of recreation are allowed and not allowed.
Section 117 21A.14.070	Substantive	Establishes standards for of new residential development with 5 or more dwelling units and expansions of existing development with 4 or more dwelling units	<ul style="list-style-type: none"> Removes reference to apartments and townhouses Changes expansions of existing development to 5 or more dwelling units 	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance. As part of those changes, the definitions of apartments and townhouses are proposed to now only apply to developments of 5 or more dwelling units. Therefore, the existing reference to 5 or more dwelling units in this section automatically includes apartments and	<ul style="list-style-type: none"> As proposed, this section would apply to all developments with 5 or more dwelling units, including single detached residences. This section could be clarified that this applies to attached housing, or this section could be repealed and language on expansions could be added to K.C.C. 21A.14.080 and 090. K.C.C. 21A.14.080 and 090 already identify the housing types

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				townhouses, which now no longer need to be called out separately. Relatedly, expansions for existing developments are proposed to be increased from 5 or more units for consistency with the existing standard for new developments and the new definitions for apartments and townhouses.	<p>that these provisions are subject to, and the language in this section is duplicative.</p> <ul style="list-style-type: none"> The group residences category now includes additional uses (e.g., emergency supportive houses, interim housing, microshelters, etc.). Executive staff note that it is intended that K.C.C. 21A.14.080 and 090 apply to these new uses as well. This could be updated. K.C.C. 21A.14.070, .080. and .090 could be combined into one section.
Section 118 21A.14.080	Substantive	Establishes standards for alleys, including for apartments and townhouses	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.	<ul style="list-style-type: none"> This section would apply to emergency housing created in K.C.C. 21A.08.030. This is a policy choice. K.C.C. 21A.14.070, .080. and .090 could be combined into one section.
Section 119 21A.14.090	Substantive	Establishes standards for building facades, including for apartments and townhouses	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.	<ul style="list-style-type: none"> This section would apply to emergency housing created in K.C.C. 21A.08.030. This is a policy choice. The Council may wish to establish building façade standards in all zones, rather than when these housing types about R-1 through R-4 zones. Community Residential Facilities-I (CRF-I) are excluded from the provisions in K.C.C. 21A.14.080, but not in this section. This same exclusion could be added to this section. K.C.C. 21A.14.070, .080. and .090 could be combined into one section.
Section 120 21A.14.160	Substantive	Establishes standards for new mobile home parks, including a density bonus for accommodating displaced mobile homes under the RDI program in K.C.C. Chapter 21A.34	Replaces refence to RDI program in K.C.C. Chapter 21A.34 with K.C.C. 21A.12.030	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. In this specific instance, the existing density bonus for accommodating displaced mobile homes under the RDI program is proposed to be retained and relocated to the densities and dimensions table in K.C.C. 21A.12.030.	<ul style="list-style-type: none"> Mobile home parks may exceed the base density, up to the maximum density, if a mobile home unit is provided for each unit that is relocated from a closed mobile home park. Councilmembers may wish to allow more density for mobile home parks by establishing a maximum density without a relocation requirement.
Section 123 21A.14.225	Substantive	Establishes requirements for hazardous liquid and gas transmission pipelines	Requires an equity impact review as part of an application for the siting new gas or hazardous liquid transmission pipelines	The equity impact review requirement is proposed to align with existing Comprehensive Plan requirements in policy F-332a (now F-303a). This was adopted in the policies in 2016, but necessary implementing code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.	<ul style="list-style-type: none"> Council staff would note that the County is usually preempted from regulating transmission pipelines, and no permit would be required from the County. It's unclear how the equity impact review would be required, or any conditions added to the transmission pipeline construction to address equity impacts. Policy F-337 strictly prohibits any structures designed for human occupancy within hazardous liquid and gas transmission right-of-way. However, 21A.12.140 allows human-occupied structures that are not "normally" occupied within pipeline setbacks within regional utility corridors, and also allows any human-occupied structures to potentially locate there if meeting certain conditions. That Code section is

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					<p>further contradicted by this section, which states first that utility structures not "normally" occupied are allowed, and then states that structures designed for human occupancy are never allowed.</p> <p>This policy could be changed to "should," or the Code could be amended to eliminate the allowances therein, or the policy could be removed if the policy intent is covered in the Code.</p>
Section 124 21A.14.280	Clarification	Establishes standards for rural industry development	Limits uses locating in the I zone in the rural area to those that would not require substantial investments in infrastructure, such as water, sewers, or transportation, or facilities that generate substantial volumes of heavy gross weight truck trips	To implement existing requirements in subsection-f of Comprehensive Plan policy R-514	<ul style="list-style-type: none"> The KCCP language requires that industrial uses "be sized" to not require substantial investments in infrastructure. "Be sized" is not included in the Code language. "Be sized" potentially excludes other methods of reducing needs for infrastructure, such as energy efficiency or other types of efficiencies. Councilmembers could consider whether to add "be sized" here or remove it from the corresponding KCCP policy. The new language also may not be needed, given the other conditions that already exist, such as the limitations on floor area/lot ratio, impervious surface, landscaping, etc.
Section 125 21A.14.330	Clarification	Requires subdivisions and short subdivisions in the RA zone to be recorded with a condition prohibiting any covenant the keeping of horses or other livestock	Replaces " keeping of horses or other livestock" with "agricultural and forestry activities"	To align with existing direction in subsection-a of Comprehensive Plan policy R-204	<ul style="list-style-type: none"> The corresponding policy language says "farming and forestry," while this language is "agricultural activities and forestry activities." The Code allows for more uses as part of agricultural activities than the policy calls for.
Section 128 21A.16.100	Substantive	Establishes alternative landscaping standards	Adds allowance for crops to replace required Type II or Type III landscaping in commercial, residential, or institutional developments	New allowance is proposed to align with existing Comprehensive Plan requirements in policy U-132a (now U-111a), which requires allowance of community gardens and urban agricultural throughout urban residential and commercial areas. This policy was adopted in 2016, but necessary implementing Code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. This change is proposed in response to that mandate.	<ul style="list-style-type: none"> Emergency housing uses would be considered group residences as the Executive proposes them. They will be required to meet the requirements for "Attached/Group residences," which includes 10" of Type III landscaping along street frontages, 5-10' of Type II on interior lot lines, and 20 square feet of landscaping per parking stall. This is a policy choice. Any changes to where uses are located in the land use tables will result in changes in this section as well. Councilmembers may wish to expand the allowance for growing crops in landscaping areas, for instance by allowing crop growing in Type I landscaping or expanding the limit to more than 25%.
Section 129 21A.18.030	Substantive	Establishes requirements for off-street parking	<ul style="list-style-type: none"> Adds standards for duplexes, triplexes, and fourplexes Removes reference to "citizens" Adds standards for permanent supportive housing, recuperative housing, emergency supportive housing, interim housing, and micro shelter villages 	<p>Duplexes, triplexes, and fourplexes are proposed to be added to reflect new middle housing uses proposed to be created elsewhere in the ordinance.</p> <p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Permanent supportive housing, recuperative housing, emergency supportive housing, interim housing, and micro shelter villages are proposed to be added to reflect new middle housing uses proposed to be created elsewhere in the ordinance.</p>	<ul style="list-style-type: none"> Duplexes, triplexes, and fourplexes require 1 parking stall per unit; whereas, apartments are required to provide between 1.2 and 2 parking stalls per unit, depending on bedroom number, and single detached/townhouses are required to provide 2 stalls. It is a policy choice whether to change the number of stalls to be consistent between these housing types. Councilmembers may wish to consider whether the proposed parking standards for emergency housing is appropriate. At E.6. there is a substantive change, where indoor bicycle storage would only be required to be provided if there were more than 5 dwelling units, rather than 2 dwelling units at it applies today. This is a policy choice.

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Section 130 21A.18.050	Technical	Establishes exceptions for parking standards for certain types of development	Removes references to "citizens"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> This section covers Community Residential Facilities and senior assisted housing. Sub A.1. could be revised to cover residents in both facilities, rather than only CRF residents.
Section 131 21A.18.100	Substantive	Establishes requirements for pedestrian and bicycle circulation and access	<ul style="list-style-type: none"> Requires bicycle facilities in all permitted nonresidential uses Requires sidewalks, walkways, and bicycle facilities to be accessible for all ages and abilities Replaces "non-motorized" with "pedestrian and bicycle" Clarifies that the standards can be waived for sites in the rural area or natural resource lands 	<p>Bicycle, sidewalk, and walkway standards are proposed to align with existing Comprehensive Plan requirements in policy U-171. This was adopted in the policies in 2016, but necessary implementing Code changes were not developed at the time. So, 2016 Comprehensive Plan Workplan Action 5 directed additional work to resolve the issue. These changes are proposed in response to that mandate.</p> <p>Other changes are proposed to align with current terminology, consistent with existing intent.</p>	<ul style="list-style-type: none"> At A.3, there is a new requirement for bicycle facilities to be provided at a level to "support anticipated bicyclist volumes..." (in part). The Executive indicates that volume this is determined by planning documents and the road standards, although it is not clear whether any of the documents and standards require an applicant to submit information on "anticipated bicycle volumes." This could be clarified.
Section 132 21A.18.110	Substantive	Establishes standards for off-street parking design	Adds duplexes, triplexes, and fourplexes to the standards for single detached homes, except for tandem or end-to-end parking where they are added to the standards for apartments and townhouses	To reflect new middle housing uses proposed to be created elsewhere in the ordinance. In this case, the off-street parking requirements are proposed to align with that of single detached homes, rather than for apartments or townhouses (which is what they're currently regulated as), except for tandem or end-to-end parking. This is intended to be a reduced standard to provide an incentive to develop these middle housing times.	<ul style="list-style-type: none"> No issues identified.
Section 133 21A.18.130	Substantive	Establishes requirements for compact car parking	Adds duplexes, triplexes, and fourplexes to the standards for apartments and townhouses	To reflect new middle housing uses proposed to be created elsewhere in the ordinance.	<ul style="list-style-type: none"> No issues identified.
Section 135 21A.22.060	Substantive	Establishes site design standards for mining	Limits uses, buildings, structures, storage of equipment, and stockpile of materials to only those directly related to an approved mineral extraction use, reclamation plan, or materials processing use	In response to a 2022 Docket request and to help reduce impacts of mining operations	<ul style="list-style-type: none"> This chapter also applies to fossil fuel facilities. Because the new conditions would prohibit any uses, buildings, etc. not directly related to a mineral extraction use, reclamation plan, or materials processing use, this would de facto prohibit all fossil fuel facilities. If the intent is to continue to allow fossil fuel facilities, they could be added to this list.
Section 136 21A.24.045	Substantive	Establishes allowed alterations in critical areas, including removal of vegetation for fire safety in critical area buffers if in accordance with best management practices (BMPs) approved by the County	Replaces BMPs with standards in K.C.C. Chapter 16.82	To align with related to proposed clearing and grading code changes elsewhere in the ordinance	<ul style="list-style-type: none"> Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix
Section 137 21A.24.133	Substantive	Establishes standards for off-site mitigation for adverse impacts to critical areas	Removes reference to basin plans	To reflect the proposed repeal of basin plans in the ordinance	<ul style="list-style-type: none"> Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix
Section 138 21A.24.220	Clarification	Establishes standards for development in erosion hazard areas	Removes reference to Urban Planned Developments	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. 	<ul style="list-style-type: none"> Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix
Section 139 21A.24.230	Substantive	Establishes areas regulated as flood hazard areas	Removes reference to basin plans	To reflect the proposed repeal of basin plans in the ordinance	<ul style="list-style-type: none"> Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix

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Section 140 21A.24.240	Clarification	Establishes standards for development in the zero-rise flood fringe	<ul style="list-style-type: none"> - Removes references to Urban Planned Developments - Replaces "manufactured homes" with "mobile homes" 	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. <p>Other changes to reflect current terminology</p>	<ul style="list-style-type: none"> • Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix
Section 141 21A.24.300	Substantive	Establishes standards for development in volcanic hazard areas, including limitations on apartments and townhouses	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in the ordinance.	<ul style="list-style-type: none"> • Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix
Section 142 21A.24.385	Clarification	Establishes applicability of the wildlife habitat network	Removes references to Urban Planned Developments and Fully Contained Communities	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. 	<ul style="list-style-type: none"> • Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix
Section 143 21A.24.386	Clarification	Establishes standards for development in the wildlife habitat network	<ul style="list-style-type: none"> - Removes references to Urban Planned Developments and Fully Contained Communities - Removes reference to K.C.C. 16.82.150 	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. <p>Other changes to reflect the proposed repeal of K.C.C. 16.82.150 in the ordinance</p>	<ul style="list-style-type: none"> • Additional changes are proposed under the CAO; this section will be reviewed as part of the CAO matrix
Section 99 21A.06.1082C	Substantive	Defines "shoreline stabilization"	Distinguishes between structural and nonstructural stabilizations	The existing definition does not acknowledge nor define hard and soft shorelines. This distinction is important to clarify, because these two types of stabilization measures are regulated differently under State and County laws	<ul style="list-style-type: none"> • The definition could be broken out into bullets to better identify the distinguish between "nonstructural" and "structural" shoreline stabilization.
Section 144 21A.25.080	Substantive	Establishes sequencing of shoreline mitigation measures	Adds standards for a critical area report, when required by K.C.C. Chapter 21A.25	To align with similar requirements in K.C.C. 21A.24.100, which does not currently apply to shoreline regulations.	<ul style="list-style-type: none"> • This new language concerns critical area reports, whereas this section concerns the prioritization of actions in the shoreline. This proposed language could be moved to a new section for critical areas reporting in the shoreline. • The critical area report requirements in this section do not match the requirements in K.C.C. 21A.24.100. These requirements only require the documentation of wetlands and aquatic areas, rather than all critical areas. Councilmembers may wish to make these

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Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 145 21A.25.100	Substantive	Establishes allowed uses in the shoreline areas, including townhouses and apartments	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in the ordinance.	<p>reporting requirements account for the presence of all critical areas.</p> <ul style="list-style-type: none"> Duplexes, triplexes, and fourplexes would be treated the same as townhouses, apartments, mobile home parks, and cottage housing under the shoreline environment use table. This is a policy choice. Condition 23 is about a water-dependent shoreline mixed-use development in the high intensity shoreline environment. It seems unlikely that plexes would be part of such a development. The Council may want to consider whether this condition should apply to all middle housing types. Emergency housing created under K.C.C. 21A.08.030 would be allowed in the high intensity and residential shorelines. This is a policy choice.
Section 146 21A.25.160	Substantive	Establishes standards for shoreline modifications, including for new shoreline stabilizations	Adds replacement shoreline stabilizations to the standards for new shoreline stabilizations	To add clarity of existing intent, consistent with state guidance and current practice	<ul style="list-style-type: none"> No issues identified.
Section 147 21A.25.170	Substantive	Establishes standards for shoreline stabilizations	<ul style="list-style-type: none"> Clarifies that non-water dependent uses alone do not merit shoreline protection by shoreline stabilization Adds relocation of structures and utilities as an action preferable to protection by shoreline stabilization Removes lists of examples of structural and non-structural shoreline stabilization Clarifies which types of development shoreline stabilization can be used (namely primary structures, new or existing water-dependent development or projects restoring ecological functions or remediating hazardous substance discharges) Clarifies what kind of documentation needs to be provided to the County in order to show that shoreline stabilization is needed. Clarifies that less impactful stabilization measures (like revegetation) are required to be used before more impactful stabilization measures (like bulkheads) can be used. Clarifies that if a site already has a stabilization (like a bulkhead) and it is being replaced, the old stabilization structure has to be removed. Clarifies standards for replacement shoreline stabilization Clarifies that shoreline stabilizations should only be used to provide slope stabilization, not to create new lands. Prohibits additional other common materials use in shoreline stabilization 	To improve clarity and better align with state guidance and reflect current practice.	<ul style="list-style-type: none"> This section could be clearer on the policy intent, which is to avoid and then minimize the amount of shoreline stabilization used to the extent possible. The transmittal includes a list of when shoreline stabilization can be used, which covers nearly every type of development possible, making it appear that shoreline stabilization is almost always permitted. This section could be clarified to more easily identify that each item in this list has its own set of standards spelled out. State law (WAC 173-26-231) separates out the different instances when shoreline stabilization is permitted: 1) for existing primary structures, 2) for new water-dependent structures, 3) for nonwater-dependent structures, 4) restoration projects for ecological function/hazardous substance remediation projects, and 5) replacement shoreline stabilization. This section could include language on how new development should avoid the use of shoreline stabilization where possible, consistent with state law and the Comprehensive Plan.

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			- Corrects the list of documents used to set standards for shoreline stabilization		
Section 148 21A.27.010	Technical	Establishes requirements for preapplication community meetings for new transmission support structures	Removes references to "citizens"	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> Executive staff indicate that there are not currently resources to update K.C.C. 21A.26 and 21A.27, and staff follow the federal guidance. If the Council wished to require an update to this section of Code, that could be done through a Work Plan action. The Council could also remove the changes to this section, so as not to make piecemeal changes.
Section 149 21A.27.110	Clarification	Establishes standards for placement of antenna on existing or replacement structures within street, utility, or railroad rights-of-way, including standards for the rural area	<ul style="list-style-type: none"> Clarifies the meaning of rural area Adds Natural Resource Lands 	To align with current terminology and changes made in the 2016 Comprehensive Plan, consistent with existing intent	<ul style="list-style-type: none"> See comment at Section 148.
Section 155 21A.28.140	Substantive	Establishes applicability of school concurrency standards	<ul style="list-style-type: none"> Removes reference to Urban Planned Developments Removes application of concurrency standards to requests for multifamily zoning Removes reference to timing of vesting Removes references to "citizens" Removes outdated provisions 	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. <p>Multifamily zoning is proposed to be removed because, according to WAC 365-196-840, "Concurrency describes the situation in which adequate facilities are available when the impacts of development occur, or within a specified time thereafter." An application for a rezone is too soon to meet this definition, and multifamily development projects are addressed later in section.</p> <p>Vesting timing is proposed to be removed because it is inconsistent with the vesting standards clarified in Potala Village Kirkland, LLC, v. City of Kirkland (2014).</p> <p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Other non-substantive changes made for clarity, consistency, and current context.</p>	<ul style="list-style-type: none"> The Executive has proposed to add Binding Site Plans (BSPs) as an equivalent to preliminary plats. Under state law, they are not the same. BSPs do not provide any entitlement rights, unlike a preliminary plat. The Council may want to consider whether it is appropriate to include this. Executive staff note that emergency housing should be added to the list of exemptions from school concurrency, at C.1. and 3.
Section 156 21A.28.XXX	Technical	n/a	Recodifies K.C.C. 21A.28.160 to follow K.C.C. 21A.28.140	To improve clarity by grouping related Code sections together	<ul style="list-style-type: none"> No issues identified.
Section 157 21A.28.160	Clarification	Establishes school concurrency standards	Non-substantive changes throughout	For clarity and consistency.	<ul style="list-style-type: none"> No issues identified.
Section 158 21A.28.XXX	Technical	n/a	Recodifies K.C.C. 21A.28.150 to follow K.C.C. 21A.28.160 as recodified by this ordinance	To improve clarity by grouping related Code sections together	<ul style="list-style-type: none"> No issues identified.

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Section 159 21A.28.150	Substantive	Establishes standards for findings., recommendations, and decisions for school concurrency	<ul style="list-style-type: none"> - Removes reference to Urban Planned Developments - Removes "multifamily zoning" - Adds "binding site plans" 	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. <p>Multifamily zoning is proposed to be removed because, according to WAC 365-196-840, "Concurrency describes the situation in which adequate facilities are available when the impacts of development occur, or within a specified time thereafter." An application for a rezone is too soon to meet this definition, and multifamily development projects is addressed later in the section.</p> <p>Binding site plans would also be applicable in this case.</p> <p>Vesting timing is proposed to be removed because it is inconsistent with the vesting standards clarified in Potala Village Kirkland, Llc, v. City of Kirkland (2014).</p> <p>Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.</p> <p>Other non-substantive changes made for clarity, consistency, and current context.</p>	<ul style="list-style-type: none"> • The Executive has proposed to add Binding Site Plans (BSPs) as an equivalent to preliminary plats. Under state law, they are not the same. BSPs do not provide any entitlement rights, unlike a preliminary plat. The Council may want to consider whether it is appropriate to include this.
Section 160 21A.28.152	Substantive	Establishes requirements for submittal of school district capital facility plans	<ul style="list-style-type: none"> - Clarifies elements of a school district's standards of service - Adds requirements for accounting reports on impact fees - Non-substantive changes throughout 	Edits throughout for clarity and to reflect current practice and/or existing intent	<ul style="list-style-type: none"> • No issues identified.
Section 161 21A.28.154	Substantive	Establishes requirements for review of school district capital facility plans by the School Technical Review Committee (STRC)	<ul style="list-style-type: none"> - Requires that the chair of the STRC is the representative from the Department of Local Services - Establishes requirements for public noticing of STRC meetings - Establishes requirements for reporting on: 1) the outcomes of STRC meetings; and 2) analysis of school district capital facility plans, as required by this Code section - Removes reference to Urban Planned Developments - Non-substantive changes throughout 	<p>Edits throughout for clarity and to reflect current practice and/or existing intent.</p> <p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. 	<ul style="list-style-type: none"> • The STRC includes a position for Council staff. As this committee makes recommendations to the Executive, it may be more appropriate for the position to be shifted to a position in the Executive branch. The Executive has suggested that the Council position become an ex-officio position that isn't part of making any recommendations. • Sub-I would have a new report requirement added that would be transmitted as part of the school impact fee ordinance.
Section 162 21A.28.156	Clarification	Establishes requirements for Council adoption of school district capital facility plans	<ul style="list-style-type: none"> - Removes reference to Urban Planned Developments - Non-substantive changes throughout 	Edits throughout for clarity and to reflect current practice and/or existing intent.	<ul style="list-style-type: none"> • No issues identified.

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				Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	
21A.30.020	Policy staff flag				<ul style="list-style-type: none"> Note: The Hearing Examiner annual report highlights an issue with the number of chickens allowed on a property, and whether roosters should be allowed.
Section 163 21A.30.075	Clarification	Requires an interdisciplinary team to support review of livestock standards and management plans	Removes reference to basin plans	To reflect the proposed repeal of basin plans in the ordinance	<ul style="list-style-type: none"> Additional changes may be proposed under the CAO. If so, this section will be reviewed as part of the CAO matrix.
Section 164 21A.30.080	Technical	Establishes requirements for home occupations in R, UR, NB, CB, and RB zones	Replaces "marijuana" with cannabis	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> No issues identified.
Section 165 21A.30.085	Substantive	Establishes requirements for home occupations in Agricultural (A), Forest (F), and RA zones	<ul style="list-style-type: none"> Removes allowance for nonresident employees who report to the site but primarily provide services off-site Updates references to North American Industrial Classification System (NAICS) codes to SIC codes Replaces "marijuana" with cannabis 	<p>Change to employee standards is proposed as the current provision is not enforceable.</p> <p>NAICS codes are proposed to be removed to be consistent with the use tables in K.C.C. 21A.08 (which uses SIC codes).</p> <p>Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.</p>	<ul style="list-style-type: none"> The proposal to remove a limitation on home occupations that limited the number of employees who work off-site is a policy choice. The conversion of NAICS to SIC codes are not a direct match. The Executive has suggested that: <ul style="list-style-type: none"> At 5.a. SIC 55 be used instead of references to 551, 552, and 553. This would still exclude SIC 573 and 501. At 5.b. SIC 504, 506, 5734, and 5946 be added; This would exclude: SIC 762, 506, 609, 5735, 594, 5999, 737, 762. At 5.c., 50, 76, 51 would still be excluded.
Section 166 21A.30.090	Technical	Establishes requirements for home industries	- Replaces "marijuana" with cannabis	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> No issues identified.
Section 100 21A.06.1275	Substantive	Defines "temporary use permit" (TUP)	Prohibits use of a TUP to construct or establish any permanent use, alteration, or structure	Clarifying edit to reflect existing intent; aligns with current requirement in K.C.C. 21A.44.020 that the TUPs are only for uses that are not otherwise allowed in the zone in which the use is proposed	<ul style="list-style-type: none"> It's a policy choice whether to prohibit site improvements and could be further clarified in the regulations.
Section 167 21A.32.100	Substantive	Establishes when a TUP is required, including for uses not otherwise permitted in the zone and that can be made compatible for a period of up to 60 days per year	Replaces 60 days with 24 days	<p>The proposed reduction 24 days is intended to:</p> <ul style="list-style-type: none"> Align with existing parking requirements (K.C.C. 21A.18.120) for hard surfacing for any parking area used 30 or more days. More than 30 days, and drainage, impervious surface, parking lot standards for lighting, landscaping would get triggered, which would turn it into permanent improvements, inconsistent with the intended temporary nature of these uses. Reflect that TUPs are already limited to 30-days or less due to other requirements, rural compatibility, and mitigating impacts. Be consistent with the current 24day limit for winery, brewery, distillery uses under K.C.C. 21A.32.120.B.3. 	<ul style="list-style-type: none"> The proposed change to lower the number of days a temporary use may be permitted for, from 60 to 24 days per year, is a policy choice.

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Section 168 21A.32.110	Substantive	Establishes exemptions from TUP requirements, including uses that do not exceed 2 days per calendar year	Limits exempt uses that occur 2 days out of the year to also not exceed 500 attendees and employees per day	To help manage the scale of and reduce impacts from uses exempt from TUPs	<ul style="list-style-type: none"> The Executive proposes to limit temporary uses that don't exceed 2 days per year (and therefore don't require a TUP), to a maximum of 500 guests and employees. This exceeds the number of guests proposed to be allowed for a permitted temporary use, which would be limited to 250 guests. This is a policy choice. Council staff would also note that without a permit, it could be difficult to enforce this provision. The Council may want to consider whether a temporary use could be allowed for up to 3 days without a permit, so that it could operate Friday, Saturday, and Sunday.
Section 169 21A.32.120	Substantive	Establishes standards for temporary uses, including: <ul style="list-style-type: none"> - Limiting events to no more than 60 days per 365-day period - Allowing for annual renewals of TUPs for 5 consecutive years 	<ul style="list-style-type: none"> - Changes 60 days to 24 days - Limits uses to no more than 4 days per month and no more than 3 days per week - Limits uses to only occur six months out of the year. - Annual TUP renewals are reduced to up to 4 years, and requires the use to demonstrate compliance with current development regulations with each renewal 	The proposed reduction to 24 days is intended to recognize that: <ul style="list-style-type: none"> - Align with existing parking requirements (K.C.C. 21A.18.120) for hard surfacing for any parking area used 30 or more days. More than 30 days, and drainage, impervious surface, parking lot standards for lighting, landscaping would get triggered, which would turn it into permanent improvements, inconsistent with the intended temporary nature of these uses. - Reflect that TUPs are already limited to 30-days or less due to other requirements, rural compatibility, and mitigating impacts. - Be consistent with the current 24-day limit for winery, brewery, distillery uses under K.C.C. 21A.32.120.B.3. <p>Changes for the number uses allowed per month and per week are intended to limit grouping of multiple events in short amount of time, such as having a use that occurs non-stop over the course of 24 consecutive days. This change would help limit intensity of events and associated impacts.</p> <p>Changes on number months per year that uses are allowed in is to limit, for example, an event that happens at the same time each month, every month of the year, for 5 years (as allowed for annual TUP renewals elsewhere in the chapter), which is more akin to a permanent use than a temporary one.</p> <p>Changes to renewal requirements are intended to increase oversight, to ensure impacts are appropriately accounted for, and ensure any applicable new regulatory requirements adopted after initial TUP approval are met.</p>	<ul style="list-style-type: none"> The changes in this section are a policy choice. The new requirement that a renewal of a TUP meet current development regulations ignores the requirements of vested rights to an approved TUP. This language could be softened to recognize the requirements of D.3., which determines whether conditions have changed – if they have, then new conditions may be able to be applied.
Section 170 21A.32.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.32 requiring temporary uses to: <ul style="list-style-type: none"> - Be scaled based upon building occupancies, site area, access, and environmental considerations - Be limited to no more than 250 guests - Comply with building setback requirements 	To further condition temporary uses to ensure impacts are appropriately considered and limited, and to consolidate K.C.C. 21A.32.130 (parking) and K.C.C. 21A.32.140 (traffic control)	<ul style="list-style-type: none"> The Executive proposes to limit temporary uses that don't exceed 2 days per year (and therefore don't require a TUP), to a maximum of 500 guests and employees. This exceeds the number of guests proposed to be allowed for a permitted temporary use, which would be limited to 250 guests. This is a policy choice. Executive staff indicate that the intent was that there is no limit currently on size of the two exempt events or uses.

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			- Adequately provide for temporary sanitary facilities; potable water; vehicle parking, access, and traffic control; accessibility for persons with disabilities, and noise compliance		<ul style="list-style-type: none"> Executive staff also note that "non-resident employees" should be added to the 250-person limitation in this section.
Section 171 21A.32.180	Substantive	Allows for temporary real estate offices in new residential developments, including apartments	<ul style="list-style-type: none"> Adds duplexes, triplexes, and fourplexes Adds townhouses 	<p>To reflect new middle housing uses proposed to be created elsewhere in the ordinance.</p> <p>Townhouses are added for consistency as fee simple townhouse development can also be permitted through a formal subdivision or binding site plan process.</p>	<ul style="list-style-type: none"> No issues identified.
Section 222.Gg 21A.32.130	Substantive	Adopts parking standards for TUPs	Repealed	Standards are consolidated in new proposed section in K.C.C. Chapter 21A.32.	<ul style="list-style-type: none"> No issues with this repeal, provisions are covered in Section 170.
Section 222.Hh 21A.32.140	Substantive	Adopts traffic control standards for TUPs	Repealed	Standards are consolidated in new proposed section in K.C.C. Chapter 21A.32.	<ul style="list-style-type: none"> No issues identified with this repeal, provisions are covered in Section 170.
Section 172 21A.32.220	Substantive	Establishes standards for conversion of historic buildings, including for apartments	<ul style="list-style-type: none"> Adds duplexes, triplexes, and fourplexes Adds townhouses 	<p>To reflect new middle housing uses proposed to be created elsewhere in this proposed ordinance.</p> <p>Townhouses are added to align with an existing allowance in K.C.C. 21A.08.030 for townhouses to occur in historic buildings in certain circumstances</p>	<ul style="list-style-type: none"> No issues identified.
Section 173 21A.32.250	Technical	Requires an odor management plan for recreational marijuana production and processing facilities	Replaces "marijuana" with "cannabis"	Amendments are proposed throughout the Code to change "marijuana" to "cannabis" to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law.	<ul style="list-style-type: none"> No issues identified.
Section 174 21A.37.010	Substantive	Establishes the purpose of the TDR program, including to incentivize preservation of rural, resource, and urban separator lands	<ul style="list-style-type: none"> Adds other eligible urban lands to lands incentivized for preservation Clarifies that when "conservation easement" is used throughout the chapter, it also includes other similar encumbrances 	<p>Proposed changes would reflect that urban sites, other than just urban separators, are also currently eligible in certain conditions.</p> <p>Clarification of conservation easement is intending to capture existing intent, where the current code inconsistently includes "other similar encumbrances" along with "conservation easements." This statement would both streamline the repetitive references and correctly apply it in all instances.</p>	<ul style="list-style-type: none"> No issues identified.
Section 175 21A.37.030	Substantive	Establishes standards for TDR receiving sites, including: <ul style="list-style-type: none"> Allowing density increases up to maximum densities for short subdivisions Requiring a subarea study to evaluate impacts for formal subdivisions using TDRs to go above base density 	<ul style="list-style-type: none"> Clarifies that both short subdivisions and formal subdivisions can increase density up to maximum densities Replaces subarea study requirement with review and determination by the Hearing Examiner 	<p>Applying maximum densities to both short and formal subdivisions reflects existing intent.</p> <p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and the Code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary. In this case, of TDRs, the study requirement is redundant to existing reviews that occur as part of departmental review of subdivision applications. So, the additional study requirement is proposed for removal. However, the Code is also proposed be updated to ensure that review of the subdivision application by the Hearing Examiner would</p>	<ul style="list-style-type: none"> Snoqualmie Pass should be added here as an eligible receiving site to match the Executive's intent. Rural towns meeting the requirements of inclusionary housing chapter should be added as a receiving site to match the Executive's intent.

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Section 176 21A.37.040	Substantive	<p>Establishes standards for calculating TDRs, including:</p> <ul style="list-style-type: none"> - Deducting areas associated with existing development - Not including fractional development rights in final development rights available for transfer - Allowing determinations of square footage or acreage by the Assessor's Office or by a survey paid for by the applicant and prepared by a licensed surveyor - Requiring the Department of Local Services to calculate the square footage or acreage - Allowing sites designated as urban separator and with R-1 zoning to have a base density of 4 dwelling units per acre for TDR sending site purposes - Setting calculations for F zoned sites - Allowing certain RA, A, and F zoned lands to send 1 TDR for every legal lot larger than 5,000 square feet 	<ul style="list-style-type: none"> - Requires that, when deducting areas for existing development, this is only when the development is allowed to remain as established in the TDR conservation easement for the site - Removes reference to "other similar encumbrances" - Allows for fractional development rights next largest whole number if the calculation results in a fraction of 0.5 or greater or shall be rounded down to the next smallest whole number if the calculation results in a fraction less than 0.5 - Adds using geographic information system (GIS) mapping for determinations of square footage or acreage - Clarifies that TDR program staff calculate, and the Department of Local Services confirms, the square footage or acreage - Allows for either sites designated as urban separator or sites with R-1 zoning to have a base density of 4 dwelling units per acre for TDR sending site purposes - Allows a bonus TDR for F zoned sites if participating in the County's carbon credit program - Allows for a bonus TDR for vacant marine shoreline sites without armoring or bulkheads - Clarifies that a RA, A, and F zoned sending site with existing or proposed dwelling unit would not get the allowed 1 TDR 	<p>need to include a finding that the use of TDRs doesn't create additional, unmitigated impacts.</p> <p>Standards for existing development that can remain are proposed to improve clarity and align with existing practice.</p> <p>"Other similar encumbrances" is proposed to be removed to align with standard language proposed in K.C.C. 21A.37.010.</p> <p>Fractional changes are proposed to more closely align TDR allocation with density allocations. Under current TDR calculations, a RA-5 zoned 19.9 acre site would get 3 TDRs. But, if developed under the base densities established in K.C.C. Chapter 21A.12, the site could get 4 dwelling units. The proposed new calculation would allow for as many TDRs as there are possible developable dwelling units; in this example, the site would now be eligible for 4 TDRs.</p> <p>GIS proposed to be added as another applicable tool to determine site size, consistent other existing allowances elsewhere in this section.</p> <p>Proposed clarifications for departmental roles would align with current practice.</p> <p>The proposed R-1 base density allowance would align with existing allowance in Comprehensive Plan policy U-120.</p> <p>The bonus TDR proposed for F zoned lands intends to encourage enrollment in the County's carbon credit program, which has co-beneficial outcomes consistent with the goals of the TDR program and further advances climate change and greenhouse gas reduction goals.</p> <p>The bonus TDR proposed for marine lands is intended to incentivize the protection of shoreline that is in a more natural state, which have benefits for salmonids and in turn endangered orcas.</p> <p>TDRs calculations for RA, A, and F zoned sites are proposed to be clarified to align with existing intent</p>	<ul style="list-style-type: none"> • The proposal includes allowing an additional TDR per legal lot for vacant marine shoreline sending sites without armoring or bulkheads. "Armoring or bulkheads" could be revised to use a defined term, "hard shoreline stabilization". • Currently, KCCP policy R-316, a "shall" policy, only allows R-1 properties to be sending sites if they are designated Urban Separator. KCCP policy U-120, a "should" policy, states that R-1 properties designated "urban residential low" should allow for a certain TDR density, although this is not currently allowed under R-316 or this Code section. The change to allow R-1 properties designated "urban residential, low" to be TDR sending sites is a policy choice. • There is a proposed new bonus TDR for F zoned sites if participating in the County's carbon credit program. While not explicitly stated in the program's regulations (K.C.C 18.35), the program is tailored to, and currently only is used on, King County-owned properties, though Executive staff indicate that the program may be expanded to private properties in the future. Generally, publicly owned properties are prohibited from being sending sites. Executive staff have requested the Code be changed to allow public properties participating in the carbon credit program to be allowed sending sites.
Section 177 21A.37.050	Substantive	<p>Establishes development limitations for TDR sending sites, including requiring areas reserved for residential development be equal to minimum lot size requirements</p>	<p>Limits the reserved residential area to no more than the minimum lot size</p>	<p>To allow the reserved residential areas to be sized for maximizing conservation benefit</p>	<ul style="list-style-type: none"> • The proposed change could be interpreted to allow rural properties to be below the minimum lot size in exchange for a larger conservation easement as part of the TDR program. Executive staff indicate this is not the intent. • The density and dimensions table could be updated to clarify that minimum lot size does not apply when this provision is applicable.
Section 178 21A.37.060	Substantive	<p>Establishes documentation requirements for TDR sending sites</p>	<ul style="list-style-type: none"> - Removes requirement for a notice on title - Removes prohibition on imposing standards that exceed Title 222 WAC 	<p>Proposed notice change reflects current practice and that conservation easements is not used in all instances.</p> <p>Title 222 WAC is the Forest Practices Act. This is proposed to be removed from the TDR standards to</p>	<ul style="list-style-type: none"> • No issues identified.

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				retain the ability to purchase conservation easements that from F zone properties that increase carbon sequestration benefit and habitat values by implementing restrictions such as extended rotations, bigger buffers, etc.	
Section 179 21A.37.070	Substantive	Establishes the Interagency Review Committee for qualification of TDR sending sites	Removes reference to "other similar encumbrances"	"Other similar encumbrances" is proposed to be removed to align with standard language proposed in K.C.C. 21A.37.010.	<ul style="list-style-type: none"> Subsections A and B are about very different aspects of the TDR program and as such potentially could be separate sections.
Section 180 21A.37.080	Clarification	Establishes the transfer process for TDRs	Non-substantive changes throughout	Changes are proposed to improve clarity and consistency	<ul style="list-style-type: none"> No issues identified.
Section 181 21A.37.100	Substantive	Establishes the purpose of the TDR bank, including: <ul style="list-style-type: none"> - Listing eligible sending sites - Limiting use of TDR bank purchases to receiving sites in cities and the urban unincorporated area 	<ul style="list-style-type: none"> - Replaces listing of rural, agricultural, forest, and some urban areas as sending sites with a reference K.C.C. 21A.37.020 - Clarifies that limitations on receiving sites using TDR bank purchases do not apply to TDRs used for affordable housing developments in K.C.C. 21A.37.130 - Adds Snoqualmie Pass Rural Town to the areas eligible as receiving sites for TDR bank purchases 	<p>The proposed cross reference to K.C.C. 21A.37.020 would remove redundant language and improve consistency with existing allowances.</p> <p>Applicability to use of TDRS in affordable housing developments reflects existing intent.</p> <p>The proposed Snoqualmie Pass Rural Town addition would reflect a related proposed change in K.C.C. 21A.08.030.B.19 to allow use of Transfer of Development Rights to develop a duplex on a substandard lot that could otherwise build a single-detached home and a detached ADU.</p>	<ul style="list-style-type: none"> No issues identified.
Section 182 21A.37.110	Technical	Addresses TDR bank purchases and expenditures	Technical correction	Technical clean-up	<ul style="list-style-type: none"> No issues identified.
Section 183 21A.37.120	Clarification	Addresses administration of the TDR bank	Removes reference to "fee simple acquisitions"	"Fee simple acquisitions" is proposed to be removed to align with standard language proposed in K.C.C. 21A.37.010.	<ul style="list-style-type: none"> No issues identified.
Section 184 21A.37.130	Substantive	Addresses TDR bank sales	<ul style="list-style-type: none"> - Removes requirement that the bank only sell TDRs in whole increments - Removes requirement for a 10% down payment - Non-substantive changes throughout 	<p>The whole increment requirement is proposed to be removed to address situations where the bank would need to sell a half of a rural TDR to add an increment of one unit to a project. The removal would have no detrimental effect, aside from the bank being stuck with a 0.5 rural TDR, which can only be used in this way.</p> <p>The down payment requirement is proposed to be removed to reflect current practice.</p> <p>Changes are proposed throughout to improve clarity and consistency.</p>	<ul style="list-style-type: none"> With the proposed inclusionary housing changes, inclusionary housing would cover all urban R-4 through R-48 sites, as well as R-4 through R-48 sites in Snoqualmie Pass Rural Town, thus superseding the TDR for affordable housing program in those areas. A.2.c.(2) of this section should be deleted accordingly as there would no longer any sites meeting that description.
Section 185 21A.37.140	Clarification	Establishes requirements for use of TDRs sold from the bank for incorporated receiving sites	Non-substantive changes throughout	Changes are proposed to improve clarity and consistency	<ul style="list-style-type: none"> No issues identified.
Section 186 21A.37.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.37 allowing the TDR bank to collect a fee-in-lieu of selling TDRs from the TDR bank when TDR inventory is unavailable	Proposes to allow for payment to the TDRs bank in-lieu of TDR purchase when sufficient TDR inventory is not available. Fee-in-lieu TDRs would allow the TDR bank to bridge gaps when inventory is low and eliminate the risk of turning away developers with desires to build more homes, particularly as the inclusionary housing program (with associated TDR elements) is proposed to be expanded to other geographies as part of this proposed ordinance.	<ul style="list-style-type: none"> No issues identified.

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Section 187 21A.37.XXX	Clarification	n/a	Adds a new section to K.C.C. Chapter 21A.37 requiring biennial reporting on the TDR program	As part of the 2024 Comprehensive Plan, all of the 2016 Comprehensive Plan Work Plan action items are proposed to be removed and replaced with the 2024 Work Plan. One of the 2016 Work Plan actions required review of the TDR program and associated annual reporting. With the proposed removal of the annual reporting requirement as part of just the 2016 Work Plan, this code change would make regular reporting on the TDR program permanent. The due dates and frequency of reporting is proposed to be updated to better align with current resources.	<ul style="list-style-type: none"> No issues identified.
Section 222.Qq 21A.37.055	Substantive	Allows urban TDR receiving site projects to count the "reduction" of greenhouse gas emissions resulting from the purchase of the rural TDRs to be deducted from the calculation of the sending site's greenhouse gas emissions	Repealed	New scientific analysis suggests this is very variable and isn't necessarily a carbon positive scenario in all cases.	<ul style="list-style-type: none"> No issues identified.
Section 47 20.22.180	Substantive	Establishes requirements for Hearing Examiner review of proposed preliminary plats	Adds a new condition for subdivisions using Transfer of Development Rights (TDRs) to exceed base density, requiring confirmation that the additional density would not create unmitigated impacts beyond those created by development at base density	Aligns with proposed change in K.C.C. 21A.37.030, which currently requires a subarea study to analyse impacts of subdivisions using Transfer of Development Rights to exceed base density. "Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and the Code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are proposed to be replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition proposed to be removed, as it is no longer necessary. In this case of TDRs in subdivisions, the study requirement is redundant to existing reviews that occur as part of departmental review of subdivision applications. So, the additional study requirement is proposed for removal. However, the TDR regulations in K.C.C. 21A.37.030 are also proposed to be updated to ensure that review of the subdivision application by the Hearing Examiner would need to include a finding that the use of TDRs doesn't create additional, unmitigated impacts. This proposed change in K.C.C. 20.22.180 would reflect that requirement in the Hearing Examiner Code as well.	<ul style="list-style-type: none"> No issues identified.
Section 188 21A.38.030	Clarification	Establishes general provisions for property-specific development standards	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. 	<ul style="list-style-type: none"> No issues identified.
Section 189 21A.38.050	Clarification	Establishes the pedestrian-oriented Special District Overlay (SDO)	Non-substantive changes throughout	Changes are proposed to improve clarity and consistency and to align with other non-substantive changes elsewhere in the ordinance	<ul style="list-style-type: none"> No issues identified.

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Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 190 21A.38.120	Substantive	Establishes the wetland management area SDO (SO-180)	Removes references to basin plans	To reflect the proposed repeal of basin plans in the ordinance	<ul style="list-style-type: none"> Additional changes may be proposed under the CAO. If so, this section will be reviewed as part of the CAO matrix.
Section 191 21A.38.150	Substantive	Establishes the groundwater protection SDO, including: <ul style="list-style-type: none"> - Setting standards for commercial and industrial development within the SDO, and listing which uses are considered commercial and industrial development - Prohibiting certain uses from being permitted in the SDO 	<ul style="list-style-type: none"> - Updates uses that are considered commercial and industrial development - Removes many of the uses listed as commercial and industrial development 	<p>Updates uses that are considered commercial and industrial development to align with current terminology in the use tables and other related proposed changes in the ordinance.</p> <p>Other amendments are proposed to align with the recommendations in the Vashon-Maury Island P-Suffix Conditions Report transmitted as part of the supporting materials to the ordinance.</p> <ul style="list-style-type: none"> - Vashon-Maury Island does not have any RB zoned parcels. Therefore, any prohibited uses in the SDO that are only permitted in the RB zone can be removed. - According to K.C.C. 21A.08.080.B.11 and 21A.08.100.B.15, I zoned sites located outside the Urban Growth Area, uses shown as a conditional or special use are prohibited. Vashon-Maury Island is located outside of the Urban Growth Area. Due to these uses already being prohibited on the Island, the regulations are redundant and can be removed from the SDO. - Other changes are made to align with current allowed terminology in the use tables. - None of these changes have any substantive effect on what uses are allowed within the SDO. They improve clarity and consistency with the rest of the Code. 	<ul style="list-style-type: none"> No issues identified.
Section 192 21A.43.030	Substantive	Establishes standards for calculating impact fees, including for apartments and townhouses	Adds duplexes, triplexes, and fourplexes	To reflect new middle housing uses proposed to be created elsewhere in the ordinance.	<ul style="list-style-type: none"> Councilmembers may wish to add "cottage housing" along with duplexes, triplexes, and fourplexes as a multifamily housing type. Additional changes may be made to this section with changes needed as a result of SB 5258.
Section 193 21A.43.050	Clarification	Establishes standards for assessment of impact fees	Removes references to Urban Planned Developments and "PUDs"	<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. <p>PUDs is outdated language.</p>	<ul style="list-style-type: none"> No issues identified.
Section 194 21A.43.070	Clarification	Establishes standards for adjustments, exceptions, and appeals of impact fees	<ul style="list-style-type: none"> - Removes references to "citizens" - Removes references to Urban Planned Developments and "PUDs" 	Amendments propose removing references to the term "citizen" from the development regulations are proposed to be consistent with changes made with the 2016 Comprehensive Plan that reflect that the County serves all members of the public, regardless of citizenship status.	<ul style="list-style-type: none"> Executive staff note that "emergency housing" should be added to A.3.

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				<p>Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that:</p> <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. <p>PUDs is outdated language.</p>	
21A.43.080	Policy staff flag	Establishes exemption or reduction of school impact fees for affordable housing			<ul style="list-style-type: none"> • Executive staff note that permanent supportive housing should be added to A. • The language in this section is not consistent with the RCW requirements. It could be updated to be consistent. • This section may be updated as part of changes in SB 5258. The Executive is planning to transmit those changes separately.
Section 195 21A.44.020	Substantive	Establishes decision criteria for TUPs	<ul style="list-style-type: none"> - Requires temporary uses in resource zones to be consistent with Comprehensive Plan policies addressing rural character, natural resource lands, and compatibility - Requires temporary uses in the rural area to be consistent with Comprehensive Plan policies addressing rural character, natural resource lands, and compatibility - Requires temporary uses to be with open space taxation or Farm and Agricultural Current Use taxation requirements for applicable sites 	New conditions are proposed to ensure consistency with: 1) Comprehensive Plan mandates to protect the rural area and natural resource lands; and 2) requirements for site enrolled in the open space taxation or Farm and Agricultural Current Use taxation programs	<ul style="list-style-type: none"> • No issues identified.
Section 196 21A.44.XXX	Substantive	n/a	Adds a new section to K.C.C. Chapter 21A.44 regulating developments using a community on-site sewage system (OSS) or large on-site sewage system (LOSS) in the Rural Area and Natural Resource Lands	These proposed provisions are needed to implement existing and proposed requirements in Comprehensive Plan policy F-262 and ensure protection of rural character and natural resource lands	<ul style="list-style-type: none"> • This section would limit the construction of new large/community on-site septic systems to areas where individual septic systems are failing and would require they serve existing structures and lots. Large/community on-site septic systems would also be required to be managed by a public agency, could not be used as a basis to exceed base density, and commercial and residential systems would have to serve their respective uses, meaning a residential system could not serve new commercial uses and commercial systems could not serve a non-commercial zone. Under this proposal, new construction would not have the option of building a shared system and would have to rely on individual systems. This is a policy choice.
Section 197 21A.XX.XXX	Substantive	n/a	Adds a new chapter in K.C.C. 21A governing emergency housing uses	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes	<ul style="list-style-type: none"> • No issues identified.

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Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
				are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	
Section 198 21A.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 21A.XX establishing the purpose of this new emergency housing chapter	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> • See Emergency and Supported Housing Write-Up.
Section 199 21A.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 21A.XX establishing permit application requirements for emergency housing uses	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> • See Emergency and Supported Housing Write-Up.
Section 200 21A.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 21A.XX establishing requirements for safe parking sites	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> • See Emergency and Supported Housing Write-Up.
Section 201 24.08.010	Substantive	Establishes general standards for the definitions adopted in K.C.C. Chapter 24 (Housing and Community Development)	Incorporates definitions from K.C.C. 21A.06	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing	<ul style="list-style-type: none"> • No issues identified.

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				options and to address the potential impacts to neighborhoods This proposed addition supports those changes by allowing for applicable new emergency housing definitions proposed in K.C.C. 21A.06 to apply in K.C.C. Title 24.	
Section 202 24.08.XXX	Substantive	n/a	Adds a new section in K.C.C. 24.08 adopting a definition for "rotating shelter"	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. This proposed definition supports those changes	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 203 24.XX.XXX	Substantive	n/a	Adds a new chapter in K.C.C. 24 governing emergency housing uses	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> No issues identified.
Section 204 24.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 24.XX establishing the purpose of this new emergency housing chapter	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 205 24.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 24.XX establishing standards for recuperative housing	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> No issues identified.
Section 206	Substantive	n/a	Adds a new section in K.C.C. 24.XX	Under the GMA, King County must complete a Housing	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.

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24.XX.XXX			establishing standards for emergency shelters	Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	
Section 207 24.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 24.XX establishing standards for emergency supportive housing and interim housing	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> No issues identified.
Section 208 24.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 24.XX establishing standards for microshelters	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 209 24.XX.XXX	Substantive	n/a	Adds a new section in K.C.C. 24.XX establishing standards for safe parking sites	Under the GMA, King County must complete a Housing Needs Assessment for periodic Comprehensive Plan updates. The assessment for the 2024 update found that that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed throughout the ordinance that would explicitly allow various emergency housing types in the development regulations to create the zoned capacity to address the shortfall. These new proposed provisions would ensure proper standards for emergency housing options and to address the potential impacts to neighborhoods	<ul style="list-style-type: none"> See Emergency and Supported Housing Write-Up.
Section 210 21A.48.010	Substantive	Establishes the purpose and applicability of inclusionary housing regulations, including to provide requirements and voluntary incentives for affordable housing development in Skyway-West Hill and North Highline	Expands the voluntary provisions of the inclusionary housing regulations to sites in unincorporated areas served by sewers and with R-4 through R-48, NB, CB, RB, and O zoning	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives	<ul style="list-style-type: none"> B.3. could be updated to reflect that 21A.48.070 will only apply in Skyway-West Hill and North Highline, and 21A.48.080.A.2. only applies to mandatory inclusionary housing areas.

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				<p>in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. The geographies and proposed zones that this is proposed to apply to are the same as in the current RDI program; this would include all urban unincorporated areas and the Rural Towns of Vashon and Snoqualmie Pass. Fall City Rural Town would not be included because it is not served by sewers.</p> <p>The current Inclusionary Housing program in K.C.C. 21A.48.010 and 21A.48.020 includes mandatory inclusionary housing elements for the UAC portions of Skyway-West Hill and North Highline. These proposals would not expand the mandatory elements of the program to elsewhere in Skyway-West Hill, North Highline, or the other new proposed eligible communities; this is intended to reflect the higher displacement risk in UAC areas of Skyway-West Hill and North Highline as documented in the Skyway-West Hill and North Highline Anti-Displacement Strategies Report. The 2024 Comprehensive Plan proposes a new Work Plan action item that would evaluate whether to expand the mandatory inclusionary housing elements to any of these other areas. These Code sections may be amended further in the future, pending on the outcome of that evaluation.</p>	
Section 211 21A.48.030	Substantive	Establishes the affordable housing requirements for the voluntary portion of the Inclusionary Housing program, including applying to the areas of Skyway-West Hill and North Highline outside of their respective UACs	<ul style="list-style-type: none"> - Expands the voluntary provisions of the inclusionary housing regulations to sites served by sewers and with R-4 through R-48, NB, CB, RB, and O zoning - Limits the density bonuses in Vashon Rural Town to developments that provide 100% affordable developments and prohibits the use of the additional density bonus if TDRs are purchased 	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition. The geographies and proposed zones that this is proposed to apply to are the same as in the current RDI program; this would include all urban unincorporated areas and the Rural Towns of Vashon and Snoqualmie Pass. Fall City Rural Town would not be included because it is not served by sewers. The limitations on density bonuses for Vashon Rural Town are proposed to: 1) align with the current 100% affordable project requirements to receive density bonuses under in SDO SO-270 that is also proposed for repeal as part of this transition; 2) ensure better compatibility with existing development; and 3) support</p>	<ul style="list-style-type: none"> • Council may want to consider whether the Vashon Rural Town provisions, which only allows for bonus density if the project is 100% affordable, meets the Council's policy goals. The existing SDO (being repealed by this ordinance) had this same requirement and did not result in any affordable units being constructed.

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Ordinance Section K.C.C. Section	Type of Change	Current Code	Executive's Proposed Change	Executive's Intent/Rationale	Policy Staff Comments
Section 212 21A.48.040	Substantive	Establishes standards for calculating affordable units for the purposes of the Inclusionary Housing program	<ul style="list-style-type: none"> - Clarifies that base density may also be set in p-suffixes and/or SDOs - Clarifies that maximum density may also be set in p-suffixes and/or SDOs 	<p>the most critical housing needs, in response to with public input.</p> <p>Clarifying edits to reflect existing intent</p>	<ul style="list-style-type: none"> • The Council may want to consider whether the changes here meet the Council's policy goals. There are a few P-suffix conditions that have limitations on density that could be impacted by this new language. A lower density requirement in a property-specific development condition could lead to less affordable housing being constructed than would be allowed under the inclusionary housing provisions.
Section 213 21A.48.050	Substantive	Establishes standards for affordable dwelling units and dimensional standards for the purposes of the Inclusionary Housing program, including height limits for properties in North Highline subject to p-suffix NH-P04	Adds height limitations for Snoqualmie Pass (65 feet) and Vashon (30 feet) Rural Towns.	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition.</p> <p>As part of the expanded Inclusionary Housing program to other areas of the County, this includes the Rural Towns of Snoqualmie Pass and Vashon, in addition to urban unincorporated communities. The current Inclusionary Housing program offers height bonuses, in addition to density bonuses, when affordable housing is provided. The proposed height limitations for the Rural Towns reflect that it is not appropriate to have the same height bonuses as urban areas. Vashon also has property-specific development conditions for CB zones that already limit heights in the Rural Town, which this change is intended to be align with and apply more broadly for consistency throughout the Rural Town.</p>	<ul style="list-style-type: none"> • There are other P-suffix and SDO conditions that may differ from the height allowances in this section and have unintended consequences when trying to apply the inclusionary housing requirements. The Council may want to consider whether to address those differing height allowances as part of this update.
Section 214 21A.48.060	Substantive	Establishes requirements for permit issuance for projects under the Inclusionary Housing program, including requirements for community preference and affirmative marketing reports	Limits community preference and affirmative marketing reports only to developments as applicable in K.C.C. 21A.48.070	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition.</p> <p>As part of the expanded Inclusionary Housing program to other areas of the County, this includes the Rural Towns of Snoqualmie Pass and Vashon, in addition to urban unincorporated communities. The current</p>	<ul style="list-style-type: none"> • Although the inclusionary housing program is proposed to expand to the R-4 through R-48 zones, NB, CB, RB, and O zones in the urban area and rural town, community preference and affirmative marketing reports would not be required in these new areas. They would only be required for only developments within Skyway-West Hill and North Highline. This is a policy choice. • There is a Work Plan action to look at mandatory inclusionary housing and community preference requirements countywide.

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				<p>Inclusionary Housing program in K.C.C. 21A.48.070 requires community preference and affirmative marketing plans. This ordinance proposes to limit that requirement to only Skyway-West Hill and North Highline and to not expand the requirement to the other communities eligible for the program as proposed by this ordinance, to reflect the higher displacement risk in Skyway-West Hill and North Highline as documented in the Skyway-West Hill and North Highline Anti-Displacement Strategies Report. The 2024 Comprehensive Plan proposes a new Work Plan action item that would evaluate whether to expand the community preference and affirmative marketing elements to the other communities. This Code section may be amended further in the future, pending on the outcome of that evaluation.</p>	
<p>Section 215 21A.48.070</p>	<p>Substantive</p>	<p>Establishes requirements community preference and affirmative marketing plans</p>	<p>Limits community preference and affirmative marketing plans to developments only in Skyway-West Hill and North Highline</p>	<p>As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition.</p> <p>As part of the expanded Inclusionary Housing program to other areas of the County, this includes the Rural Towns of Snoqualmie Pass and Vashon, in addition to urban unincorporated communities. The current Inclusionary Housing program in K.C.C. 21A.48.070 requires community preference and affirmative marketing plans. This ordinance proposed to limit that requirement to only Skyway-West Hill and North Highline and to not expand the requirement to the other communities eligible for the program as proposed by this proposed ordinance, to reflect the higher displacement risk in Skyway-West Hill and North Highline as documented in the Skyway-West Hill and North Highline Anti-Displacement Strategies Report. The 2024 Comprehensive Plan proposes a new Work Plan action item that would evaluate whether to expand the community preference and affirmative marketing elements to the other communities. This Code section may be amended further in the future, pending on the outcome of that evaluation.</p>	<ul style="list-style-type: none"> Although the inclusionary housing program is proposed to expand to the R-4 through R-48 zones, NB, CB, RB, and O zones in the urban area and rural town, community preference and affirmative marketing reports would not be required in these new areas. They would only be required for only developments within Skyway-West Hill and North Highline. This is a policy choice.
<p>Section 216 21A.48.080</p>	<p>Substantive</p>	<p>Allows for alternative compliance to Inclusionary Housing regulations, including allowing for payment to the County in lieu of constructing affordable housing units, which would then be used to create affordable housing units within the same community service area subarea geography that the development occurs in</p>	<p>Limits the fee-in-lieu allowance to developments subject to the mandatory inclusionary housing provisions of this chapter</p>	<p>The proposed change would allow for alternative compliance for development proposals that would not otherwise be able to be developed unless affordable housing is provided as required by the Inclusionary Housing program. This is not appropriate for developments subject to the voluntary provisions of the</p>	<ul style="list-style-type: none"> The proposed changes would limit the ability to use in-lieu fees for affordable housing to only those properties in the mandatory inclusionary housing areas (the unincorporated activity centers in North Highline and Skyway-West Hill). Those in the voluntary areas would not be able to pay in-lieu fees. This is a policy choice.

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				chapter, which would still be able to develop under base densities and would only be subject to the requirements of the Inclusionary Housing program if they <i>choose</i> to go above base density.	<ul style="list-style-type: none"> The proposed changes to the four-to-one program in section 40 would allow for off-site alternative compliance by reference to this section. The public rule called for under D. of this section has not been completed. Executive staff indicate is under development.
Section 221 21A.55.101	Substantive	Adopts the Sustainable Communities and Housing demonstration project, including adoption of the following eligible sites: <ul style="list-style-type: none"> White Center Workshop in North Highline Brooks Village in Skyway-West Hill Kit's Corner in East Federal Way 	Removes Kit's Corner as an eligible site	Consistent with recommendations of a related Area Zoning and Land Use Study, Kit's Corner is not appropriate for affordable housing development and thus should not be part of the demonstration project.	<ul style="list-style-type: none"> This Code section was first adopted in 2009 and has language that could be difficult to administer. Executive staff indicate that there is interest in this demonstration project, at a project called Brooks Village. The Council may want to consider whether the language is clear enough to easily administer.
Section 222.Qqq n/a	Substantive	Adopts Kit's Corner as an eligible site for the Sustainable Communities and Housing demonstration project	Repealed	Consistent with recommendations of a related Area Zoning and Land Use Study, Kit's Corner is not appropriate for affordable housing development and thus should not be part of the demonstration project.	<ul style="list-style-type: none"> No issues identified.
Section 222.A 14.70.300	Clarification	Exempts determinations of concurrency from SEPA review	Repealed	This is inconsistent with state law	<ul style="list-style-type: none"> No issues identified.
Section 222.B 16.82.150	Technical	Establishes clearing standards for individual lots in the rural zone	Repealed	Reflects court rulings and current case law, as directed by 2016 Comprehensive Plan Work Plan Action 5	<ul style="list-style-type: none"> No issues identified.
Section 222.C 16.82.151	Technical	Addressing relocation of undeveloped area in adjacent lots	Repealed	Reflects court rulings and current case law, as directed by 2016 Comprehensive Plan Work Plan Action 5	<ul style="list-style-type: none"> No issues identified.
Section 222.D 16.82.152	Technical	Establishes clearing standards for subdivisions and short subdivisions in the rural residential zone	Repealed	Reflects court rulings and current case law, as directed by 2016 Comprehensive Plan Work Plan Action 5	<ul style="list-style-type: none"> No issues identified.
Section 222.E 16.82.154	Technical	Addresses modification of clearing limits through farm management and rural stewardship plans	Repealed	Reflects court rulings and current case law, as directed by 2016 Comprehensive Plan Work Plan Action 5	<ul style="list-style-type: none"> No issues identified.
Section 222.G 20.12.090	Technical	Adopts park development policies	Repealed	This is not a current, active plan; it was last updated in 1985. The Comprehensive Plan provides the official policy guidance, along with the Open Space Plan that is adopted as a functional plan of the Comp Plan.	<ul style="list-style-type: none"> No issues identified.
Section 222.H 20.12.150	Technical	Adopts the Affordable housing capital facilities plan as a functional plan of the Comprehensive Plan	Repealed	This is not a current, active plan; it was last updated in 1992. A replacement functional plan is no longer needed. The Comprehensive Plan provides the official policy guidance, and implementation occurs via a variety of agency plans. Housing needs are addressed in Appendix B Housing, and any applicable County six-year financing occurs as part of the biennial budget.	<ul style="list-style-type: none"> No issues identified.
Section 222.I 20.12.433	Technical	Adopts the King County Nonmotorized Transportation Plan as a functional plan of the Comprehensive Plan	Repealed	This is not a current, active plan; it was adopted in 1994 and has not been updated since. A replacement functional plan is no longer needed. The Comprehensive Plan provides the official policy guidance, and implementation occurs via a variety of agency plans. Transportation needs planning are addressed in Appendices C, C1, and C2.	<ul style="list-style-type: none"> No issues identified.
Section 222.J 20.12.435	Technical	Adopts the King County Arterial HOV Transportation Plan as a functional plan of the Comprehensive Plan	Repealed	This is not a current, active plan; it was adopted in 1994 and has not been updated since. A replacement functional plan is no longer needed. The Comprehensive Plan provides the official policy guidance, and implementation occurs via a variety of agency plans. Transportation needs planning are addressed in Appendix C and C1.	<ul style="list-style-type: none"> No issues identified.
Section 222 K Through Cc 20.14.010 20.14.020 20.14.025	Substantive	Adopts various basin plans as an amplification and augmentation of the Comprehensive Plan for King County and official County policy for the area	Repealed	These are not a current, active plans; none of them have been substantive updated since the 1990s, except for one new plan that was adopted in 2001 with no updates since. Replacement plans are not needed. The basin plans predominantly focus on prescribing customized	<ul style="list-style-type: none"> No issues identified.

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20.14.030 20.14.040 20.14.050 20.14.060 20.14.070 20.14.080				<p>land use regulations for individual basin areas. Since adoption of the original basin plans, there have been a variety of subsequent updates to regulations driven by the GMA, adoption of the Critical Areas Ordinance (CAO), National Pollutant Discharge Elimination System (NPDES) permit requirements, etc.</p> <p>The best available science review and 2004 adoption of the CAO in K.C.C. Chapter 21A.24 established regulations to ensure protection of environmental resources; many of these regulatory protections function to protect the resources in ways envisioned by the basin plans. While the Basin Plans had value in establishing context and identifying important features and attributes of various geographies, the current regulations in Code provide protection in and of themselves, and the basin plans are not adding necessary protection. The protection of natural resources in specific geographies occurs through existing Code and may be updated further based on proposals for policy and code changes in the 2024 Comprehensive Plan based on review of best available science.</p> <p>Additionally:</p> <ul style="list-style-type: none"> - Many of the p-suffixes originally adopted as a result of the basin plans remain in place; - Codes related to Regionally and Local Significant Resource Areas originally cited in basin plans remain in place; - Implementation of Water Resource Inventory Area plans results in capital projects to restore salmon habitat along rivers and streams; - NPDES permits have required updates to the surface water design manual and associated regulations for managing stormwater, addressing many of the same issues in the basin plans; - The King County Flood Hazard Management plan, adopted as a functional plan of the Comprehensive Plan, guides flood risk reduction efforts, often through floodplain restoration projects with co-benefits of habitat protection and restoration; and - The Clean Water Healthy Habitat Strategic Plan and the Land Conservation initiative drive landscape-scale conservation and wholistic, coordinated management of environmental resources covering all geographies of King County. 	
Section 222 li Through Pp 21A.34.010 21A.34.020 21A.34.030 21A.34.040 21A.34.050 21A.34.060 21A.34.070 21A.34.080	Substantive	Adopts the RDI Program	Repealed	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced	<ul style="list-style-type: none"> • Repealing the Residential Density Incentive Program is a policy choice. The program has not been well utilized, but it does allow for density and other dimensional standard modifications for improvements <i>other</i> than provision of affordable housing (unlike the inclusionary housing program).

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				by an expanded version of the Inclusionary Housing program. These proposed repeals effectuate that transition.	
Section 112 21A.12.070	Substantive	Establishes criteria for calculating permitted number of units, lots, or floor areas	Removes reference to the RDI program in K.C.C. Chapter 21A.34	As part of requirements to review and update the RDI program in the 2020 and 2024 Comprehensive Plans, it was determined that the program should focus on affordable housing density incentives. Within this narrowed focus of the program, it was determined that alignment with the affordable housing density incentives in the voluntary Inclusionary Housing regulations recently adopted for Skyway and North Highline would be more clear, consistent, and effective in achieving and implementing affordable housing goals. Given this, the RDI program is proposed to be repealed and replaced by an expanded version of the Inclusionary Housing program. The changes in this proposed ordinance effectuate that transition.	<ul style="list-style-type: none"> No issues identified.
Section 222.Ss 21A.38.270	Substantive	Adopts the Vashon Rural Town affordable housing Special District Overlay (SDO)	Repealed	The proposed repeal SDO is proposed in order to rely on proposed expanded voluntary Inclusionary Housing program in K.C.C. Chapter 21A.48 instead. The SDO was not successful in producing any affordable units, and the new Inclusionary Housing program is anticipated to more effectively support the improved affordable housing access intended by the SDO.	<ul style="list-style-type: none"> No issues identified.
Section 222.Dd 21A.06.533	Clarification	Adopts definition of "fully Contained Communities"	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. 	<ul style="list-style-type: none"> No issues identified.
Section 222.Ff 21A.06.1340	Clarification	Adopts definition of "Urban Planned Developments"	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. 	<ul style="list-style-type: none"> No issues identified.
Section 222 Tt Through Ggg 21A.39.010 21A.39.020 21A.39.030 21A.39.040 21A.39.050 21A.39.060 21A.39.070 21A.39.080 21A.39.090	Clarification	Adopts general provisions for Urban Planned Developments and Fully Contained Communities	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. 	<ul style="list-style-type: none"> No issues identified.

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21A.39.100 21A.39.110 21A.39.120 21A.39.130 21A.39.200					
Section 222 Hhh And Iii 21A.44.070 21A.44.080	Clarification	Adopts decision criteria for Urban Planned Developments and Fully Contained Communities	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> No issues identified.
Section 222.Rr 21A.38.080	Clarification	Adopts the Urban Planned Development implementation SDO	Repealed	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> No issues identified.
Section 10 9.04.020	Clarification	Establishes definitions for the purposes of K.C.C. Chapter 9.04 (stormwater runoff and surface water and erosion control)	Definitions for "development" and "large project drainage review" are updated to remove references to urban plan developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> There are additional changes that could be made to the definitions throughout this section to reflect current terminology. Executive staff indicate that changes would also need to be made in the County's surface water design manual, which was not contemplated as part of this update. The Council could choose to remove this section and deal with the updates included here when Title 9 is next updated. The Council could also direct that Title 9 be updated on a certain timeframe.
Section 19 17.04.200	Clarification	Establishes types of interpretations the fire marshal is authorized to make, including procedures for reviewing Urban Planned Developments	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> No issues identified.
Section 20 17.04.280	Clarification	Establishes permit requirements under the fire code, including those for Urban Planned Developments	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and	<ul style="list-style-type: none"> No issues identified.

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				- the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	
Section 42 20.20.020	Clarification	Classifies land use permit decision types, including classifying Urban Planned Developments as Type 4 decisions	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> No issues identified.
Section 44 20.20.100	Clarification	Establishes timelines for review of land use permits, including for Fully Contained Communities and Urban Planned Developments	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> This section will likely need to be updated as part of the SB 5290 update.
Section 74 21A.06.305	Clarification	Defines "development agreement"	Removes references to Urban Planned Development's	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> No issues identified.
Section 126 21A.16.020	Clarification	Requires certain development to comply with landscaping standards in K.C.C. Chapter 21A.16, including Urban Planned Developments	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> No issues identified.
Section 134 21A.20.190	Clarification	Establishes standards for community identification signs, including for Urban Planned Developments		Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits	<ul style="list-style-type: none"> No issues identified.

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				have expired and are now under King County zoning.	
Section 150 21A.28.020	Clarification	Requires new development to be adequately served by facilities and services	Removes reference to Urban Planned Developments and Fully Contained Communities	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> No issues identified.
Section 151 21A.28.030	Clarification	Establishes standards for facilities and services for new development - sewer	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> The structure of the sections on provisions for sewer and the section on the provisions for water is different. When different words are used, this is seen to be purposeful, when in practice it may not be intentional. These could be cleaned up.
Section 152 21A.28.040	Clarification	Establishes requirements for water service for new development - water	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> The structure of the sections on provisions for sewer and the section on the provisions for water is different. When different words are used, this is seen to be purposeful, when in practice it may not be intentional. These could be cleaned up.
Section 153 21A.28.050	Clarification	Establishes requirements for surface water management systems for new development	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> No issues identified.
Section 154 21A.28.130	Clarification	Establishes requirements for fire protection for new development	Removes reference to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning.	<ul style="list-style-type: none"> No issues identified.

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Section 217 27.10.190	Clarification	Establishes permit fees for preliminary subdivisions, short subdivisions, Urban Planned Developments, and binding site plans for planning, fire flow and access, site engineering, critical area, survey, and state Environmental Policy Act (SEPA) review	Removes references to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. 	<ul style="list-style-type: none"> • Flag at H., there is a plat extension, which doesn't exist. See also comments at Section 23.
Section 218 27.10.200	Clarification	Establishes permit fees for final subdivisions, short subdivisions, Urban Planned Developments, binding site plans, subdivisional legal descriptions, and title reviews, approvals, and resubmittals.	Removes references to Urban Planned Developments	Amendments related to Urban Planned Developments and Fully Contained Communities are proposed throughout the Code to recognize that: <ul style="list-style-type: none"> - there are no large undeveloped areas in the Urban Growth Area that would be appropriate for an Urban Planned Development-scale/Fully Contained Community-scale of development; and - the previous Urban Planned Development/Fully Contained Community agreements and permits have expired and are now under King County zoning. 	<ul style="list-style-type: none"> • No issues identified.
Section 222.Jjj 21A.55.060	Technical	Adopts the Low-Impact Development and Built Green Demonstration Project	Repealed	The provisions have expired	<ul style="list-style-type: none"> • No issues identified.
Section 222 Kkk Through Ppp n/a	Technical	Adopts the Alluvial Fan Demonstration Project	Repealed	The provisions have expired	<ul style="list-style-type: none"> • No issues identified.
Section 223 n/a	Technical	n/a	Directs the Executive to send Sections 30, 31, 136, 137, 138, 141, 143, 144, 145, 146, and 147 of this ordinance and amendments to King County Comprehensive Plan Chapter 6 in Attachment A to this ordinance to the State Department of Ecology for its review and approval	These elements of this proposed ordinance amend elements of the Shoreline Master Program as adopted in K.C.C. 20.12.200. As such, these amendments are required to be reviewed and approved by the Department of Ecology.	<ul style="list-style-type: none"> • No issues identified.
Section 224 n/a	Technical	n/a	Directs that Sections 30, 31, 136, 137, 138, 141, 143, 144, 145, 146, and 147 of this ordinance and amendments to King County Comprehensive Plan Chapter 6 in Attachment A to this ordinance do not go into effect until 14 days after Ecology's approval.	These elements of this proposed ordinance amend elements of the Shoreline Master Program as adopted in K.C.C. 20.12.200. As such, these amendments are required to be reviewed and approved by the Department of Ecology.	<ul style="list-style-type: none"> • No issues identified.
Section 225 n/a	Substantive	n/a	Authorizes the Executive to submit an application to the Growth Management Planning Council to designate the Skyway and White Center UACs as countywide centers	The Countywide Planning Policies currently identify the Skyway and White Center Unincorporated Activity Centers as candidate centers. This action would allow the County to start the process to formalize their designation as approved countywide centers. Such a designation would allow them to be prioritized for additional infrastructure investments.	<ul style="list-style-type: none"> • This section would authorize the Executive to apply to the Growth Management Planning Council to designate the Skyway and White Center Unincorporated Activity Centers as countywide centers. These areas were both designated as candidate countywide centers in 2021. This would strengthen the eligibility of these areas for PSRC's countywide, preservation, and bike/pedestrian funding programs. • It is a policy choice to move forward with the countywide center application.
Section 226 n/a	n/a	n/a	Severability	Standard King County severability language.	<ul style="list-style-type: none"> • No issues identified.

MIDDLE HOUSING, INCLUSIONARY HOUSING, ACCESSORY DWELLING UNITS, VASHON HOUSING REVIEW MATRIX 3/14/24

Table 1. Definitions and Concepts

Topic	Concept	Zoning
What is missing middle?	<u>Comprehensive Plan Definition:</u> "Middle housing includes moderately scaled multi-unit or clustered housing types. Middle housing developments include more housing units than single-detached homes, but less than large apartment buildings. These housing types typically include, but are not limited to, duplexes, triplexes, quadplexes, multiplexes, townhouses, courtyard buildings, cottage houses, and live-work buildings"	Depends on the type of housing unit. See below.
What types of housing are considered missing middle?	"Dwelling unit, cottage housing. Dwelling unit, cottage housing: a detached single-family dwelling unit located on a commonly owned parcel with common open space."	R-1: Not allowed R-4 through R-8: Allowed R-12 through R-48: Not allowed NB: Not allowed RB: Not allowed O: Allowed
	"Dwelling unit, duplex: a dwelling unit contained in a building that is located on one legal lot or parcel, containing two dwelling units designed exclusively for occupancy by two individuals or families living independently of each other. The two units share a common roof, wall, or floor, although floorplans may vary. Individual units may be side-by-side or stacked one on top of the other. The two dwelling units and the lot are under a single ownership or may be owned through a condominium. A single-family dwelling containing an approved accessory dwelling unit is not considered a duplex."	R-1: Allowed when 50% site has critical areas R-4 through R-8: Allowed, max 18 du/acre net buildable area R-12 through R-48: Allowed NB: Allowed when mixed use RB: Allowed when mixed use O: Allowed when mixed use
	"Dwelling unit, triplex: a dwelling unit contained in a building that is located on one legal lot or parcel, containing three dwelling units designed exclusively for occupancy by three individuals or families living independently of each other. The three units share a common roof, wall, or floor, although floorplans may vary. Individual units may be side-by-side or stacked one on top of the other. The three dwelling units and the lot are under a single ownership or may be owned through a condominium."	R-1: Allowed when 50% site has critical areas R-4 through R-8: Allowed, max 18 du/acre net buildable area R-12 through R-48: Allowed NB: Allowed when mixed use RB: Allowed when mixed use O: Allowed when mixed use
	"Dwelling unit, fourplex: a dwelling unit contained in a building that is	R-1: Allowed when 50% site has critical

Table 1. Definitions and Concepts

Topic	Concept	Zoning
	located on one legal lot or parcel, containing four dwelling units designed exclusively for occupancy by four individuals or families living independently of each other. The four units share a common roof, wall, or floor, although floorplans may vary. Individual units may be side-by-side or stacked one on top of the other. The two dwelling units and the lot are under a single ownership or may be owned through a condominium."	areas R-4 through R-8: Allowed, max 18 du/acre net buildable area R-12 through R-48: Allowed NB: Allowed when mixed use RB: Allowed when mixed use O: Allowed when mixed use
	"Dwelling unit, townhouse: a dwelling unit contained in a building containing ((one)) five or more dwelling units that ((occupies)) occupy space from the ground to the roof ((, and)) that is attached to one or more other townhouse dwellings by common walls."	R-1: Allowed R-4 through R-8: Allowed R-12 through R-48: Allowed NB: Allowed when mixed-use or if in the urban area in commercial outside of center standalone townhouses allowed RB: Allowed when mixed use O: Allowed when mixed use
	"Dwelling unit, apartment: a dwelling unit contained in a building consisting of ((two)) five or more dwelling units which may be stacked, or one or more dwellings with nonresidential uses."	R-1: Allowed when 50% site has critical areas R-4 through R-8: Allowed, max 18 du/acre net buildable area R-12 through R-48: Allowed NB: Allowed when mixed use RB: Allowed when mixed use O: Allowed when mixed use
Related Housing Types	"Dwelling unit, single detached: a detached building containing one dwelling unit."	R-1: Allowed R-4 through R-8: Allowed R-12 through R-48: Allowed NB: allowed in limited instances in the rural area
	"Dwelling unit, accessory: Dwelling unit, accessory: a separate, complete dwelling unit attached to or contained within the structure of the primary dwelling; or contained within a separate structure that is accessory to the primary dwelling unit on the premises."	Allowed in all zones when accessory to a primary residential use.

Table 1. Definitions and Concepts

Topic	Concept	Zoning
	<p>“Accessory living quarters: living quarters in an accessory building for the use of the occupant or persons employed on the premises, or for temporary use by guests of the occupant. Such quarters do not include an area for the preparation or storage of food and are not used as a separate dwelling unit.”</p>	Allowed in all zones when accessory to a primary residential use.
	<p>“Manufactured or mobile home: a structure, transportable in one or more sections, that in the traveling mode is eight body feet or more in width or thirty-two body feet or more in length; or when erected on site, is three-hundred square feet or more in area; which is built on a permanent chassis and is designated for use with or without a permanent foundation when attached to the required utilities; which contains plumbing, heating, air-conditioning and electrical systems; and shall include any structure that meets all the requirements of this section, or of Chapter 296-150M WAC, except the size requirements for which the manufacturer voluntarily complies with the standards and files the certification required by the federal Department of Housing and Urban Development. The term "manufactured home" or "mobile home" does not include a "recreational vehicle."”</p> <p>“Mobile home. See manufactured home.”</p>	
	<p>“Mobile home park: a development with two or more improved pads or spaces designed to accommodate mobile homes.”</p>	Conditional use in R-4 through R-8, permitted in R-12 through R-48.
Special Housing	<p>The Zoning Code includes uses for senior assisted housing, community residential facilities, dormitories and more.</p> <p>The Executive is proposing emergency housing options in the zoning code such as permanent supportive housing, emergency shelter, interim housing, and microshelter villages.</p> <p>These forms of housing have conditions or features that are unique from middle housing types. They are not covered in this document.</p>	
Inclusionary Housing	<p>The purpose of the inclusionary housing regulations is to provide for the creation of new affordable dwelling units, particularly in areas where there is a high risk for displacement.</p> <p>Developments that include affordable housing at the rates provided in the inclusionary housing regulations are given density incentives, such as 150% density bonus, additional height, or additional floor area ratio (FAR).</p>	<p>Inclusionary housing is required in the Skyway-West Hill and North Highline unincorporated activity centers (Skyway Business District and White Center).</p> <p>Inclusionary housing is optional in all other urban areas and rural towns served</p>

Table 1. Definitions and Concepts

Topic	Concept	Zoning
	Developments can earn up to 200% density if the units are 100% affordable or if TDRs are purchased.	by sewer. Developments with fewer than 10 units do not have to meet inclusionary housing standards.

Table 2. Middle Housing Zoning, Density and Height Table

Zone	Housing Types and Base Density	Maximum Density	Height
R-1	<p>Single detached and townhouses: - 1 du/acre</p> <p>Duplexes, triplexes, fourplexes and apartments: - Only permitted when more than half of the site has critical areas. 18 du/acre net buildable area</p>	<p><u>Single detached:</u> - 1 du/acre</p> <p><u>Duplexes, triplexes, fourplexes:</u> - 150% of base density: o <10 units and within ½ mile of high-capacity transit - Only permitted when 50%+ of the site has critical areas. 18 du/acre net buildable area</p> <p><u>Townhouses:</u> - 150% of base density: o <10 units and within ½ mile of high-capacity transit</p> <p><u>Apartments:</u> - Only permitted when 50%+ of the site has critical areas. 18 du/acre net buildable area</p>	<p>- All housing types: o Base height: 35 feet o Max height for Vashon: 35 feet o Max height everywhere else: up to 75 feet (1 ft height for 1 ft setback)</p>
R-4 to R-8	<p>Single detached, townhouses, and cottage housing: - R-4: 4 du/acre</p>	<p><u>Single detached and cottage housing:</u> - 150% of base density: o <10 units with TDRs outside Skyway-West Hill and North Highline (SWH/NH)</p>	<p>- <u>R-4, single detached, duplexes, triplexes, fourplexes, townhouses, and apartments:</u> o Base height: 35 feet</p>

Table 2. Middle Housing Zoning, Density and Height Table

Zone	Housing Types and Base Density	Maximum Density	Height
	<ul style="list-style-type: none"> - R-6: 6 du/acre - R-8: 8 du/acre <p>Duplexes, triplexes, fourplexes, and apartments: 18 du/acre net buildable area</p>	<ul style="list-style-type: none"> o <10 units with inclusionary housing in SWH/NH o 10+ units with inclusionary housing¹ - 200% of base density: <ul style="list-style-type: none"> o with inclusionary housing + TDRs o TDRs for affordable housing pilot project <u>Duplexes on small lots:</u> - On lots over 4,500 sf, a duplex is allowed regardless of base density if a TDR credit is purchased and the site does not have an ADU <u>Duplexes, triplexes, fourplexes:</u> - 150% of base density: <ul style="list-style-type: none"> o <10 units with TDRs outside SWH/NH o <10 units with inclusionary housing in SWH/NH o <10 units and within ½ mile of high-capacity transit o 10+ units with inclusionary housing - 200% of base density: <ul style="list-style-type: none"> o with inclusionary housing + TDRs o TDRs for affordable housing pilot project - 18 du/acre net buildable area <u>Townhouses:</u> - 150% of base density: <ul style="list-style-type: none"> o <10 units with TDRs outside SWH/NH o <10 units with inclusionary housing in SWH/NH o <10 units and within ½ mile of high-capacity transit o 10+ units with inclusionary housing 	<ul style="list-style-type: none"> o Max height for Vashon: 35 feet o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback) o Max height if using IH: 45 feet if on a 15% slope, otherwise 35 feet <p>- <u>R-6 to R-8, single detached, duplexes, triplexes, fourplexes, townhouses, and apartments:</u></p> <ul style="list-style-type: none"> o Base height: 35 feet o Max height for Vashon: 35 feet o Max height everywhere else: 45 feet if site is 15% sloped o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback) o Max height if using IH: 45 feet if on a 15% slope, otherwise 35 feet <p>- <u>R-4 to R-8, cottage housing:</u></p> <ul style="list-style-type: none"> o Base height: 25 feet o Max height: 30 feet with pitched roof

¹ Use of Inclusionary housing requires that the development be either: 1) in Skyway-West Hill or North Highline, or 2) in an urban area or rural town with sewer service. This applies to all IH proposals, regardless of zone.

Table 2. Middle Housing Zoning, Density and Height Table

Zone	Housing Types and Base Density	Maximum Density	Height
		<ul style="list-style-type: none"> - 200% of base density: <ul style="list-style-type: none"> o with inclusionary housing + TDRs o TDRs for affordable housing pilot project <u>Apartments:</u> - 150% of base density: <ul style="list-style-type: none"> o <10 units with TDRs outside SWH/NH o <10 units with inclusionary housing in SWH/NH o 10+ units with inclusionary housing - 200% of base density: <ul style="list-style-type: none"> o with inclusionary housing + TDRs o TDRs for affordable housing pilot project - 18 du/acre net buildable area 	
<p>R-12 to R-48</p>	<p>Single detached, townhouses, duplexes, triplexes, fourplexes, and apartments</p> <ul style="list-style-type: none"> - R-12: 12 du/acre - R-18: 18 du/acre - R-24: 24 du/acre - R-48: 48 du/acre 	<p><u>Single detached:</u></p> <ul style="list-style-type: none"> - Up to 150% of base density: <ul style="list-style-type: none"> o <10 units with TDRs outside SWH/NH o <10 units with inclusionary housing in SWH/NH o 10+ units with inclusionary housing - 200% of base density: <ul style="list-style-type: none"> o with inclusionary housing + TDRs o TDRs for affordable housing pilot project <p><u>Duplexes, triplexes, fourplexes:</u></p> <ul style="list-style-type: none"> - 150% of base density: <ul style="list-style-type: none"> o <10 units with TDRs outside SWH/NH o <10 units with inclusionary housing in SWH/NH o <10 units and within ½ mile of high-capacity transit o 10+ units with inclusionary housing - 200% of base density: <ul style="list-style-type: none"> o with inclusionary housing + TDRs o TDRs for affordable housing pilot project - Duplexes only: allowed in R-4 through R-8 zones for 4,500 sf lots or greater without an ADU or ALQ when: 	<ul style="list-style-type: none"> - <u>R-12:</u> <ul style="list-style-type: none"> o Base height: 60 feet o Max height for Vashon: 35 feet o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback) o Max height if using IH: 60 feet. - <u>R-18 to R-48:</u> <ul style="list-style-type: none"> o Base height: 60 feet o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback) o Max height if using IH: 80 feet o Max height if using TDR and not in SWH/NH: 80 feet

Table 2. Middle Housing Zoning, Density and Height Table

Zone	Housing Types and Base Density	Maximum Density	Height
		<p>1) in Snoqualmie Pass and a TDR is purchased, or 2) when in the urban area and ½ TDR is purchased.</p> <p><u>Townhouses:</u></p> <ul style="list-style-type: none"> - 150% of base density: <ul style="list-style-type: none"> o <10 units with TDRs outside SWH/NH o <10 units with inclusionary housing in SWH/NH o <10 units and within ½ mile of high-capacity transit o 10+ units with inclusionary housing - 200% of base density: <ul style="list-style-type: none"> o with inclusionary housing + TDRs o TDRs for affordable housing pilot project <p><u>Apartments:</u></p> <ul style="list-style-type: none"> - 150% of base density: <ul style="list-style-type: none"> o <10 units with TDRs outside SWH/NH o <10 units with inclusionary housing in SWH/NH o 10+ units with inclusionary housing - 200% of base density: <ul style="list-style-type: none"> o with inclusionary housing + TDRs o TDRs for affordable housing pilot project 	
NB	<p>8 du/acre</p> <p>Duplex, triplex, fourplex, townhouses, and apartments must be mixed use development</p> <p><u>Urban area in commercial outside of center:</u></p>	<p><u>In Skyway-West Hill and North Highline:</u></p> <ul style="list-style-type: none"> - 12 du/ac with inclusionary housing - 16 du/ac with inclusionary housing + TDR <p><u>In all other urban areas or rural towns:</u></p> <ul style="list-style-type: none"> - 12 du/acre with inclusionary housing - 12 du/acre with TDR - 16 du/acre with inclusionary housing + TDR <p><u>In the urban area in commercial outside of center:</u></p> <ul style="list-style-type: none"> - 12 du/ac - standalone townhouses only 	<ul style="list-style-type: none"> - <u>NB:</u> <ul style="list-style-type: none"> o Base height: 35 feet o Max height for Vashon: 35 feet o Max height if mixed use: 45 feet o Max height if using IH: 65 feet o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback) - <u>In the urban area in commercial outside of center:</u> <ul style="list-style-type: none"> o Base height: 35 feet

Table 2. Middle Housing Zoning, Density and Height Table

Zone	Housing Types and Base Density	Maximum Density	Height
	standalone townhouses are permitted		<ul style="list-style-type: none"> ○ Max height: 45 feet -townhouses only
CB	48 du/acre Duplex, triplex, fourplex, townhouses, and apartments must be mixed use development	<u>In Skyway-West Hill and North Highline:</u> - 72 du/acre with inclusionary housing - 96 du/acre with inclusionary housing + TDR <u>In all other urban areas or rural towns:</u> - 72 du/acre with inclusionary housing - 72 du/acre with TDR - 96 du/ac with inclusionary housing + TDR - 96 du/ac for TDR affordable housing pilot project <u>In Snoqualmie Pass:</u> - 96 du/ac - using IH regs	<ul style="list-style-type: none"> - <u>CB:</u> <ul style="list-style-type: none"> ○ Base height: 35 feet ○ Max height for Vashon: 35 feet ○ Max height if mixed use: 60 feet ○ Max height if using IH: 80 feet ○ Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback) - <u>Snoqualmie Pass:</u> <ul style="list-style-type: none"> ○ 65 feet - <u>White Center (on 16th Ave SW between Roxbury and SW 100th St):</u> <ul style="list-style-type: none"> ○ 55 feet
RB	36 du/acre - (Executive staff note this should be deleted) 48 du/acre Duplex, triplex, fourplex, townhouses, and apartments must be mixed use development	<u>In Skyway-West Hill and North Highline:</u> - 72 du/acre with inclusionary housing - 96 du/acre with inclusionary housing + TDR <u>In all other urban areas or rural towns:</u> - 72 du/acre with inclusionary housing - 72 du/acre with TDR - 96 du/acre with inclusionary housing + TDR - 96 du/acre for mixed use using TDR <u>In Snoqualmie Pass (zone doesn't exist here):</u> - 96 du/acre with inclusionary housing	<ul style="list-style-type: none"> - <u>RB:</u> <ul style="list-style-type: none"> ○ Base height: 35 feet ○ Max height for Vashon: 35 feet ○ Max height if mixed use: 65 feet ○ Max height if using IH: 85 feet ○ Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)
O	48 du/acre Duplex, triplex,	<u>In Skyway-West Hill and North Highline:</u> - 72 du/acre with inclusionary housing - 96 du/acre with inclusionary housing + TDR	<ul style="list-style-type: none"> - <u>O:</u> <ul style="list-style-type: none"> ○ Base height: 35 feet ○ Max height for Vashon: 35 feet

Table 2. Middle Housing Zoning, Density and Height Table

Zone	Housing Types and Base Density	Maximum Density	Height
	fourplex, townhouses, and apartments must be mixed use development	<p><u>In all other urban areas or rural towns:</u></p> <ul style="list-style-type: none"> - 72 du/acre with inclusionary housing - 72 du/acre with TDR - 96 du/acre with inclusionary housing + TDR - 96 du/acre for mixed use using TDR <p><u>In Snoqualmie Pass (zone doesn't exist here):</u></p> <ul style="list-style-type: none"> - 96 du/acre with inclusionary housing 	<ul style="list-style-type: none"> o Max height if mixed use: 65 feet o Max height if using IH: 85 feet o Max height if not using IH: up to 75 feet (1 ft height for 1 ft setback)

Table 3. Other Zoning Requirements

Other	Standards	
Recreational open space	<p>"21A.14.180 On-site recreation - space required.</p> <p>A. Residential developments, other than cottage housing developments, of more than four units in the UR and R-4 through R-48 zones, stand-alone townhouse developments in the NB zone on property designated commercial outside of center in the urban area of more than four units, and mixed-use developments of more than four units, shall provide recreation space for leisure, play and sport activities as follows:</p> <ol style="list-style-type: none"> 1. Residential subdivision, townhouses and apartments developed at a density of eight units or less per acre: three hundred ninety square feet per unit; 2. Mobile home park: two hundred sixty square feet per unit; 3. Residential subdivisions developed at a density of greater than eight units per acre: one hundred seventy square feet per unit; and 4. Apartments and townhouses developed at a density of greater than eight units per acre and mixed use: <ol style="list-style-type: none"> a. Studio and one bedroom: ninety square feet per unit; b. Two bedrooms: one hundred seventy square feet per unit; and c. Three or more bedrooms: one hundred seventy square feet per unit. <p>B. Recreation space shall be placed in a designated recreation space tract if part of a subdivision. The tract shall be dedicated to a homeowner's association or other workable organization acceptable to the director, to provide continued maintenance of the recreation space tract consistent with K.C.C. 21A.14.200."</p>	
Parking	LAND USE	MINIMUM PARKING SPACES REQUIRED

Table 3. Other Zoning Requirements

Other	Standards	
	RESIDENTIAL (K.C.C. 21A.08.030.A.):	
	Single detached/Townhouse	2.0 per dwelling unit
	Duplex, triplex, fourplex	1.0 per dwelling unit
	Apartment:	
	Studio units	1.2 per dwelling unit
	One bedroom units	1.5 per dwelling unit
	Two bedroom units	1.7 per dwelling unit
	Three bedroom units or larger	2.0 per dwelling unit
	Mobile home park	2.0 per dwelling unit
	Senior ((citizen)) assisted housing	1 per 2 dwelling or sleeping units
	Community residential facilities	1 per ((two)) 2 bedrooms
	Dormitory, including religious	1 per ((two)) 2 bedrooms
	Hotel/Motel including organizational hotel/lodging	1 per bedroom
	Bed and breakfast guesthouse	1 per guest room, plus 2 per facility
	Cottage housing	1 per dwelling unit
Apartments and Townhouses build under Inclusionary Housing K.C.C. 21A.48	1 per dwelling unit	

Table 4. Inclusionary Housing

	Standards	Policy Staff Comments
Mandatory Areas	Mandatory inclusionary housing applies to areas with an unincorporated activity center land use designation. This includes the Skyway Business District and White Center.	In Skyway-West Hill and North Highline, areas outside of the unincorporated activity center is voluntary.

Table 4. Inclusionary Housing

Mandatory Requirements	Standards			Policy Staff Comments	
	Mandatory Affordability Requirements		TDR Allowance	<p>Inclusionary housing is required any time more than 1 unit is developed or substantially improved in the mandatory area. In the voluntary area, this threshold is up to 9 units.</p> <p>The occupancy type and AMI levels were recommended by DCHS and DLS in 2022, who stated “At the time of ordinance development, market rents in SWH and NH were affordable to households at 80 percent AMI. Therefore, the inclusionary housing options scale from 50% AMI rent levels to 70% AMI rent levels.” The provisions do not include an option for Rental at 80% AMI.</p>	
	Occupancy Type and AMI	Minimum % of Units Required to be Affordable	Maximum Density (as % of base density)		Additional Maximum Density Allowed with purchase of TDRs
	Owner Occupied at 80% AMI	100%	200%		None
		30%	150%		Additional 50%, up to 200% of base density
		15%	125%		Additional 50%, up to 175% of base density
	Any combination of 80% AMI (Owner) and 60% AMI (Rental)	100%	200%		None
		25%	150%		Additional 50%, up to 200% of base density
		12%	125%		Additional 50%, up to 175% of base density
	Rental at 60% AMI	100%	200%		None
		20%	150%		Additional 50%, up to 200% of base density
		10%	125%		Additional 50%, up to 175% of base density
	Rental at 50% AMI	100%	200%		None
		15%	150%		Additional 50%, up to 200% of base density
		7%	125%		Additional 50%, up to 175% of base density
Voluntary Areas	<p>“2. The voluntary incentives in K.C.C. 21A.48.030 shall apply to:</p> <p style="padding-left: 20px;">a. <u>areas in the Skyway-West Hill and North Highline community service area subarea geographies</u> that do not have an unincorporated activity center land use designation; and</p> <p style="padding-left: 20px;">b. <u>except as provided for in subsection B.1. and B.2. of this section, sites that are served by public sewers and that are in the following zones in the urban area or rural towns:</u></p> <p style="padding-left: 40px;">(1) the R-4 through R-48 zones; and</p>			<p>The voluntary provisions apply outside of White Center and the Skyway Business District. Skyway-West Hill and North Highline do not need to be served by public sewer to use inclusionary housing.</p>	

Table 4. Inclusionary Housing

	Standards	Policy Staff Comments																																																
	(2) the NB, CB, RB, and O zones when part of a mixed-use development"	In the R-4 through R-48, NB, CB, RB, and O zones inside the urban area or rural town, they must be sewered.																																																
Voluntary Area Standards	<table border="1"> <thead> <tr> <th data-bbox="369 464 653 500">Occupancy Type and AMI</th> <th data-bbox="653 464 894 500">Minimum % of Units Required to be Affordable</th> <th data-bbox="894 464 1125 500">Maximum Density (as % of base density)</th> <th data-bbox="1125 464 1457 500">TDR Allowance</th> </tr> </thead> <tbody> <tr> <td data-bbox="369 500 653 597">Developments with 9 or fewer units</td> <td data-bbox="653 500 894 597">0%</td> <td data-bbox="894 500 1125 597">100%</td> <td data-bbox="1125 500 1457 597">Up to 150% base density</td> </tr> <tr> <td data-bbox="369 597 653 672" rowspan="3">Rental at 60% AMI</td> <td data-bbox="653 597 894 672">100%</td> <td data-bbox="894 597 1125 672">200%</td> <td data-bbox="1125 597 1457 672">None</td> </tr> <tr> <td data-bbox="653 672 894 779">20%</td> <td data-bbox="894 672 1125 779">150%</td> <td data-bbox="1125 672 1457 779">Additional 50%, up to 200% of base density</td> </tr> <tr> <td data-bbox="653 779 894 854">10%</td> <td data-bbox="894 779 1125 854">125%</td> <td data-bbox="1125 779 1457 854">Additional 50%, up to 175% of base density</td> </tr> <tr> <td data-bbox="369 854 653 928" rowspan="3">Rental at 50% AMI</td> <td data-bbox="653 854 894 928">100%</td> <td data-bbox="894 854 1125 928">200%</td> <td data-bbox="1125 854 1457 928">None</td> </tr> <tr> <td data-bbox="653 928 894 1036">15%</td> <td data-bbox="894 928 1125 1036">150%</td> <td data-bbox="1125 928 1457 1036">Additional 50%, up to 200% of base density</td> </tr> <tr> <td data-bbox="653 1036 894 1143">7%</td> <td data-bbox="894 1036 1125 1143">125%</td> <td data-bbox="1125 1036 1457 1143">Additional 50%, up to 175% of base density</td> </tr> <tr> <td data-bbox="369 1143 653 1218" rowspan="3">Owner Occupied at 80% AMI</td> <td data-bbox="653 1143 894 1218">100%</td> <td data-bbox="894 1143 1125 1218">200%</td> <td data-bbox="1125 1143 1457 1218">None</td> </tr> <tr> <td data-bbox="653 1218 894 1325">30%</td> <td data-bbox="894 1218 1125 1325">150%</td> <td data-bbox="1125 1218 1457 1325">Additional 50%, up to 200% of base density</td> </tr> <tr> <td data-bbox="653 1325 894 1393">15%</td> <td data-bbox="894 1325 1125 1393">125%</td> <td data-bbox="1125 1325 1457 1393">Additional 50%, up to 175% of base density</td> </tr> <tr> <td data-bbox="369 1393 653 1463" rowspan="3">Any combination of 80% AMI (Owner) and 60% AMI (Rental)</td> <td data-bbox="653 1393 894 1463">100%</td> <td data-bbox="894 1393 1125 1463">200%</td> <td data-bbox="1125 1393 1457 1463">None</td> </tr> <tr> <td data-bbox="653 1463 894 1537">25%</td> <td data-bbox="894 1463 1125 1537">150%</td> <td data-bbox="1125 1463 1457 1537">Additional 50%, up to 200% of base density</td> </tr> <tr> <td data-bbox="653 1537 894 1596">12%</td> <td data-bbox="894 1537 1125 1596">125%</td> <td data-bbox="1125 1537 1457 1596">Additional 50%, up to 175% of base density</td> </tr> </tbody> </table>	Occupancy Type and AMI	Minimum % of Units Required to be Affordable	Maximum Density (as % of base density)	TDR Allowance	Developments with 9 or fewer units	0%	100%	Up to 150% base density	Rental at 60% AMI	100%	200%	None	20%	150%	Additional 50%, up to 200% of base density	10%	125%	Additional 50%, up to 175% of base density	Rental at 50% AMI	100%	200%	None	15%	150%	Additional 50%, up to 200% of base density	7%	125%	Additional 50%, up to 175% of base density	Owner Occupied at 80% AMI	100%	200%	None	30%	150%	Additional 50%, up to 200% of base density	15%	125%	Additional 50%, up to 175% of base density	Any combination of 80% AMI (Owner) and 60% AMI (Rental)	100%	200%	None	25%	150%	Additional 50%, up to 200% of base density	12%	125%	Additional 50%, up to 175% of base density	<p>In the NB, CB, RB, and O zones in all other areas of the county, properties can purchase the same amount of density shown here using TDRs only. In Skyway-West Hill and North Highline, properties must provide inclusionary housing consistent with the table to earn additional density.</p> <p>According to the Housing Appendix, 18 units of housing have been constructed under the IH regulations and 40 units are projected over the next 20 years. The Executive indicates that inclusionary housing program will produce some income-restricted units but is unlikely to produce a significant amount of affordable housing on its own.</p>
	Occupancy Type and AMI	Minimum % of Units Required to be Affordable	Maximum Density (as % of base density)	TDR Allowance																																														
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Table 4. Inclusionary Housing

	Standards	Policy Staff Comments
	<p><u>1. Only developments that provide one hundred percent affordable housing are eligible; and</u></p> <p><u>2. Use of the TDR allowance is prohibited.</u></p>	
Calculation of affordable dwelling units	<p>"2. Affordable dwelling units in the development shall be calculated as follows:</p> <p>a. Studio dwelling units shall be counted as one-half of one affordable dwelling unit;</p> <p>b. One-bedroom and two-bedroom dwelling units shall be counted as one affordable dwelling unit;</p> <p>c. Three-bedroom dwelling units shall be counted as one and one-half affordable dwelling units; and</p> <p>d. Dwelling units with four or more bedrooms shall be counted as two affordable dwelling units.</p> <p>B. <u>Base density is as established in K.C.C. chapter 21A.12 or in in property-specific development conditions or special district overlays, where applicable. In cases of conflict, the base density in the property-specific development condition or special district overlay shall apply.</u></p> <p>C. <u>The total number of market-rate dwelling units and affordable dwelling units shall not exceed the total allowed density as established in this chapter and K.C.C. chapter 21A.12 or as established in property-specific development conditions or special district overlays, where applicable. In cases of conflict, the maximum density in the property-specific development condition or special district overlay shall apply."</u></p>	<p>This section describes how the number of affordable dwelling units are calculated. The system provides additional weight to units with more bedrooms. No issues identified.</p>
Inclusionary Housing Construction Standards	<p>"For developments subject to this chapter:</p> <p>A. The affordable dwelling units shall:</p> <p>1. Have a similar or larger unit size and bedroom composition as the market-rate dwelling units in the development;</p> <p>2. Be integrated throughout the development;</p> <p>3. Be constructed with materials and finishes of comparable quality to the market-rate dwelling units in the development;</p> <p>4. Meet accessibility standards at the same ratio as required by the development; and</p> <p>5. Have access equal to that of the market-rate dwelling units to on-site amenities including, but not limited to, parks, outdoor play areas, pools, exercise facilities and equipment, gathering spaces, bicycle repair facilities, shared work spaces, and similar on-site amenities."</p>	<p>These standards are intended to ensure that affordable units within a development are not isolated to certain areas or floors of a building. No issues identified.</p>

Table 4. Inclusionary Housing

	Standards	Policy Staff Comments
Inclusionary Housing Dimensional Standards	<p>“B. All the dimensional standards of K.C.C. chapter 21A.12 and any applicable property-specific development standards and special district overlays apply, except as specifically prescribed by this chapter. The following modifications shall only be utilized for developments that provide housing in conformance with K.C.C. 21A.48.020 or K.C.C. 21A.48.030:</p> <ol style="list-style-type: none"> 1. The maximum height limits are as follows: <ol style="list-style-type: none"> a. In the R-18, R-24, and R-48 zones, eighty feet; b. In the NB zone, sixty-five feet; c. In the CB zone, eighty feet; d. In the RB and O zones, eighty-five feet; ((and)) e. For properties subject to P-Suffix ((NH-PXX (the p-suffix established in Map Amendment 17 of Attachment D to Ordinance 19555))) <u>NH-P04</u>: the height limits set in the P-Suffix; <ol style="list-style-type: none"> f. <u>In the CB zone in Snoqualmie Pass Rural Town, sixty-five feet; and</u> g. <u>In Vashon Rural Town, thirty-five feet;</u> 2. In the R-18, R-24, and R-48 zones, any portion of a building that exceeds the base height for the zone ((set forth)) in K.C.C. chapter 21A.12 shall be set back an additional ten feet from the street property line and interior property line; 3. In the NB, CB, RB, and O zones, any portion of a building that exceeds the maximum height allowed for the zone by K.C.C. 21A.12.040.B.6. shall be set back an additional ten feet from the street property line and interior property line; 4. The percentages of residential uses in mixed use developments in K.C.C. 21A.14.110 do not apply. The percentages are as follows: <ol style="list-style-type: none"> a. a maximum of seventy-five percent of the total built floor area when located in NB zones; and b. a maximum of eighty-five percent of the total built floor area when located in CB, RB, and O zones; 5. The building floor area ratios in K.C.C. 21A.14.130 do not apply. Developments subject to this chapter shall not have a floor area ratio maximum; and 6. The parking and circulation standards of K.C.C. chapter 21A.18 apply, except: <ol style="list-style-type: none"> a. The minimum required parking spaces for apartments and townhouses shall be one space per dwelling unit; b. The minimum required parking spaces for nonresidential uses of the project shall be the minimum required in K.C.C. 21A.18.020, or the minimum required in any 	<p>This section identifies some additional development benefits for inclusionary housing developments.</p>

Table 4. Inclusionary Housing

	Standards	Policy Staff Comments
	<p>applicable property-specific development standard or special district overlay, whichever is less; and</p> <p>c. The director may authorize a reduction of up to fifty percent of the minimum required number of spaces for inclusionary housing projects without a required a parking study. The director shall consider proximity to transit, bedroom composition, availability of on-street parking, and proposed nonresidential uses when determining the size of the reduction.”</p>	

Table 5. Accessory Dwelling Units and Living Quarters

Existing Standards	Executive Proposed Standards	Policy Staff Comments
<p>“(3) The accessory dwelling unit shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area except:</p> <p>(a) when the accessory dwelling unit is wholly contained within a basement or attic, this limitation does not apply;</p> <p>(b) for detached accessory dwelling units, the floor area contained in a basement does not count toward the floor area maximum; or</p> <p>(c) on a site zoned RA if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, the accessory dwelling unit is permitted a maximum heated floor area of one thousand five hundred square feet and one thousand five-hundred square feet of unheated floor area;”</p>	<p>“(1) The accessory dwelling unit shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area except:</p> <p>(a) when the accessory dwelling unit is wholly contained within a basement or attic, this limitation does not apply; or</p> <p>(b) for detached accessory dwelling units, the floor area contained in a basement does not count toward the floor area maximum;”</p>	<p>(b) There is the possibility of having 2 ADUs in a single structure detached from the primary unit. This could mean there could be a building detached from the primary structure with an ADU at ground level with 1,000 sf of heated and 1,000 sf of unheated, and a second ADU in the basement with 2,000 sf of heated.</p> <p>(c) The proposal removes allowances to use TDRs to build bigger ADUs in the rural area, or to build them on smaller lots. Removal of these allowances is a policy choice.</p>
<p>“(4) Accessory dwelling units that are not wholly contained within an existing dwelling unit shall not exceed the base height</p>	<p><i>No equivalent standard</i></p>	<p>(4) Under the current code, ADUs cannot exceed the base height for the zone. The proposal would remove this, allowing</p>

Table 5. Accessory Dwelling Units and Living Quarters

Existing Standards	Executive Proposed Standards	Policy Staff Comments
established in 21A.12.030;"		ADUs to potentially reach 75 feet (which is theoretically possible since 8 or more ADUs could be allowed per lot). If K.C.C. 21A.08.030 is silent on height, then just the standards in K.C.C. 21A.12.030 apply. Executive staff indicate that the standards in K.C.C. 21A.12.030 aligns with new RCW 36.70A.681(1)(g): "The... county may not establish roof height limits on an accessory dwelling unit of less than 24 feet..."
	"(2) Attached accessory dwelling units shall have at least one common wall with the primary dwelling unit and appear to be contained within one structure. Connection through a breezeway or covered pathway shall not constitute an attached accessory dwelling unit unless the breeze way or covered pathway is: <ul style="list-style-type: none"> (a) is less than ten feet in length; (b) shares a common wall with both the accessory dwelling unit and primary residence; (c) has a continuous roofline that appears to be one single building; (d) is completely enclosed; and (e) is heated space;" 	(c) Requires attached ADUs using a covered pathway or breezeway to have "a continuous roofline that appears to be one single building." Executive staff indicate that the intent is that the rooflines appear to be connected when viewed from the air (plan view). They do not necessarily have to be the same height, but should share one or more unifying features, such as: ridges, valleys, eaves, or termination on a common wall with the ADU and primary residence. This could be clarified.
"(6) No additional off-street parking spaces are required for accessory dwelling units;"	"(3) No additional off-street parking spaces are required for accessory dwelling units;"	No issues identified.
"(7) The primary dwelling unit or the accessory dwelling unit shall be occupied either by the owner of the primary dwelling	<i>No equivalent standard</i>	RCW 36.70A.681(1)(b) prohibits, in the urban area, restrictions on owner occupancy. There are no restrictions in

Table 5. Accessory Dwelling Units and Living Quarters

Existing Standards	Executive Proposed Standards	Policy Staff Comments
unit or by an immediate family member of the owner. Immediate family members are limited to spouses, siblings, parents, grandparents, children and grandchildren, either by blood, adoption or marriage, of the owner. The accessory dwelling unit shall be converted to another permitted use or shall be removed if neither dwelling unit is occupied by the owner or an immediate family member;"		the rural area.
"(8) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department approves any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be set forth in administrative rules;"	"(4) An applicant seeking to build an accessory dwelling unit shall file a notice approved by the department of executive services, records and licensing services division, that identifies the dwelling unit as accessory. The notice shall run with the land. The applicant shall submit proof that the notice was filed before the department approves any permit for the construction of the accessory dwelling unit. The required contents and form of the notice shall be established in administrative rules;"	No issues identified.
"(9) Accessory dwelling units are not allowed in the F zone;"	"(5) Accessory dwelling units are not allowed in the F zone;"	No issues identified.
	"(6) For lots in the UR, R-1 through R-48, and NB zones in the urban growth area and that meet the minimum lot area for construction in K.C.C. 21A.12.100:"	(6) Previously, ADUs were allowed with townhouses in the CB, RB, and O zone. This allowance appears to be removed (or at least, the code is silent on them). Previously, 1 attached ADU was allowed on any urban lot with a SFR or townhouse. This proposal would prohibit ADUs on urban lots less than 2,500 sf.
"(1) Only one accessory dwelling per primary single detached dwelling or townhouse	<u>"(a) Two accessory dwelling units are allowed per primary single detached</u>	The new state law only requires 2 ADUs per lot. This proposal goes beyond that

Table 5. Accessory Dwelling Units and Living Quarters

Existing Standards	Executive Proposed Standards	Policy Staff Comments
unit; (2) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met: (a) the lot must be three thousand two hundred square feet or greater if located in the urban area or a rural town;"	<u>dwelling unit, duplex, triplex, fourplex, or townhouse unit in the following configurations:</u> <u>(i) one attached accessory dwelling unit and one detached accessory dwelling unit;</u> <u>(ii) two attached accessory dwelling units; or</u> <u>(iii) two detached accessory dwelling units, which may be either one or two detached structures;"</u>	by allowing 2 ADUs per primary unit, including for middle housing. A property with a fourplex could in theory have 8 ADUs in addition to the fourplex. This is a policy choice. Executive staff indicated to policy staff that they intended to allow 2 ADUs per lot.
<i>No equivalent standard</i>	<u>"(b) Accessory dwelling units may be converted from existing structures, including but limited to garages, even if the existing structure violates requirements for setbacks or maximum impervious surface percentage; and"</u>	(b) This language reflects the RCW requirements for ADUs, but the language could potentially be interpreted to require the County to allow conversion of illegally built structures to ADUs. As this likely was not the legislature's intent, this could be clarified to "even if the existing structure is legally nonconforming with respect to setbacks or maximum impervious surface percentage."
<i>No equivalent standard</i>	<u>"(c) No public street improvements are required for accessory dwelling units;"</u>	No issues identified.
<u>"(5) When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may front a street;"</u>	<i>No equivalent standard</i>	RCW 36.70A.681(1)(h) prohibits, in the urban area, restrictions on ADU entry door locations that are more restrictive than the primary unit. No issues identified.
<u>"(10) Accessory dwelling units should be designed to be compatible with the primary dwelling unit and the surrounding properties, including material, colors, and building forms; and"</u>	<i>No equivalent standard</i>	RCW 36.70A.681(1)(h) prohibits, in the urban area, ADU aesthetic requirements that are more restrictive than the primary unit. No issues identified.
<u>"(11) The applicant should consider</u>	<i>No equivalent standard</i>	RCW 36.70A.681(1)(h) prohibits, in the

Table 5. Accessory Dwelling Units and Living Quarters

Existing Standards	Executive Proposed Standards	Policy Staff Comments
a siting alternatives study that analyzes placement options of the accessory dwelling unit on the property to minimize impacts to privacy and views for surrounding property owners((-);”		urban area, design review that are more restrictive than the primary unit. No issues identified.
	<u>“(7) For lots in the rural area or on natural resource lands:”</u>	
“(1) Only one accessory dwelling per primary single detached dwelling or townhouse unit;”	<u>“(a) only one accessory dwelling unit per primary single detached dwelling unit;”</u>	(a) Under the current code, townhouses in the rural area are allowed to have ADUs. This allowance is removed in the proposal. Whether to remove this allowance is a policy choice.
<p>“(2) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met:</p> <p>(a) the lot must be three thousand two hundred square feet or greater if located in the urban area or a rural town; or</p> <p>(b) the lot must meet the minimum lot area for the applicable zone if located in the rural area but not in a rural town, except that if one transferable development right is purchased from the Rural Area or Natural Resource Lands under K.C.C. chapter 21A.37, a detached accessory dwelling unit is allowed on a RA-5 zoned lot that is two and one-half acres or greater;”</p>	<p><u>“(b) Only allowed in the same building as the primary dwelling unit, except that detached accessory dwelling units are allowed when there is no more than one primary dwelling unit on the lot, and the following conditions are met:</u></p> <p><u>(i) the lot must be three thousand two hundred square feet or greater if located in a rural town; or</u></p> <p><u>(ii) the lot must meet the minimum lot area for the applicable zone if located in the rural area but not in a rural town or on natural resource lands;”</u></p>	<p>(b) The proposal removes allowances to use TDRs to build bigger ADUs in the rural area, or to build them on smaller lots.</p> <p>When asked on the rationale for removing the TDR allowance, Executive staff indicated that:</p> <p>For rural substandard lots, the change is intended to comply with recent state guidance for rural ADUs based on recent case law. ADU's would still be allowed on substandard lots, but would be required to be attached.</p> <p>For size limitations, the current code allows RA-zoned properties to increase both the heated and unheated floor areas to up to 1,500 sq ft each if a TDR is purchased. This is proposed to be removed due to the same guidance/case</p>

Table 5. Accessory Dwelling Units and Living Quarters

Existing Standards	Executive Proposed Standards	Policy Staff Comments
		law mentioned above, which states that standards for rural ADUs should not be the same as for urban ADUs, i.e. that rural ADU regulations should include additional standards that further limit the size/scale/impact/etc. of the ADU than what is allowed for urban ADUs.
“(5) When the primary and accessory dwelling units are located in the same building, or in multiple buildings connected by a breezeway or other structure, only one entrance may front a street;”	“(c) When the primary and accessory dwelling unit are located in the same building, or in multiple buildings connected by a breezeway or covered pathway, only one entrance may front a street;”	(c) RCW 36.70A.680(2) does not prohibit the County from regulating ADU entry door locations in the rural area. No issues identified.
“(10) Accessory dwelling units should be designed to be compatible with the primary dwelling unit and the surrounding properties, including material, colors, and building forms; and”	“(d) Accessory dwelling units should be designed to be compatible with the primary dwelling unit and the surrounding properties, including material, colors, and building forms; ”	(d) RCW 36.70A.680(2) does not prohibit the County from regulating aesthetic requirements in the rural area. No issues identified.
“(11) The applicant should consider a siting alternatives study that analyzes placement options of the accessory dwelling unit on the property to minimize impacts to privacy and views for surrounding property owners.”	“(e) The applicant should consider a siting alternatives study that analyzes placement options of the accessory dwelling unit on the property to minimize impacts to privacy and views for surrounding property owners; and”	(e) RCW 36.70A.680(2) does not prohibit the County from encouraging ADU site analysis in the rural area. No issues identified.
<i>No equivalent standard</i>	“(f) Accessory dwelling units in structures detached from the primary dwelling unit shall be counted as a separate dwelling unit for the purpose of lot calculations in place at the time of a proposed subdivision. If an accessory dwelling unit in a detached building in the rural zone is subsequently converted to a primary unit on a separate lot, neither the original lot nor the new lot may have an	(f) This standard was deleted by the Council in 2020 and is proposed to be added back in by the Executive. As written, the code would treat properties differently based on whether an ADU existed on a property prior to subdivision. For example, if someone has a ten-acre property in the RA-5 zone, and they have a detached ADU, the ADU would become the primary unit on the

Table 5. Accessory Dwelling Units and Living Quarters

Existing Standards	Executive Proposed Standards	Policy Staff Comments
	additional detached accessory dwelling unit constructed unless the lot is at least twice the minimum lot area required by the zone in K.C.C. 21A.12.030 or 21A.12.040."	second property when they subdivide, and neither property can ever have an ADU again. On the other hand, if someone has the same property without an ADU, and subdivides and builds a new home on the second property, both properties can then build ADUs.
"b. Accessory living quarters: (1) are limited to one per lot;"	"b. Accessory living quarters: (1) are limited to one per primary single detached dwelling unit;"	(b)(1) The County currently allows one accessory living quarters per lot, regardless of the type of primary unit. The proposal would change this to one per primary single detached dwelling unit only. This would both 1) would prohibit townhouses, apartments, middle housing, and other residential uses from having ALQs and 2) allow more than 1 ALQ per lot if there were more than one primary detached unit (which is allowed with a CUP) (the Executive states this was not the intent). Whether to make each of these changes or retain the existing language is a policy choice.
(2) are allowed only on lots of three thousand two hundred square feet or greater when located in the urban area or a rural town;	(2) are allowed only on lots of three thousand two hundred square feet or greater when located in the urban area or a rural town;	No issues identified.
"(3) shall not exceed the base height as established in K.C.C. 21A.12.030;"	"(3) shall not exceed the base height as established in K.C.C. 21A.12.030;"	No issues identified.
"(4) shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area; and"	"(4) shall not exceed one thousand square feet of heated floor area and one thousand square feet of unheated floor area; and"	No issues identified.
"(5) are not allowed in the F zone."	"(5) are not allowed in the F zone."	No issues identified.

Table 6. Vashon Rural Town




Topic	Alternative Housing Demo Project	Vashon Special District Overlay SO-270	Inclusionary Housing
Location	<p>The alternative housing demonstration project applies to two parcels zoned R-8:</p> <ul style="list-style-type: none"> - 3123039138 - 3123039108 <p>The demonstration project expires on July 19, 2024.</p> 	<p>The development is located on an eligible parcel as shown in the map below.</p> 	<p>R-4 through R-48, NB, CB, RB, and O in the rural town when served by sewer.</p> 
Affordability Requirement	<p>No affordability requirement.</p>	<p>At least 50 percent of the units must be affordable at or below 60% AMI.</p> <p>Remainder of the units must be affordable to 80% AMI maximum</p>	<ul style="list-style-type: none"> - 100% of units must be owner occupied at 80% AMI; - 100% of units must be either owner occupied at 80% AMI or rental at 60% AMI; - 100% of units must be rental at 60% AMI; or

Table 6. Vashon Rural Town

Topic	Alternative Housing Demo Project	Vashon Special District Overlay SO-270	Inclusionary Housing
Maximum Density	No more than 5 buildings with each building containing 8 dwelling and sleeping units. Units are limited to 350-385 sf each.	R-1: 4 du/acre or 400% R-4: 8 du/acre or 200% R-8: 18 du/acre or 225% R-12: 18 du/acre or 150% CB: 18 du/acre or 37.5%	- 100% of units must be rental at 50% AMI Under a 100% affordable development (which is required in the Vashon Rural Town under the Executive's proposal) the following maximum densities apply: R-1: not allowed. R-4: 8 du/acre or 200% R-8: 16 du/acre or 200% R-12: 24 du/acre or 200% CB: 96 du/acre or 200% If the Council chooses to not require 100% affordable housing, the maximum density would range from 125 to 150% depending on the number of units provided and the AMI.
Height	No height limit specified. Projects would be subject to the Executive-proposed height limit of 35 feet in the Vashon Rural Town. Waivers may be requested.	No height limit specified. Projects would be subject to the Executive-proposed height limit of 35 feet in the Vashon Rural Town.	Maximum 35 feet
Affordability Duration	No affordability requirement.	Rental affordable housing units: 30 years Ownership affordable housing units: 50 years from the date of final certificate of occupancy.	Renter-occupied dwelling units: for the life of the development project Owner-occupied dwelling units: 50 years from the date of initial occupancy
Utility Connections	No connection requirement.	All new units must connect to public water and public sewer.	Must be connected to public sewer to be eligible.
On-site recreation requirements	Communal space, such as kitchen facilities, recreational space, and lounges, must be	1. Subdivision, townhouses and apartments with 8 du/acre or less: 195 sf/unit	1. Subdivision, townhouses and apartments with 8 du/acre or less: 390 sf/unit 2. Mobile home park: 260 sf/unit

Table 6. Vashon Rural Town

Topic	Alternative Housing Demo Project	Vashon Special District Overlay SO-270	Inclusionary Housing
	provided at a rate of 12% of the total floor area of units.	2. Mobile home park: 130 sf/unit 3. Subdivisions greater than 8 du/acre: 85 sf/unit 4. Apartments and townhouses with more than 8 du/acre and mixed use: a. Studio and one bedroom: 45 sf/unit b. 2 bedrooms: 85 sf/unit c. 3 or more bedrooms: 85 sf/unit	3. Subdivisions greater than 8 du/acre: 170 sf/unit 4. Apartments and townhouses with more than 8 du/acre and mixed use: a. Studio and one bedroom: 90 sf/unit b. 2 bedrooms: 170 sf/unit c. 3 or more bedrooms: 170 sf/unit
Parking	No parking limit specified. Projects would be subject to the parking standards in K.C.C. 21A.18. Waivers may be requested.	1 off-street parking space per unit. The director may require additional parking, up to the maximum standards for attached dwelling units, which may be provided in common parking areas. Off-street parking may be reduced below one per unit, with the approval of the director, with submission of a site-specific parking study that demonstrates that parking demand is met.	1 off-street parking space per unit. The minimum required parking spaces for nonresidential uses shall be the minimum required in K.C.C. 21A.18.020, or the minimum required in any applicable property-specific development standard or special district overlay, whichever is less. The director may authorize a reduction of up to 50% for inclusionary housing projects without a required a parking study. The director shall consider proximity to transit, bedroom composition, availability of on-street parking, and proposed nonresidential uses when determining the size of the reduction.
Covenant	Not required.	Required.	Required.
Water reduction requirements	No requirement.	2. To reduce the impacts of a new development on potable water supplies, the development shall incorporate at least three of the following water conservation	No requirement for IH.

Table 6. Vashon Rural Town

Topic	Alternative Housing Demo Project	Vashon Special District Overlay SO-270	Inclusionary Housing
		measures, and that only one of the outdoor measures from subsection C.3.a. through h. of this section may be counted toward the minimum requirement: <i>[list not included in this table]</i>	
Meetings	No public meeting requirement.	"Conduct the meeting in a location accessible to the public at least thirty days before the anticipated date of application. The purpose of the meeting is to provide neighboring property owners and residents with information regarding the proposed development and to answer questions regarding the proposed development."	No public meeting requirement.

EMERGENCY AND SUPPORTED HOUSING

The matrices below outline policy options related to emergency and supported housing uses in Proposed Ordinance 2023-0440 and the proposed Comprehensive Plan.

The Growth Management Act requires the County to plan to accommodate housing needs of residents at every income level. The Countywide Planning Policies establish the allocations of housing need for each jurisdiction. The table below was included as lead-in text to emergency and supported housing policies in Chapter 4 of the Comprehensive Plan and shows the identified housing need for urban unincorporated King County by income level.

Relevant to the proposed zoning regulations and Comprehensive Plan policies, the identified need for emergency housing and shelter is 1,034 beds/units by and 608 additional permanent supportive housing units by 2044.

Table 1. Projected Housing Needs by Income Level in Unincorporated King County

Income Level	% Median Income	Net New Units Needed, 2019-2044
Extremely low	0-30% Permanent Supportive Housing (PSH)	608
	0-30% Other (non-PSH)	1,157
Very low	>30-50%	571
Low	>50-80%	292
Moderate	>80-100%	366
	>100-120%	415
Above Moderate	>120%	2,003
All Income Levels		5,412
Temporary Housing Needs		Net New Beds Needed, 2019-2044
Emergency Housing/Shelter		1,034

Table 2. Emergency Shelter and Supported Housing Definitions and Zoning Requirements

This table identifies each emergency and supported housing type and the proposed zoning requirements.

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p>Emergency Housing: emergency housing is defined as “permanent facilities providing temporary indoor accommodations for individuals or families who are homeless or at imminent risk of becoming homeless that is intended to address the basic health, food, clothing, and personal hygiene needs of individuals or families. Emergency housing includes: emergency supportive housing; emergency shelters; interim housing; microshelter villages; recuperative housing; and safe parking.”</p>	<p>Landscaping. As proposed, all emergency housing uses would be considered “group residences.” They would be required to meet the standards for "Attached /Group residences," which includes 10 ft of Type III landscaping along street frontages, 5-10 ft of Type II on interior lot lines, and 20 sf of landscaping per parking stall.</p> <p>Shorelines. Emergency housing would be allowed in the high intensity and residential shorelines. This is a policy choice.</p>	<p>All emergency housing applications are required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>	<ul style="list-style-type: none"> • The definitions for various emergency housing uses switch the terms "persons" and "individuals" interchangeably. • This definition could use the term "household" instead of "family," as the term "family" has a specific definition in Section 85 that may not be appropriate here, especially as the other definitions use "households". • "Recuperative Housing" is more of a medical use and is not the same type of emergency housing as the others listed 1) could be removed from the Emergency Housing definition list and be a standalone use, or 2) the definition of Emergency Housing could be broadened encompass this use. • Safe Parking is not an “indoor facility” and would not meet the definition of emergency housing, despite being listed as an example. • Emergency housing would be subject to school concurrency standards in K.C.C. 21A.28. • Executive staff note that emergency housing should be added to the list of exemptions from school concurrency.
<p>Emergency shelter. A permanent facility that operates more than one hundred and eighty days in a calendar year and provides a temporary shelter for individuals or families who are currently homeless. Emergency shelters may include day and warming centers that</p>	<p>R-1: Not allowed.</p> <p>R-4 through R-8: Conditional use; must be in the urban area; on the same site as a religious facility, public agency, or other specific social services uses; and consistent with the additional</p>	<p>24/7 shelters shall be staffed 24 hours per day with beds and rooms assigned to specific residents for the duration of their stay. Overnight and rotating shelters shall provide on-site supervision while operating. A lease agreement for residents</p>	<ul style="list-style-type: none"> • As proposed, this use is required to obtain a conditional use permit (CUP) in the R-4 through R-8 zones. Could change the Executive’s proposal from a Conditional Use to a Permitted Use and modify DC20 related to CUP requirements. Alternatively, consider whether associated uses, such as social services, associated with this proposed use should require a CUP. • This definition is consistent with the KCRHA's definition. The definition largely aligns with state law, except the requirement that emergency shelters operate more than 180 days in a calendar year.

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p>do not provide overnight accommodations.</p> <p>Additional definitions: Rotating shelter. An emergency shelter where the hosting organizations host shelter operations for a brief time, rotating the shelter operations between its participating host locations.</p>	<p>requirements in the next column.</p> <p>R-12 through R-48, CB, RB, and O: Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p>NB: Not allowed.</p>	<p>is allowed, but not required.</p> <p>Minimum parking spaces required for all emergency shelter units: 1 per 2 employees, plus 1 per 20 units/beds.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> • This definition uses the term "temporary," which potentially conflicts with how other temporary uses are characterized and regulated in the zoning code. • There is another temporary shelter use that includes temporary shelters like severe weather shelters, not addressed as emergency housing. However, the definition is much broader and overlaps with emergency housing. The Council may wish to address this. • Emergency shelter would not be allowed in NB zones, though the uses do not appear incongruent with that zoning. Executive staff indicate that there is sufficient capacity, without the NB zone being included, for emergency housing uses. This is a policy choice.
<p>Emergency supportive housing. Housing where persons experiencing chronic homelessness or persons at risk of chronic homelessness can reside temporarily while seeking permanent housing, and that offers housing-oriented services, case management, and other necessary services and supports to assist households in stabilizing.</p>	<p>R-1 through R-8: Not allowed.</p> <p>R-12 through R-48, CB, RB, and O: Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p>NB: Not allowed.</p>	<p>Facilities shall be staffed and operational 24 hours per day; specific rooms and units shall be assigned to specific residents for the duration of their stay; on site services are limited to residents; all vehicles on site shall be licensed and operational; and a lease agreement for residents is allowed but not required.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> • This definition is consistent with the Health through Housing Implementation Plan definition. • Council could define the term "stabilizing", as it is not defined. • Emergency supportive housing would not be allowed in NB zones, though the uses do not appear incongruent with that zoning. Executive staff indicate that there is sufficient capacity, without the NB zone being included, for emergency housing uses. This is a policy choice.
<p>Recuperative housing. Housing that is designed for persons experiencing homelessness who are not acutely sick enough to warrant a hospital stay but have needs beyond what can typically be</p>	<p>R-1: Not allowed.</p> <p>R-4 through R-8: Conditional use; must be in the urban area; on the same site as a religious facility, public agency, or other specific</p>	<p>Recuperative housing is subject to the following criteria: prospective residents shall be referred by off site providers; facilities shall be staffed and in operation 24 hours a day; rooms shall be</p>	<ul style="list-style-type: none"> • Consistent with the KCRHA's definition. • As proposed, this use is required to obtain a conditional use permit (CUP) in the R-4 through R-8 zones. Council could change this from a Conditional Use to a Permitted Use, with a change to DC20 that would require a site with an existing CUP to obtain a new CUP or modify the existing CUP.

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p>addressed in a traditional housing environment.</p>	<p>social services uses; and consistent with the additional requirements in the next column.</p> <p>R-12 through R-48, CB, RB, and O: Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p>NB: Not allowed.</p>	<p>assigned to specific residents for the duration of their stay; on site services shall be limited to residents; all vehicles shall be licensed and operational; and lease agreements for residents are allowed but not required.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	
<p>Safe Parking. A site designated for unsheltered people to reside in a recreational vehicle or vehicle and that provides access to onsite services and utilities.</p>	<p>R-1: Not allowed.</p> <p>R-4 through R-8: Conditional use; must be in the urban area; on the same site as a religious facility, public agency, or other specific social services uses; and consistent with the additional requirements in the next column.</p> <p>R-12 through R-48, CB, RB, and O: Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p>NB: Not allowed.</p>	<p>When safe parking is located on a site with another primary use, the director may reduce the number of on-site parking spaces required through a parking study.</p> <p>Safe parking sites that allow vehicles without restrooms must require restroom and potable water access. If recreational vehicles are hosted at the safe parking site, provision must be made for potable water and disposal of grey and black water.</p> <p>Safe parking sites are subject to the following criteria: a 6 foot clearance around each recreational vehicle; all</p>	<ul style="list-style-type: none"> • The KCRHA vehicle residency workgroup refers to "safe lots" when onsite services are required, and "safe parking zones" when they are not. • As proposed, this use is required to obtain a conditional use permit (CUP) in the R-4 through R-8 zones. Council may wish to change this use from a Conditional Use to a Permitted Use, with a change to DC20 that would require a site with an existing CUP to obtain a new CUP or modify the existing CUP. • This definition uses the term "unsheltered people", whereas other definitions use "persons experiencing homelessness." • Council could define the term "unsheltered", as it is not defined elsewhere in the code. A possible definition utilized by HUD in the Point in Time Count is "Unsheltered: individuals and families sleeping in a place not designed for or ordinarily used as a regular sleeping accommodation." • Safe parking would not be allowed in NB zones, though the uses do not appear incongruent with that zoning. Executive staff indicate that there is sufficient capacity, without the NB zone being included, for emergency housing uses. This is a policy choice.

Definition	Zoning	Additional Requirements	Policy Staff Comments
		<p>vehicles shall be licensed, operational, and parked in the designated area; all personal property shall be stored in the vehicle; all propane tanks shall be securely fastened to a recreational vehicle; tents, leaking vehicles; fires; and sounds audible outside the vehicles are prohibited; the organization shall enforce compliance of state and local regulations.</p>	
<p>Interim housing. A facility that provides temporary shelter for people who are unsheltered or waiting to move into permanent housing.</p>	<p>R-1 through R-8: Not allowed.</p> <p>R-12 through R-48, CB, RB, and O: Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p>NB: Not allowed.</p>	<p>Facilities shall be staffed and operational 24 hours per day; specific rooms and units shall be assigned to specific residents for the duration of their stay; on site services are limited to residents; all vehicles on site shall be licensed and operational; and a lease agreement for residents is allowed but not required.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> • This is not a housing type that is typically provided by the County. Executive staff note that it is not necessary to include in the Zoning Code.
<p>Microshelter village. Emergency housing located on a lot, or lots, containing multiple microshelters and that provide: cooking facilities or meals;</p>	<p>R-1: Not allowed.</p> <p>R-4 through R-8: Conditional use; must be in the urban area; on the same site as a</p>	<p>On site services shall be limited to residents; staff supervision provided on site at all times unless demonstrably not warranted</p>	<ul style="list-style-type: none"> • As proposed, this use is required to obtain a conditional use permit (CUP) in the R-4 through R-8 zones. Council could change this use from a Conditional Use to a Permitted Use, with a change to DC20 that would require a site with an existing CUP to obtain a new CUP or modify the existing CUP.

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p>hygiene facilities, including restrooms and showers; and a shared gathering space.</p> <p>Additional relevant definitions: Microshelter. A small structure designed to be used for overnight shelter.</p>	<p>religious facility, public agency, or other specific social services uses; and consistent with the additional requirements in the next column.</p> <p>R-12 through R-48, CB, RB, and O: Permitted use when in the urban growth area and consistent with the additional requirements in the next column.</p> <p>NB: Not allowed</p>	<p>for the hosted population; the operating organization shall provide sanitation and basic safety measures; all on site vehicles shall be licensed and operational; a lease agreement for residents is allowed but not required.</p> <p>Must provide either: 1) be setback 10 feet from the street, provide Type II landscaping, or 3) a site obscuring fence.</p> <p>Exempt from onsite recreation, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> • The Executive’s proposal does not provide parameters on what size a “small structure” is, which leaves this open to interpretation. • Council could further define the term "microshelter" to set shelter size so it can't be construed as overly broad. Executive staff provided the following recommendation: "Microshelter: a structure generally smaller than 200 square feet that is used for emergency habitation. Common nomenclature often refers to microshelters as tiny houses." "Habitation" should be changed to "housing," as microshelters are included in the list of emergency housing types.
<p>Permanent supportive housing. Subsidized, leased housing with no limit on length of stay that prioritizes people who need comprehensive support services to retain tenancy and utilizes admissions practices designed to use lower barriers to entry than would be typical for other subsidized or unsubsidized rental housing, especially related to rental history, criminal history, and personal behaviors. Permanent supportive housing is paired with on-site or off-site voluntary</p>	<p>R-1: Not allowed.</p> <p>R-4 through R-8: Conditional use; must be in the urban area; on the same site as a religious facility public agency or other specific units; and consistent with the additional requirements in the next column.</p> <p>R-12 through R-48, CB, RB, O: permitted in the urban growth area and exempt from on-site recreation</p>	<p>In the R-4 through R-8 zones, permanent supportive housing units are permitted if the density does not exceed 18 units per acre of net buildable area.</p> <p>Minimum parking spaces required: 1 per 2 employees, plus 1 per 20 dwelling units.</p> <p>Exempt from onsite recreation, landscaping, bicycling, and electric vehicle parking requirements.</p>	<ul style="list-style-type: none"> • As proposed, this use is required to obtain a conditional use permit (CUP) in the R-4 through R-8 zones. Council could change this use from a Conditional Use to a Permitted Use, with a change to DC20 that would require a site with an existing CUP to obtain a new CUP or modify the existing CUP. • In the R-4 through R-8 zones, this use is a conditional use and additional development conditions apply, while it is a permitted use outright in denser zones. It is a policy call whether to impose those additional conditions in the R-4 through R-8 zoning. • The final sentence of the definition is a regulation and could be removed. • Executive staff request that DC5, related to a maximum of 18 du/acre net buildable area, apply to permanent supportive housing in the R-4 through R-8 zones. • Executive staff request that permanent supportive housing be added to the list of school impact fee exemptions in K.C.C. 21A.43.080.

Definition	Zoning	Additional Requirements	Policy Staff Comments
<p>services designed to support a person living with a complex and disabling behavioral health or physical health condition who was experiencing homelessness before moving into housing to retain their housing and be a successful tenant in a housing arrangement, improve the resident's health status, and connect the resident of the housing with community-based health care, treatment, or employment services. Permanent supportive housing is subject to all of the rights and responsibilities defined in Chapter 59.18 RCW.</p>	<p>requirements. NB: Not allowed.</p>		

Table 3. Proposed Comprehensive Plan Policies Related

This table identifies proposed Comprehensive Plan Policies related to emergency and supported housing.

Comprehensive Plan Policy	Additional Information
<p>H-170 King County shall work with jurisdictions and housing providers locally and across the state to urge state and federal governments to expand funding for direct assistance services, such as ((flexible)) rental assistance <u>and eviction prevention resources</u>, diversion assistance, and emergency <u>housing</u> services. In addition ((to rental assistance)), King County should ((support)) <u>encourage</u> programs that help prevent homelessness and ((that)) improve prevention and emergency services referral networks((,-including an efficient coordinated intake system for families and individuals experiencing homelessness)).</p>	<p>It is a policy decision to remove the focus of creating an efficient coordinated intake system for families and individuals experiencing homelessness.</p>
<p>H-307 <u>People-centered design elements that includes principles of patient-centered, recovery-oriented, and trauma-informed care should be considered and incorporated in County-owned or funded regional health and human services facilities, behavioral health facilities, emergency housing, transitional and permanent supportive housing, and affordable housing.</u></p>	<p>No issues identified.</p>

Table 4. Misc. Sections in Proposed Ordinance 2023-0440

This table identifies ordinance sections related to emergency and supported housing not directly related to zoning of those uses.

	Additional Information
<p>Section 197: Establishes a chapter related to emergency housing uses in K.C.C. 21A.</p>	<p>None</p>
<p>Section 198: Establishes the purpose of this chapter.</p> <p>The purpose of this chapter is to provide standards for emergency housing options and to address the potential impacts to neighborhoods.</p>	<p>None</p>
<p>Section 199: Establishes permit application requirements.</p> <p>All emergency housing applications are required to include a description of the staffing and operating characteristics, occupancy policies, a plan for managing the exterior appearance, contact information, an outreach plan for surrounding owners and residents, and a site plan.</p>	<p>This section appears to be consistent with the approach the County takes when establishing emergency housing units. However, the information required in this section is typically required by DCHS in contracting, so it appears to be a shift in scope from DCHS in contracting to DLS in permitting.</p> <p>Executive staff request removing safe parking from the definition of emergency housing, as it is not a temporary indoor accommodation.</p> <p>This section includes a statement on conflict with other chapters, but no specific</p>

	Additional Information
	conflicts are cited. An identification of potential conflicts could be cited.
<p>At imminent risk of becoming homeless: a household who will lose their primary nighttime residence as follows:</p> <p>A. The residence will be lost within fourteen days of the date of application for homeless assistance;</p> <p>B. No subsequent residence has been identified; and</p> <p>C. The household lacks the resources or support networks needed to obtain other permanent housing, such as family, friends, or faith-based or other social networks.</p>	<p>This is consistent with the HUD definition of the term.</p> <p>"a household who" may be changed to "a household that"</p>
<p>At risk of chronic homelessness: a household that:</p> <p>A. Includes an adult with a developmental, physical, or behavioral health disability;</p> <p>B. Is currently experiencing homelessness for at least ten months in the previous three years, or has experienced homelessness for a cumulative total of twelve months within the previous five years; and</p> <p>C. Includes an adult that has been incarcerated within the previous five years in a jail or prison, that has been detained or involuntarily committed under Chapter 71.05 RCW, or identifies as a member of a population that is demographically overrepresented among persons experiencing homelessness in King County.</p>	<p>This is consistent with the definition in K.C.C. Chapter 24.30 (Health through Housing).</p> <ul style="list-style-type: none"> • Adopt this definition by reference instead of including the definition in K.C.C. 21A. • Add substance use disorders in the definition, consistent with the National Alliance to End Homelessness and other agencies. <p>It could be clarified that only one adult has to meet all three criteria, as subsection B. as currently written would require the entire household to have experienced homelessness.</p>
<p>Experiencing chronic homelessness: a household that includes an adult with a disability, that is currently experiencing homelessness for at least twelve consecutive months or has experienced multiple episodes homelessness for a cumulative twelve months within the previous three years.</p>	<p>This is consistent with K.C.C. 24.30 (Health through Housing).</p> <p>Adopt this definition by reference instead of including the definition in K.C.C. 21A.</p>



Critical Areas Comprehensive Plan Updates

Supplemental Changes to Attachment A to Proposed Ordinance 2023-0440

2024 King County Comprehensive Plan

March 2024

Orientation:

Page numbers and black text reflects the transmitted version of the proposed 2024 King County Comprehensive Plan Update, which was sent to Council in December 2023.

Underlined text is proposed text to be added. Text with ~~((strikethroughs))~~ is existing text that is proposed to be removed.

Red text shows new proposed Best Available Science-driven and critical areas-related changes, including updates to the proposed 2024 KCCP Update changes.

Text that is both ~~underlined and stricken~~ was originally proposed to be added in the 2024 KCCP Proposed Ordinance and is now proposed to be not added by the new critical areas changes.

In Chapter 1 Regional Growth Management Planning, on page 1-25, amend as follows:

Climate Change

Climate change is a paramount challenge with fundamental and far-reaching consequences, a threat multiplier exacerbating inequities and intensifying natural hazards – flooding, ~~landslides~~, wildfires, and extreme heat – that put the County’s people, economy, and environment at risk. The County’s approach to climate action has three core elements: (1) reducing greenhouse gas emissions, both from government operations and at the countywide scale; (2) advancing climate equity and community-driven climate policy, especially for frontline communities; and (3) preparing for the impacts of climate change while increasing climate resilience. The following guiding principles for climate action formalize the County’s commitment to lead on climate action, while also integrating and highlighting principles that guide County climate action.

In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-5, amend as follows:

The glacial soils and terrain that give King County its natural beauty also create significant environmentally critical areas, such as steep, erodible slopes~~((:))~~; wetlands; ~~landslide hazard areas; alluvial fans~~; and groundwater recharge areas. ~~((Maintenance))~~ Retention of tree cover, natural vegetation, and wetlands are critical to the continued functioning of the ecosystem and preservation of rural character. The interplay of forest cover, soils, and water are essential to watershed health, ensuring adequate unpolluted groundwater recharge, stormwater runoff flow control and pollution reduction, carbon sequestration, and habitat functions.

In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-19, amend as follows:

- R-306** **A residential density of one home per 10 acres shall be applied in the Rural Area where:**
- a.** **The lands are adjacent to or within one-quarter mile of designated ~~((Agricultural Production Districts, the Forest Production District or legally~~**

- ~~approved long-term mineral resource extraction sites))~~ Natural Resource Lands; ~~((or))~~
- b. The lands contain significant environmentally constrained areas as defined by county ~~((ordinance, policy or federal or)),~~ state, or federal law ~~((or regionally significant resource areas or substantial critical habitat as determined by legislatively approved ((basin plans or)) Watershed Resource Inventory Area Plans));~~ ~~((and))~~ or
- c. ~~((The predominant lot size is greater than or equal to 10 acres in size))~~ A residential density of one home per five acres would harm or diminish the surrounding area, burden infrastructure, increase development pressure, or be inconsistent with the development patterns promoted by the Comprehensive Plan.

R-308

A residential density of one home per five acres shall be applied in the Rural Area where:

- a. The lands are more than one-quarter mile away from designated Natural Resource Lands;
- b. The lands ~~((is))~~ are physically suitable for development with minimal; environmentally sensitive features as defined by county, state, or federal law ~~((; regionally significant resource areas; or critical habitat as determined by legislatively ((adopted watershed based)) approved Watershed Resource Inventory Area plans));~~ and
- ~~((b. Development can be supported by rural services;~~
- ~~c. The land does not meet the criteria in this plan for lower density designations; and~~
- ~~d. The predominant lot size is less than 10 acres.))~~
- c. This residential density would not harm or diminish the surrounding area, burden infrastructure, increase development pressure, and be inconsistent with the development patterns promoted by the Comprehensive Plan.

In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-28, amend as follows:

R-325

Golf facilities shall be permitted as a conditional use in the RA-2.5 and RA-5 zones and when located outside of Rural Forest Focus Areas ~~((, Regionally Significant Resource Areas and Locally Significant Resource Areas((, as a conditional use, in the RA-2.5 and RA-5 zones)).~~

In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-43, amend as follows:

King County's Natural Resource Lands contribute to the economic prosperity of the region. They are the lands with

long-term commercial significance for farming, forestry, and mineral extraction. Businesses that rely on resource lands provide jobs and products, such as food, wood, and gravel. They also are an important part of the cultural heritage. Conservation and responsible stewardship of working farm and forest lands also produces multiple environmental benefits, such as:

- Stream and salmon protection;
- Clean air and water;
- Wildlife habitat;
- Landslide hazard reduction;
- Flood risk reduction;
- Groundwater recharge and protection; and
- Carbon sequestration and reduced greenhouse gas emissions.

In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-56, amend as follows:

King County's extensive forest lands provide a wide range of economic and ecological benefits. Under the right conditions, however, these same forests are also vulnerable to wildfire and post-wildfire debris flows and floods, creating potentially significant risks for communities in the wildland-urban interface.

Climate change is increasing the potential for wildfire in western Washington. Warmer seasonal temperatures and drier summers create conditions more favorable for wildfire for longer periods of time. Climate change may also lead to changes in insect and pathogens that can leave forests more vulnerable to drought and fire. The potential for large, fast-moving fires is greatest when these conditions coincide with strong east wind events. The potential for fast-moving debris flows and floods is high after a wildfire has occurred, reducing soil infiltration, and increasing risks for more overland surface water flow during a rainfall event. Population growth and development in areas within and in proximity to forested areas (the wildland-urban interface) are also important factors increasing the potential for wildfire in western Washington, as well as the human and economic costs of wildfire.

Planning for wildfire can help reduce wildfire risks to residents, communities, and infrastructure. King County has three strategic priorities for wildfire risk reduction in King County: (1) increasing forest resilience to wildfire; (2) reducing risks to communities and infrastructure in the wildland-urban interface; and (3) strengthening emergency response.

In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-62, amend as follows:

Even farmland in the Farmland Preservation Program is challenged by pressures from adjacent development, the need to maintain drainage and irrigation systems, nonfarmer ownership, alluvial fan hazards, and high real estate costs. To protect the farmland for the long term, investments in improving the farmability and managing the easements to ensure compliance are necessary.

In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-63, amend as follows:

The river valleys in King County are ~~((critical locations))~~ important natural resource areas for agriculture, salmon habitat and natural floodplain processes. In compliance with the ((g))Growth ((m))Management Act, portions of several of these valleys were designated as Agricultural Production Districts to protect ~~((the diminishing farmland))~~ land for longterm commercial ~~((agriculture))~~ agricultural uses, ~~((thereby preventing their conversion to other uses that are often incompatible with habitat protection or that would require expensive flood risk reduction projects))~~ including the highest quality soils for food production, and to limit conversion of the land uses to those that would be incompatible with viable, long-term, commercial agriculture. ~~Because m~~Many areas of farmland within Agricultural Production Districts are: located on a geologically active landscapes; below upland creeks and streams; on or adjacent to an alluvial fan; and/or within floodplains, floodways, or other low-lying areas. ~~Because of this,~~ the ability to manage drainage and infrastructure to support farming is an important aspect of retaining farmable land and supporting continued agricultural uses within the Agricultural Production Districts. ~~Management in these areas requires consideration of not only current, but future impacts to agricultural use, geological processes, and stream function and values essential to fish passage and spawning.~~

In Chapter 3 Rural Areas and Natural Resource Lands, on page 3-64, amend as follows:

~~((The farmers in the county support fish protection and fish recovery through many regulated and voluntary actions. King County recognizes that fish, flood management, and farm interests must work together in a collaborative manner. It is essential that farmers and other property owners in each watershed be directly included in planning and in the review of integrated, watershed wide strategies that support the needs of agriculture, fish recovery, and flood risk reduction and floodplain management. Specific habitat protection rules should not jeopardize the agricultural productivity within the Agricultural Production Districts.))~~ Some of King County's Agricultural Production Districts have vast areas of designated and mapped floodways and 100-year floodplains. King County is committed to restoring floodplain processes and mitigating flood risks to ensure human health and protect public safety, ~~reduce~~ reducing the risk of property damage, ~~maintain~~ maintaining critical infrastructure supporting residents and businesses, restoring salmon habitat, and ~~to reduce~~ reducing public and private economic impacts of flood events. As climate change results in more frequent and more damaging floods, agriculture businesses and homes will need increased support for home and agricultural building elevations. Maintaining land use rules that prevent conversions of agricultural land to other uses other than habitat restoration or flood protection will have a co-benefit of limiting new development that may be at increased risk of damage from floods and alluvial fan hazards.

In Chapter 3 Rural Areas and Natural Resource Lands, starting on page 3-77, amend as follows:

An alluvial fan is a ~~((depositional landform along a watercourse))~~ is a fan shaped deposit of sediment transported by flowing water, called alluvium, where there is an abrupt decrease in stream gradient ((and a resulting area of active sediment deposition)) is a fan shaped deposit if sediment and organic debris formed where a stream flows or has

~~flowed out of an upland area onto a level plain or valley floor or into a body of water because of a sudden change in sediment transport capacity (e.g. significant change in slope or confinement). ((Most a))Alluvial fans in King County ((form)) occur where steep tributary streams ((discharge)) transition at the base of hillsides onto ((nearly)) the level river floodplains on a valley floor.)) ((Since m))Much of the county's farmland is located in valley floors, ((some)) and agricultural landowners frequently have properties on ((or containing)) active alluvial fans ((that are significantly affected by t)). The episodic deposits of ((upslope)) sediment and debris that ((accumulate on their land)) typically naturally occur on alluvial fans can fill reduce the capacity of stream channels and wetlands, and debris flows may cover fertile farmland, disrupting agricultural operations. ((These events result in obstructed stream channels, filled wetlands, covered farmland, and disruptions in operations. Water is redirected into unexpected places. Permits, regulations, and the lack of approved management practices make it difficult to remedy the situation to regain operations and farm viability.)) Sudden shifts in the location of streams on alluvial fans can also flood agricultural buildings and farm residences. Obtaining permits allowing active management to remove the accumulated sediments and reestablish stream channels can be difficult given the regulations that apply to critical areas, such as for alluvial fan hazards, aquatic areas, and floodplains.~~

R-671 King County ~~regulations~~ should ~~((use pilot or demonstration projects and multi-agency collaboration to develop a new suite of practices that will))~~ provide ~~((options)) to manage alluvial fans regulatory pathways~~ for landowners ~~((whose existing operations, residences, or infrastructure are affected)) to protect existing residences and agricultural operations that are threatened by alluvial fan ((deposits)) hazards. These pathways should provide timely ((and cost-effective)) emergency relief from debris and ((the associated changes to the)) watercourse ((along with)) changes, as well as long-term multi-benefit solutions that consider: reduction of alluvial fan hazard risks; protection of ((intact)) functional fish habitat; and restoration of degraded fish habitat within these areas.~~

In Chapter 5 Environment, on page 5-2, amend as follows:

One of the central tenets of the Growth Management Act, the Countywide Planning Policies, and King County's Comprehensive Plan is that new growth be focused within designated urban areas with the aim of protecting ~~((resource lands t))~~forestry, agriculture, and mining~~((t))~~ lands and reducing development pressure on the Rural Area and Natural Resource Lands. ~~((At the same time, t))~~The Growth Management Act also requires that each city and county in Washington State identify, designate and protect critical areas found in their local environment. Critical areas, as defined by the Growth Management Act, include wetlands, areas with a critical recharging effect on aquifers used for potable water, fish and wildlife habitat conservation areas, frequently flooded areas, and geologic hazard areas. Achieving development goals must be integrated with protecting critical area functions and values. ~~((Individual s))Solutions can be tailored by following the guidance of comprehensive plan policies that recognize both critical area protection and the need to reduce urban sprawl.))~~

In Chapter 5 Environment, on page 5-6, amend as follows:

As part of the ((2004)) 10-year Comprehensive Plan update process, King County ((updated)) updates its critical areas, stormwater runoff management, and clearing and grading regulations consistent with Growth Management Act requirements to ~~((include))~~ use-include best available science and address, ensure no net loss of the functions and values of critical areas, and demonstrate “special consideration” given to conservation and protection of anadromous fish species. These regulations are functionally interrelated, with the standards for protection of wetlands, aquatic areas, and wildlife areas also working in tandem with ((landscape-level)) standards for stormwater management, water quality, and clearing and grading, as well as programs for land conservation.

In Chapter 5 Environment, on page 5-9, amend as follows:

~~((E-107) Regulations to prevent unmitigated significant adverse environmental impacts should be based on the importance and sensitivity of the resource.))~~

E-108 King County may exercise its substantive authority under the State Environmental Policy Act to condition or deny proposed actions ((in order)) to mitigate associated individual or cumulative impacts, such as significant habitat modification or degradation, that may ~~((actually kill, injure, or harm))~~ significantly impact federally or state listed endangered, threatened ((or endangered)), sensitive, or candidate species or King County Species of Local Importance and Habitats of Local Importance by significantly impairing essential behavioral patterns, including breeding, feeding, spawning, rearing, migrating, or sheltering.

E-109 King County should promote efficient provision of utilities and public services by exempting minor activities from its critical areas regulations, if:

a. ~~((t))~~ The agency ((has an approved)) develops a best management practice plan that is based on best available science, accounts for no net loss of ecological functions and values, and is approved by King County((t)); and

b. ~~((t))~~ The plan ensures that proposed projects that may affect habitat of federally or state listed endangered, threatened, sensitive, or candidate species or King County Species of Local Importance be carried out in a manner that protects the resource or mitigates adverse impacts to ensure no net loss of ecological functions and values.

In Chapter 5 Environment, starting on page 5-12, amend as follows:

E-112a The protection of lands where development would pose hazards to health and safety, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs, and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County, including, but not limited to, through designation of specific critical area buffers:

a. ~~((Floodways of 100-year floodplains;~~

- ~~b. Slopes with a grade of 40((%)) percent or more or landslide hazards that cannot be mitigated;~~
- ~~c. Wetlands and their protective buffers;~~
- ~~d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;~~
- ~~e. Channel migration hazard areas;~~
- ~~f. Critical Aquifer Recharge Areas;~~
- ~~g. Fish and Wildlife Habitat Conservation Areas; and~~
- ~~h. Volcanic hazard areas)) Critical aquifer recharge areas;~~
- b. Fish and wildlife habitat conservation areas;
- c. Flood hazard areas;
- d. Geologically hazardous areas; and
- e. Wetlands.

In Chapter 5 Environment, on page 5-28, amend as follows:

- ~~((E-215bb)) E-223~~ King County ~~((should)) shall develop and~~ implement regulations that help mitigate and build ~~((resiliency)) resilience~~ to the anticipated impacts of climate change, based on best available information. Such impacts could include: ~~((;))~~ sea level rise~~((;))~~; changes in rainfall patterns and flood volumes and frequencies~~((;))~~; changes in average and extreme temperatures and weather~~((;))~~; impacts to slope stability, including increasing and more intense landslides and alluvial fan hazards; impacts to forests, including increased wildfires~~((;))~~; droughts ~~((and pest infiltrations))~~; disease; and insect attacks. Methods could include mitigating greenhouse gas emissions, establishing sea level rise regulations, managing existing and limiting new development in floodplains, and/or strengthening forests ability to withstand impacts.**

In Chapter 5 Environment, on page 5-29, amend as follows:

- ~~((E-215e)) E-229~~ King County should collaborate with the scientific community, state and federal agencies, and other jurisdictions to develop detailed, science-based estimates of the magnitude and timing of climate change, including impacts on air temperatures and heat waves, rainfall patterns and severe weather, forest health and wildfire, public health, ((river)) flooding, landslides and debris flows, channel migration, sea level rise, biodiversity (including fish and wildlife), and ocean acidification ~~((in King County))~~.**

In Chapter 5 Environment, on page 5-45, amend as follows:

- E-418 King County should assess the:**
- a. ~~((#))~~Relative scarcity and sensitivity of different land types, habitats, and resources, the role of these land types, habitats, and resources in**

- supporting federally or state listed endangered, threatened, sensitive, or candidate species and King County Species of Local Importance and Habitats of Local Importance(.); and
- b. ~~((the-))~~Level of threat to these land types, habitats, and resources in terms of habitat modifications that would likely reduce populations of ~~((sensitive))~~ these species.

In Chapter 5 Environment, on page 5-46, amend as follows:

- E-423 New development, erosion control projects, and critical area mitigation and restoration of stream banks, lakes, shorelines, and wetlands should, where possible, incorporate native plant communities into the site plan, both through preservation of existing native plants and addition of new native plants. Introductions of non-native invasive plant, vertebrate, and invertebrate species should be avoided in terrestrial, freshwater, and marine environs.

In Chapter 5 Environment, on page 5-46, amend as follows:

- E-425 To protect or improve adjacent wetlands and aquatic habitats, ~~((stream and))~~ riparian area, wetland buffer, and setback requirements may be increased to protect King County ~~((s))~~Species of Local Importance and their habitats, as appropriate. Whenever possible, density transfers, clustering, and buffer averaging should be allowed.

In Chapter 5 Environment, on page 5-48, amend as follows:

King County offers technical assistance with identification and removal of non-native plants ~~((through programs, including Forest Stewardship and Nature-scaping))~~. The ~~((e))~~County also partners with volunteer groups to remove invasive plants from open space and natural areas. Some non-native species are classified as “noxious” weeds. The King County Noxious Weed Control Program provides many services to county residents, including: educational materials and workshops, current information on control and eradication of noxious weeds, support to volunteer and land~~((-))~~owner groups, and annual road-side surveys. In addition, the Noxious Weed Control Program implements the State Weed Law ~~((Revised Code of Washington e))~~Chapter 17.10 Revised Code of Washington in the county, which requires all landowners to eradicate Class A noxious weeds and control designated Class B and ~~((e))~~County-selected Class C noxious weeds on their properties.

The King Conservation District and the County offer guidance and assistance on use of native plants. These plants are more resistant to pests and able to withstand the wet winters and dry summers. They can be used for nature-scaping (low-water requirement landscapes), wildlife enhancement, erosion control, and beautification. The County also establishes a list of "climate-smart plants," which are native plant species currently or prehistorically found within the surrounding ecoregion that are predicted to maintain their abundance under climate change.

In Chapter 5 Environment, on page 5-48, amend as follows:

- E-429 King County should provide incentives, such as providing technical assistance or access to appropriate plants, for private landowners who are seeking to remove invasive plants and noxious weeds and replace them with native and/or climate-smart plants (~~(, such as providing technical assistance or access to appropriate native plants)~~).

In Chapter 5 Environment, on page 5-50, amend as follows:

- E-432 King County shall designate the following areas as Fish and Wildlife Habitat Conservation Areas:
- a. Areas with which federal or state listed endangered, threatened ~~((or))~~, sensitive, or candidate species have a primary association;
 - b. Habitats of Local Importance and ~~((H))~~ habitats for Species of Local Importance, including Wildlife Habitat Conservation Areas;
 - c. Wildlife habitat networks designated by the ~~((e))~~ County;
 - d. Aquatic areas;
 - e. Commercial and recreational shellfish areas;
 - ~~((e-))~~ f. Kelp and eelgrass beds;
 - ~~((f-))~~ g. Herring, smelt, and sand lance spawning areas;
 - ~~((g-))~~ h. Riparian ~~((corridors))~~ areas; and
 - ~~((h-))~~ i. State aquatic reserves.

In Chapter 5 Environment, starting on page 5-51, amend as follows:

- E-435 King County designates the following to be Species of Local Importance:
- a. Salmonids and other anadromous fish – Kokanee salmon, Sockeye/red salmon, Chum salmon, Coho/silver salmon, Pink salmon, Coastal resident/searun cutthroat trout, Rainbow trout, Dolly Varden, Western river lamprey, and Pacific lamprey;
 - b. Native Freshwater Mussels – Western pearlshell mussel, Oregon ~~((and western))~~ floater, and western ridge mussel;
 - c. Shellfish – Dungeness crab, Pandalid shrimp, ~~((Geoduck))~~ Butter clam, Littleneck clam, and ~~((Pacific))~~ Olympia oyster;
 - d. Marine Fish – White sturgeon~~((;))~~; Pacific herring~~((;))~~; Longfin smelt~~((;))~~; Surfsmelt~~((;))~~; Lingcod~~((;))~~; Pacific cod; Pacific sand lance~~((;))~~; Yelloweye, Brown, Copper, Bocaccio, Canary, and Quillback Rockfish; English sole~~((;))~~; and Southern ((R)) rock sole;
 - e. Birds – Marbled Murrelet, Western grebe, Caspian Tern, Pigeon Guillemot, Pelagic Cormorant, American bittern, Great blue heron, Common Loon, Western High Arctic Brant, Harlequin duck, Bufflehead, Wood duck, Hooded merganser, Barrow's goldeneye, Common goldeneye, Cinnamon teal, Tundra swan, Trumpeter swan, Surf scoter, White-winged scoter, Black

- scoter, Bald Eagle, Golden Eagle, Peregrine Falcon, Northern Goshawk, Osprey, Spotted Owl, Western screech-owl, Sooty grouse, Pacific coast ~~((B))~~Band-tailed pigeon, Belted kingfisher, ((Hairy woodpecker,)) Olive-sided flycatcher, Western meadowlark, Cassin's finch, Oregon Vesper Sparrow, Red-eyed Vireo, Purple Martin, Vaux's Swift, ((and)) Purple finch, Yellow-billed Cuckoo, Black-backed Woodpecker, American three-toed woodpecker, Hairy woodpecker, Pileated woodpecker, and the following bird concentrations:
1. Waterfowl Concentrations (Anatidae excluding Canada Geese in urban areas); and
 2. Western Washington nonbreeding concentrations of plovers (Charadriidae), sandpipers (Scolopacidae), and phalaropes (Phalaropodidae);
- f. Mammals – American marten, ((mink,)) Wolverine, Fisher, Gray wolf, Cascade red fox, Douglas squirrel, Northern flying squirrel, Townsend's chipmunk, Hoary marmot, ((Columbian black-tailed deer,)) Roosevelt ((E))elk ((in their historic range)), mountain goat, Pika, Townsend's big-eared bat, roosting concentrations of Big-brown bats, Pallid bats, ((and)) Myotis bats, Killer whale (Orca), Gray whale, Dall's and Harbor porpoise, Harbor seal, Stellar sea lions, and concentrations of California sea lions;
- g. Amphibians – Red-legged frog, Larch Mountain salamander, Oregon spotted frog, and Western toad;
- h. Reptiles – Western fence lizard and Northwestern pond turtle;
- i. Rare Plants – ((bristly sedge; Canadian St. John's-wort; clubmoss-cassiope; Oregon goldenaster; toothed wood fern; Vancouver ground-cone; and white-top aster)) Tall bugbane, Triangular-lobed moonwort, Western moonwort, Stalked moonwort, Harvest brodiaea Alaska harebell, Few-flowered sedge, Long-styled sedge, Clubmoss mountain-heather, Golden paintbrush, Weak thistle, Spleenwort-leaved goldthread, Tree clubmoss, Spotted Joe-pye weed, Kamchatka fritillary, Swamp gentian, Oregon goldenweed, Large St. Johns'-wort, Pacific peavine, Water lobelia, Northern bog clubmoss, One-cone clubmoss, White meconella, Branched montia, Old field blue toadflax, Brewer's cliffbrake, Whitebark pine, Choriso's bog-orchid, Columbia white-topped aster, and Flat-leaved bladderwort; and
- j. ((High-quality ecological communities – Douglas-fir – Pacific Madrone / Salal; Douglas-fir – Western Hemlock / Swordfern; Forested Sphagnum Bog PTN, Low Elevation Freshwater Wetland PTN, North Pacific Herbaceous Bald and Bluff, Red Alder Forest; Western Hemlock – (Western Redcedar) / Bog Labrador-tea / Sphagnum Spp.; Western Hemlock – (Western Redcedar) / Devil's-club / Swordfern; Western Hemlock – (Western Redcedar) / Sphagnum Spp.; Western Hemlock / Swordfern – Foamflower; Western Redcedar – Western Hemlock / Skunkcabbage; and Willow Spp. Shrubland

~~(Provisional))) Other invertebrates – Blue gray tailed dropper, Hatch’s click beetle, Beller’s ground beetle, Pacific clubtail, Western bumblebee, Johnson’s hairstreak, and Valley silver spot.~~

In Chapter 5 Environment, on page 5-53, amend as follows:

- E-437 King County shall designate the following to be Habitats of Local Importance:
- a. Caves;
 - b. Cliffs;
 - c. ~~((Talus))~~ Herbaceous balds;
 - d. Old-growth forest;
 - e. ~~((Sphagnum-dominated peat bogs))~~ Oregon white oak woodlands; ~~((and))~~
 - f. Snag-rich areas;
 - g. Sphagnum-dominated peat bogs;
 - h. Talus; and
 - i. Westside prairie.

In Chapter 5 Environment, on page 5-65, amend as follows:

King County contains a number of wetlands, floodplains, lakes, and river and stream reaches that are important to the viability of fish and wildlife populations and are therefore considered biological, social, and economic resources. Some ~~((resource))~~ areas ~~((, including Regionally Significant Resource Areas and Locally Significant Resource Areas, were previously))~~ have been identified ~~((through ((basin plans)) watershed planning efforts and other resource inventory efforts. Additional))~~ as high-priority habitat areas ~~((have been identified))~~ through Water Resource Inventory Area-salmon recovery plans, ~~((“Waterways 2000,” Cedar River Legacy Program, acquisition plans))~~, the Land Conservation Initiative, and through the Critical Areas Ordinance basin conditions map~~((s))~~ used to establish protective buffers along wetlands and streams under the ~~((Critical Areas Ordinance))~~ King County Code. Protection and restoration of connections between rivers and their floodplains is increasingly recognized as a priority element of salmon recovery and climate resiliency efforts. The Clean Water Healthy Habitat strategic plan includes a 30-year goal for restoring connected floodplains with native vegetation. Additionally, criteria for the County's primary local land conservation funding sources, Conservation Futures Tax, and King County Parks Levy, have been updated to help focus investment in areas of the county that have historically been underserved with access to quality green space.

In Chapter 5 Environment, on page 5-68, amend as follows:

~~((E-474 ————— Development adjacent to wetlands shall be sited such that wetland functions and values are protected, an adequate buffer around the wetlands is provided, and significant adverse impacts to wetlands are prevented.))~~

In Chapter 5 Environment, on page 5-68, amend as follows:

- E-475 To improve adjacent wetlands, riparian areas, and aquatic habitat, areas of native

vegetation that connect wetland complexes should be protected. ~~((Whenever effective))~~ Where appropriate, incentive programs such as buffer averaging, density credit transfers, or appropriate non-regulatory mechanisms shall be used for this purpose.

In Chapter 5 Environment, on page 5-69, amend as follows:

- E-478 Public access to King County-owned wetlands for scientific, recreational, and traditional cultural use ~~((is desirable, providing that))~~ should be encouraged if:
- a. ~~((p))~~ Public access trails are carefully sited~~((i))~~;
 - b. Protection is provided for critical areas; federally and state listed endangered, threatened, sensitive, and candidate ~~((habitats and))~~ species and their habitats; and King County Species of Local Importance and Habitats of Local Importance ~~((are protected,))~~; and
 - c. ~~((h))~~ Hydrologic continuity is maintained.

In Chapter 5 Environment, on page 5-70, amend as follows:

~~((E-482) A small Category IV wetland that is less than 2,500 square feet and that is not part of a wetland complex may be altered to move functions to another wetland as part of an approved mitigation plan that is consistent with E-483 and E-484.))~~

In Chapter 5 Environment, starting on page 5-77, amend as follows:

- E-498a The existing flood storage and conveyance functions and ecological values of floodplains, wetlands, and riparian ~~((corridors))~~ areas shall be protected, and should~~((, where possible,))~~ be restored and enhanced ~~((or restored))~~ through integrated actions that provide multiple benefits, such as preservation of open space and adjacent low-density development.

In Chapter 5 Environment, on page 5-78, amend as follows:

- E-499b River and stream channels, stream outlets, headwater areas, riparian ~~((corridors))~~ areas, and areas where dynamic ecological processes are present should be preserved, protected, and enhanced for their hydraulic, hydrologic, ecologic, and aesthetic functions, including their functions in providing large wood to salmonid bearing streams. ~~((Management of))~~ Actions taken along river and stream channels should ~~((consider other beneficial uses of these water bodies, including recreation))~~ provide multiple benefits, resiliency to climate change, and ensure flood risk reduction actions benefit all communities, especially frontline communities, consistent with equity and racial and social justice goals and the policies of the King County Flood Hazard Management Plan or successor plans.

In Chapter 5 Environment, starting on page 5-79, amend as follows:

Alluvial fans share many of the ecological attributes and land use risks associated with channel migration hazard areas and landslide hazards, though they are unique in many respects. In a natural environment, alluvial fans often provide some of the best available spawning habitat in a tributary stream, while also providing a source of gravel for areas downstream. In some heavily altered streams, the alluvial fan may represent the only remaining areas that are suitable for spawning. Alluvial fans can also form the highest ground available in the floodplain, and have historically been used for construction of buildings (including farm buildings), roads and other structures. Unfortunately, they are inherently unstable environments in which to build. During high flows coupled with sediment deposition, a stream may jump its bank in the area of the alluvial fan, in some cases damaging private property, disrupting agricultural activities, destroying culverts and road crossings, stranding fish, and creating risks to public safety. Protecting buildings, roads, bridges, and crops on and ~~((along)) adjacent to~~ alluvial fans often requires extensive~~((r))~~ and costly ongoing maintenance activities. Maintenance activities can have adverse effects on habitat, and in some circumstances may not be permissible under state regulations, nor feasible as a management strategy.

~~((The Rural Areas and Natural Resource Lands chapter calls for alluvial fan pilot projects to test best management practices and innovative solutions for reducing hazards to agricultural landowners and protecting and restoring habitat.))~~

- E-499f** King County should improve the management of alluvial fans by ~~((developing and clarifying definitions of alluvial fans,))~~ mapping the locations of existing alluvial fans~~((r))~~ and areas at risk of alluvial fan hazards and developing appropriate management strategies, such as development standards and mitigation requirements. Strategies should:
- a. Address potential conflicting interests between landowners and natural alluvial fan activities;
 - b. Consider climate change;
 - c. ((p))Protect intact habitat ((and))_r;
 - d. ((r))Restore degraded habitat((s)); and
 - e. ((r))Reduce threats to public safety~~((, and accommodate))~~ in the context of existing land uses. ((Best Available Science and ((F)) findings from Alluvial Fan Management Pilot Projects Reports should inform management strategies for alluvial fans, including potential regulatory changes.)

In Chapter 5 Environment, on page 5-82, amend as follows:

- E-499i** King County should work with landowners, other jurisdictions, the state Department of Health, sewer districts, and the Puget Sound Partnership to proactively address failing septic systems with a priority in ~~((environmentally))~~ environmental health sensitive areas, ~~((including))~~ critical areas and their buffers, and constrained shoreline environments.

In Chapter 5 Environment, on page 5-83, amend as follows:

- E-499ii King County **should** support~~((s))~~ the coexistence of beavers and people in rural King County. ~~((King County should prepare a beaver management strategy to guide a program on issues such as where and how beavers and humans can co-exist with or without engineered solutions and where beavers should be excluded or removed.))~~

In Chapter 5 Environment, on page 5-85, amend as follows:

- E-499I King County should seek to support Water Resource Inventory Area salmon recovery plan goals of maintaining intact natural landscapes through:
- a. Retaining low density land use designations such as Agriculture, Forestry and Rural Area designations;
 - b. Promoting Current Use Taxation and other incentives;
 - c. Promoting stewardship programs including development and implementation of Forest Plans~~((r))~~ **and** Farm Plans~~((, and Rural Stewardship Plans))~~;
 - d. Promoting the use of ~~((L))~~low ~~((t))~~impact ~~((D))~~development methods; and
 - e. Acquiring property or conservation easements in areas of high ecological importance with unique or otherwise significant habitat values.

In Chapter 5 Environment, on page 5-86, amend as follows:

~~((E 499p ————— King County shall, in cooperation with the cities, ensure a no net loss of housing capacity that preserves the ability to accommodate adopted growth targets, while pursuing compliance with Endangered Species Act requirements. To achieve this goal, densities shall be increased on buildable lands, consistent with H 110.))~~

In Chapter 5 Environment, on page 5-89, amend as follows:

King County is located at a tectonically active convergent plate margin, which is characterized by dynamic geologic processes including active mountain building, abundant seismic activity, and volcanism. In addition, the relatively recent glacial history has resulted in the creation of numerous steep and unstable hillsides throughout the county, many of which are prone to naturally occurring landslides. Snow avalanches are also a common occurrence in the Cascade Mountains in ~~((E))~~eastern King County. The hazardous impacts from these processes can be worsened with climate change, and increases in extreme wet weather increase risks from geologic hazards.

Often ~~((times))~~, the result of these naturally occurring events can be beneficial to the environment, by providing gravel and woody debris in streams and rivers, and continuing the process of natural regeneration. Salmon need gravel for spawning and in-stream debris for cover and to provide shade and regulate temperature. While the relatively flat Puget Lowlands made it historically ideal for development and agriculture, the natural processes of erosion and deposition will continue. King County must balance the positive benefits of these natural occurrences

with any adverse impacts that pose a threat to public health and safety. The ((e))County must also strike a balance between allowing naturally occurring landslides and erosion, and the need to prevent the unnatural acceleration of landslides and erosion due to development activities.

In Chapter 5 Environment, on page 5-99, amend as follows:

- E-708** King County should implement a monitoring and adaptive management framework ~~((for))~~ to:
- a.** Evaluate the effectiveness ((monitoring of its critical areas)) of County regulations, policies, and programs in achieving no net loss of critical areas functions and values; and
 - b.** ((use monitoring data to i))inform ((the)) future ((review and updates of its critical areas policies and regulations)) regulatory updates.

In Chapter 6 Shorelines, on page 6-43, amend as follows:

- ~~((S-607)) King County should provide options for property-specific technical assistance and tailored applications of shoreline management regulations through Rural Stewardship Plans for single ((family)) detached residential uses in the upland areas of the Rural, Conservancy and Natural Shoreline Environments. Rural Stewardship Plans must be consistent with the goals of the Shoreline Management Act and King County Shoreline Protection and Restoration Plan, and ensure no net loss of shoreline ecological processes and functions.~~

In Chapter 12 Implementation, Amendments and Evaluation, on page 12-11, amend as follows:

- I-301** King County shall:
- a.** Monitor ((and benchmark)), measure, assess, and report on the progress of the ((Countywide Planning Policies and King County)) Comprehensive Plan toward achieving ((their)) its objectives, inclusive of those relating to growth targets, the environment, development patterns, housing needs, the economy, transportation, ((and)) the provision of public services, and health and social equity outcomes of residents((-)); and
 - b.** Use results of such monitoring, measurement, assessment, and reporting to ((encourage)) identify implementation actions and inform policy revisions, as appropriate, to achieve the planning objectives found within the Growth Management Act, Countywide Planning Policies, and ((King County)) Comprehensive Plan;
 - c.** Use the most current critical areas data available in measurement, assessment, and reporting to promote environmental protection, while maintaining developable capacity to accommodate growth targets and housing needs.

In Chapter 12 Implementation, Amendments and Evaluation, on page 12-15, amend as follows:

~~((I-505 ————— King County shall develop, as a part of the ((buildable lands)) Urban Growth Capacity analysis, a zoning yield and housing production monitoring program to determine whether housing capacity is being lost in the context of compliance with the Endangered Species Act, and shall propose revisions to the Countywide Planning Policies to implement such a program.~~))

In the Glossary, starting on page G-4, amend as follows:

~~((**Channel migration hazard area, moderate**~~

~~A portion of the channel migration zone, as shown on King County's Channel Migration Zone maps, which lies between the severe channel migration hazard area and the outer boundaries of the channel migration zone.~~

~~**Channel migration hazard area, severe**~~

~~A portion of the channel migration zone, as shown on King County's Channel Migration Zone maps, which includes the present channel. The total width of the severe channel migration hazard area equals one hundred years times the average annual channel migration rate, plus the present channel width. The average annual channel migration rate as determined in the technical report is the basis for each Channel Migration Zone map.~~)

Channel Migration Zone

Channel migration zones are those areas along a river channel within which the channel(s) can be reasonably predicted, based on best available science, to migrate over time as a result of natural and normally occurring hydrological and related processes when considered with the characteristics of the river and its surroundings.

In the Glossary, on page G-8 after line 274, amend as follows:

Debris flow

~~Debris flow means a moving mass of rock fragments, soil, and mud, with more than half of the particles being larger than sand size.~~

In the Glossary, on page G-11, amend as follows:

~~((**Enhance**)) **Enhancement**~~

~~((**Enhance**)) For the purposes of critical area regulation, enhancement means ((to increase or)) an action that improves ((one or more of the functions, attributes, or values that an ecosystem or environmental feature possesses)) the processes, structure, and functions of ecosystems and habitats associated with critical areas or their buffers. (See Chapter 5((:)), Environment).~~

In the Glossary, starting on page G-14, amend as follows:

Geotechnical report or geotechnical analysis

Geotechnical report or geotechnical analysis means a scientific study or evaluation ~~((conducted by a qualified expert))~~ that includes: a description of the ground and surface hydrology and geology; the affected land form and its susceptibility to mass wasting, erosion, and other geologic hazards or processes; conclusions and recommendations regarding the effect of the proposed development on geologic conditions; the adequacy of the site to be developed; the impacts of the proposed development; alternative approaches to the proposed development; and measures to mitigate potential site-specific and cumulative geological and hydrological impacts of the proposed development, including the potential adverse impacts to adjacent and down-current properties. Geotechnical reports ~~((shall))~~ must conform to accepted technical standards and must be prepared by ~~((qualified professional engineers or geologists))~~ a geological professional who ~~((have))~~ is a geotechnical engineer or geologist licensed in the State of Washington with professional expertise about the regional and local shoreline geology and processes.

In the Glossary, on page G-19, amend as follows:

~~**((Locally Significant Resource Areas ((LSRAs)))**~~

~~((LSRAs)) Locally Significant Resource Areas contribute to the aquatic resources within a specific basin, when compared to aquatic and terrestrial systems of similar size and structure elsewhere in the basin. They also provide wetland and stream habitat that is important for wildlife and salmonid diversity and abundance within the basin. (See Chapter 5((:)), Environment))~~

In the Glossary, on page G-27, amend as follows:

~~**((Regionally Significant Resource Area ((RSRA)))**~~

~~((RSRAs)) Regionally Significant Resource Areas are those portions of watersheds that contribute to the resource base of the entire Puget Sound region by virtue of exceptional species and habitat diversity and abundance when compared to aquatic and terrestrial systems of similar size and structure elsewhere in the region. Regionally Significant Resource Areas may also support rare, threatened or endangered species or communities. (See Chapter 5((:)), Environment))~~

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Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
Chapter 3 Rural Areas and Natural Resource Lands						
R-306 A residential density of one home per 10 acres shall be applied in the Rural Area where: a. The lands are adjacent to or within one-quarter mile of designated ((Agricultural Production Districts, the Forest Production District or legally approved long-term mineral resource extraction sites)) <u>Natural Resource Lands</u> ; ((or)) b. The lands contain significant environmentally constrained areas as defined by county ((ordinance, policy or federal or)) , state, or federal law ((, or regionally significant resource areas or substantial critical habitat as determined by legislatively approved ((basin plans or) Watershed Resource Inventory Area Plans)) ; ((and)) or ((The predominant lot size is greater than or equal to 10 acres in size)) A residential density of one home per five acres would harm or diminish the surrounding area, burden infrastructure, increase development pressure, or be inconsistent with the development patterns promoted by the Comprehensive Plan.	Substantive change	To reflect proposed Comp Plan repeal of basin plans, where regionally and locally significant resource areas are designated. WRIA plans identify strategies and potential project sites, and make recommendations (in some cases), for levels of riparian protection. But the plans do not contain maps that could serve as the basis for a zoning density	No effect; this reflects current practice	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: commensurate proposed updates to K.C.C. Title 20 Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: No new issues identified.
R-308 A residential density of one home per five acres shall be applied in the Rural Area where: a. <u>The lands are more than one-quarter mile away from designated Natural Resource Lands</u> ; b. <u>The lands ((is)) are physically suitable for development with minimal; environmentally sensitive features as defined by county, state, or federal law ((; regionally significant resource areas; or critical habitat as determined by legislatively ((adopted watershed based)) approved Watershed Resource Inventory Area plans))</u> ; and ((b. Development can be supported by rural services; c. The land does not meet the criteria in this plan for lower density designations; and d. The predominant lot size is less than 10 acres.)) c. <u>This residential density would not harm or diminish the surrounding area, burden infrastructure, increase development pressure, and be inconsistent with the development patterns promoted by the Comprehensive Plan.</u>	Substantive change	To reflect proposed Comp Plan repeal of basin plans, where regionally and locally significant resource areas are designated. WRIA plans identify strategies and potential project sites, and make recommendations (in some cases), for levels of riparian protection. But the plans do not contain maps that could serve as the basis for a zoning density	No effect; this reflects current practice	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: commensurate proposed updates to K.C.C. Title 20 Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: No new issues identified.
R-325 Golf facilities shall be permitted as a conditional use in the RA-2.5 and RA-5 zones and when located outside of Rural Forest Focus Areas ((, Regionally Significant Resource Areas and Locally Significant Resource Areas ((, as a conditional use, in the RA-2.5 and RA-5 zones)) .	Substantive change	To reflect proposed Comp Plan repeal of basin plans, where regionally and locally significant resource areas are designated.	No effect; this reflects current practice	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: No new issues identified.

¹ Black text reflects the transmitted version of the proposed 2024 King County Comprehensive Plan Update, which was sent to Council in December 2023. Underlined text is proposed text to be added. Text with ~~((strikethroughs))~~ is existing text that is proposed to be removed. Red text shows new proposed Best Available Science-driven and critical areas-related changes, including updates to the proposed 2024 KCCP Update changes. Text that is both underlined and stricken was originally proposed to be added in the 2024 KCCP Proposed Ordinance and is now proposed to be not added by the new critical areas changes.

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Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
R-641dd King County should adopt regulations that do not require permits for vegetation management in areas outside of critical areas and their buffers if implementing approved best management practices for wildfire risk reduction or as included within an approved forest stewardship plan that includes wildfire best management practices.	New policy	Reflects need for regulatory changes that improve clearing and grading requirements to further support vegetation management for wildfire risk reduction	Residents can more easily implement wildfire risk reduction best management practices for vegetation management on their properties.	Wildfire Risk Reduction Strategy 30-Year Forest Plan Strategy 1-3	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: Proposed changes to K.C.C. Chapter 16.82 to remove permitting barriers for vegetation management for wildfire risk reduction Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. This policy could be streamlined.
TRANSMITTED VERSION R-671 King County regulations should ((use pilot or demonstration projects and multi-agency collaboration to develop a new suite of practices that will)) provide options to manage alluvial fans for landowners whose existing operations, residences, or infrastructure are affected by alluvial fan deposits. These should provide timely and cost-effective relief from debris and the associated changes to the watercourse along with protection of ((intact)) functional fish habitat and restoration of degraded fish habitat within these areas.	Substantive change	To reflect 1) that the alluvial fan demonstration projects have expired and 2) recommendations in the Alluvial Fan Demonstration Projects Report	Improved management of alluvial fans	2020-RPT0126	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.
CAO VERSION R-671 King County <u>regulations</u> should ((use pilot or demonstration projects and multi-agency collaboration to develop a new suite of practices that will)) provide <u>((options)) to manage alluvial fans regulatory pathways</u> for landowners ((whose existing operations, residences, or infrastructure are affected)) to protect existing residences and agricultural operations that are threatened by alluvial fan ((deposits)) hazards. These <u>pathways</u> should provide timely ((and cost-effective)) <u>emergency</u> relief from debris and ((the associated changes to the)) watercourse ((along with)) <u>changes, as well as long-term multi-benefit solutions that consider: reduction of alluvial fan hazard risks; protection of ((intact)) functional fish habitat; and restoration of degraded fish habitat within these areas.</u>	Substantive change	To support development of code based on BAS that protect specific types of existing (but not new) development, in keeping with the managed retreat approach.	Add associated implementing code updates that provide a pathway for protect existing residences and agricultural operations threatened by alluvial fan hazards.	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: <ul style="list-style-type: none"> This policy could be moved to Chapter 5 with the other alluvial fan policies. This policy could be changed to "shall", directing the County to provide options, as this has been developed. This policy could be streamlined.
Chapter 5 Environment						
((E-107 Regulations to prevent unmitigated significant adverse environmental impacts should be based on the importance and sensitivity of the resource.))	Substantive change	No longer consistent with the requirement that development regulations cause no net loss of functions and values in WAC 365-196-830.	Together with regulations and County programs, actions supporting no net loss of ecological functions and values	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: No new issues identified.
TRANSMITTED VERSION E-108 King County may exercise its substantive authority under the State Environmental Policy Act to condition or deny proposed actions ((in order)) to mitigate associated individual or cumulative impacts such as significant	Technical change	Grammar	n/a	n/a	n/a	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.

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Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>habitat modification or degradation that may actually kill, injure, or harm listed threatened or endangered species by significantly impairing essential behavioral patterns, including breeding, feeding, spawning, rearing, migrating, or sheltering.</p> <p>CAO VERSION E-108 King County may exercise its substantive authority under the State Environmental Policy Act to condition or deny proposed actions ((in order)) to mitigate associated individual or cumulative impacts, such as significant habitat modification or degradation, that may ((actually kill, injure, or harm)) significantly impact federally or state listed <u>endangered</u>, threatened ((or endangered)), <u>sensitive, or candidate</u> species or <u>King County Species of Local Importance and Habitats of Local Importance</u> by significantly impairing essential behavioral patterns, including breeding, feeding, spawning, rearing, migrating, or sheltering.</p>	Clarification of existing intent	Updated terms to be consistent with WAC 365-190-130.	n/a	n/a	n/a	<ul style="list-style-type: none"> CAO draft: <ul style="list-style-type: none"> This policy could be re-written consolidate impacts together and streamline text.
<p>E-109 King County should promote efficient provision of utilities and public services by exempting minor activities from its critical areas regulations, if:</p> <p>a. ((t))The agency ((has an approved)) develops a best management practice plan <u>that is based on best available science, accounts for no net loss of ecological functions and values, and is approved by King County((-))</u>; and</p> <p>b. ((t))The plan ensures that proposed projects that may affect habitat of <u>federally or state listed endangered, threatened, sensitive, or candidate</u> species or <u>King County Species of Local Importance</u> be carried out in a manner that protects the resource or mitigates adverse impacts <u>to ensure no net loss of ecological functions and values.</u></p>	Clarification of existing intent.	Updated terms to be consistent with WAC 365-190-130.	n/a	n/a	<ul style="list-style-type: none"> <u>Planned implementation of proposal: n/a</u> <u>Description of proposed regulations: n/a</u> <u>Anticipated resource need: n/a</u> <u>Anticipated timeline: n/a</u> 	<ul style="list-style-type: none"> CAO draft: <ul style="list-style-type: none"> This policy could be re-written consolidate impacts together and streamline text.
<p>TRANSMITTED VERSION E-112a The protection of lands where development would pose hazards to health and safety, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs, and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County:</p> <p>a. Floodways of 100-year floodplains;</p> <p>b. Slopes with a grade of 40(((%))) percent or more or landslide hazards that cannot be mitigated;</p> <p>c. Wetlands and their protective buffers;</p> <p>d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;</p> <p>e. Channel migration hazard areas;</p> <p>f. Critical Aquifer Recharge Areas;</p> <p>g. Fish and Wildlife Habitat Conservation Areas; and</p> <p>h. Volcanic hazard areas.</p>	Technical change	Standardizes language	n/a	n/a	n/a	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.
<p>CAO VERSION E-112a The protection of lands where development would pose hazards to health and safety, property, important</p>	Clarification of existing intent.	Updated to align with GMA definition of critical areas, as the header for this section is about	n/a	n/a	<ul style="list-style-type: none"> <u>Planned implementation of proposal: n/a</u> <u>Description of proposed</u> 	<ul style="list-style-type: none"> CAO draft: <ul style="list-style-type: none"> This list is consistent with the state's identified critical areas, with the exception of the state

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Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs, and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County, <u>including, but not limited to, through designation of specific critical area buffers:</u></p> <p>a. ((Floodways of 100-year floodplains; b. Slopes with a grade of 40((%)) percent or more or landslide hazards that cannot be mitigated; c. Wetlands and their protective buffers; d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers; e. Channel migration hazard areas; f. Critical Aquifer Recharge Areas; g. Fish and Wildlife Habitat Conservation Areas; and h. Volcanic hazard areas)) <u>Critical aquifer recharge areas;</u> <u>b. Fish and wildlife habitat conservation areas;</u> <u>c. Flood hazard areas;</u> <u>d. Geologically hazardous areas; and</u> <u>e. Wetlands.</u></p>		<p>the GMA.</p> <p>Buffers are specifically called out as one of the key tools to address regulatory protection of the listed critical areas.</p>			<p><u>regulations: n/a</u></p> <ul style="list-style-type: none"> <u>Anticipated resource need: n/a</u> <u>Anticipated timeline: n/a</u> 	<p>using the term "frequently flooded area." The term "flood hazard area" could be changed to "frequently flooded areas, regulated as flood hazard areas."</p>
<p>TRANSMITTED VERSION ((E-215bb)) E-223 King County ((should)) shall develop and implement regulations that help mitigate and build ((resiliency)) <u>resilience</u> to the anticipated impacts of climate change, based on best available information. Such impacts <u>could</u> include sea level rise, changes in rainfall patterns and flood volumes and frequencies, changes in average and extreme temperatures and weather, impacts to forests including increased wildfires, droughts ((and pest infiltrations)), disease, and insect attacks. Methods could include mitigating greenhouse gas emissions, establishing sea level rise regulations, <u>managing existing and limiting new development in floodplains</u>, and/or strengthening forests ability to withstand impacts.</p>	<p>Substantive change</p>	<p>Strengthened to "shall" to reflect that we're already doing this and intend to continue to do so.</p> <p>Other clarifying edits to reflect that we cannot ensure mitigation for and building resiliency to all listed impacts, and that the listed impacts change over time.</p> <p>Added disease as a missing impact for forests (e.g., harmful funguses) and changed from "pest infiltrations" to "insect attacks" to be consistent with terminology used in forest management.</p> <p>Connections between development and flooding is added as an additional mitigating method of climate change impacts, consistent with existing regulations and a input from Washington State Department of Fish and Wildlife.</p>	<p>Improved resilience to climate change</p>	<p>Strategic Climate Action Plan Climate Preparedness section Focus Area 1</p>	<ul style="list-style-type: none"> <u>Planned implementation of proposal: Regulatory</u> <u>Description of proposed regulations: Recently adopted updates to the flood code in K.C.C. chapter 21A.24 and establishment and regulation of the Sea Level Rise Risk Area.</u> <p>Proposed changes to K.C.C. Chapter 16.82 to remove permitting barriers for vegetation management for wildfire risk reduction</p> <ul style="list-style-type: none"> <u>Anticipated resource need: n/a</u> <u>Anticipated timeline: n/a</u> 	<ul style="list-style-type: none"> Transmittal: <ul style="list-style-type: none"> - Policy strengthened from should to shall. As the County is already undertaking this work, no additional resource impacts are anticipated. - New regulations for wildfire risk areas included in proposed ordinance.
<p>CAO VERSION ((E-215bb)) E-223 King County ((should)) shall develop and implement regulations that help mitigate and build ((resiliency)) <u>resilience</u> to the anticipated impacts of climate change, based on best available information. Such impacts <u>could</u> include: sea level rise((:)); changes in rainfall patterns and flood volumes and frequencies((:));</p>	<p>Clarification of existing intent.</p>	<p>Updated to acknowledge the connection between climate change-driven weather events and landslides and alluvial fans.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <u>Planned implementation of proposal: n/a</u> <u>Description of proposed regulations: n/a</u> <u>Anticipated resource need: n/a</u> <u>Anticipated timeline: n/a</u> 	<ul style="list-style-type: none"> CAO draft: no issues identified.

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Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
changes in average and extreme temperatures and weather((-)); <u>impacts to slope stability, including increasing and more intense landslides and alluvial fan hazards</u> ; impacts to forests, including increased wildfires((-)); droughts ((and pest infiltrations)); <u>disease</u> ; and insect attacks. Methods could include mitigating greenhouse gas emissions, establishing sea level rise regulations, <u>managing existing and limiting new development in floodplains</u> , and/or strengthening forests ability to withstand impacts.						
CAO VERSION ((E-215e)) E-229 King County should collaborate with the scientific community, state and federal agencies, and other jurisdictions to develop detailed, science-based estimates of the magnitude and timing of climate change, including impacts on air temperatures and heat waves, rainfall patterns and severe weather, forest health and wildfire, public health, ((river)) flooding, <u>landslides and debris flows, channel migration</u> , sea level rise, biodiversity (including fish and wildlife), and ocean acidification ((in King County)).	Clarification of existing intent.	Updated to acknowledge the connection between climate change-driven weather events and landslides and alluvial fans.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: No new issues identified.
((E-215bb)) E-230 King County shall assess the best available sea level rise projections ((two years)) prior to each ((eight)) 10-year update((-)) and shall ((incorporate the projections into)) update relevant risk assessments and policies in the Comprehensive Plan, where appropriate.	Clarification of existing intent	Clarifying to reflect existing intent, which is to update the policies, not just add the projections to the narrative. Added "relevant risk assessments" to make sure we are doing the necessary studies too. Also making more general to be prior to 10-year updates (reflecting new state update schedule), as the specific timelines may vary.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. No issues identified.
E-402 In the Urban Growth Area, King County shall strive to maintain a quality environment that includes fish and wildlife habitats that support the greatest diversity of native species consistent with Growth Management Act-mandated population density objectives. In areas outside the Urban Growth Area, the ((e)) County should strive to maintain, protect, and recover ecological processes, native landscapes, ecosystems, and habitats that can support viable populations of native species. This should be accomplished through coordinated conservation planning and collaborative implementation.	Clarification of existing policy intent	Edits for clarity and grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. This policy covers urban and not-urban areas. Could be split into two policies so that the not-urban policy goal isn't buried.
E-411 King County should ((conduct an analysis to identify areas critical for functional habitat connectivity. This assessment should be coordinated with state and federal mapping efforts as appropriate)) map habitat connectivity corridors and biodiversity areas to protect wildlife populations in a changing climate. Areas identified by this analysis ((as being critical for functional habitat connectivity)) should be prioritized by King County, and in	Substantive change	Aligns with how King County approaches maps and protects wildlife networks/corridors; supports improved coordination of these efforts with partners; and requires consideration of changing climate.	Creates flexibility on how to deploy limited resources, consistent with planned work; supports regionally aligned and co-supportive	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. No issues identified.

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Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
collaboration with Indian tribes, the state, cities, and other landowners, for land conservation and restoration actions and programs.			actions on biodiversity, which can improve effectiveness; improved resiliency to climate change			
E-418 King County should assess the: a. ((f)) Relative scarcity and sensitivity of different land types, habitats, and resources, the role of these land types, habitats, and resources in supporting <u>federally or state listed endangered, threatened, sensitive, or candidate species and King County Species of Local Importance and Habitats of Local Importance</u> ; and b. ((the-1)) Level of threat to these land types, habitats, and resources in terms of habitat modifications that would likely reduce populations of ((sensitive)) these species.	Clarification of existing policy intent	Updated terms to be consistent with WAC 365-190-130.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: Not transmitted as part of the PO CAO draft: <ul style="list-style-type: none"> This policy could be streamlined.
TRANSMITTED VERSION E-423 New development, erosion control projects, and restoration of stream banks, lakes, shorelines, and wetlands should, where possible, incorporate native plant communities into the site plan, both through preservation of existing native plants and addition of new native plants. Introductions of non-native invasive plant, vertebrate, and invertebrate species should be avoided in terrestrial, freshwater, and marine environs.	Clarification of existing policy intent	Consolidates E-426 and E-506	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.
CAO VERSION (In legislative markup): E-423 New development, erosion control projects, and <u>critical area mitigation and restoration</u> should, where possible, incorporate native plant communities into the site plan, both through preservation of existing native plants and addition of new native plants. <u>Introductions of non-native invasive plant, vertebrate, and invertebrate species should be avoided.</u>	Policy Change.	Streamlined and clarified.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: <ul style="list-style-type: none"> As proposed in the KCCP transmittal, the policy narrowed restoration to "stream banks, lakes, shorelines and wetlands," whereas the underlying language covered all new development. The CAO draft would broaden restoration include mitigation for all critical areas. This is consistent with other county policies and codes, which support native plants in critical area mitigation. This is a policy choice. This policy could be streamlined.
E-425 To protect or improve adjacent wetlands and aquatic habitats, ((stream and)) riparian area, wetland buffer, and setback requirements may be increased to protect King County ((s)) Species of Local Importance and their habitats, as appropriate. Whenever possible, density transfers, clustering, and buffer averaging should be allowed.	Clarification of existing policy intent.	Updated to reflect current terminology.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: Not transmitted as part of the PO CAO draft: <ul style="list-style-type: none"> This policy is almost identical to policy E-475 and could be consolidated. The policy separates out protection of "adjacent wetlands and aquatic habitats" from protection of "Species of Local Importance and their habitats". The policy could be streamlined.
E-429 King County should provide incentives, <u>such as providing technical assistance or access to appropriate plants</u> , for private landowners who are seeking to remove invasive plants and noxious weeds and replace them with native <u>and/or climate-smart plants</u> ((, such as providing technical	Substantive change.	Updated to reflect the current climate context. King County is producing a "Climate-smart Plants" reference list. This list will be a companion to existing	To improve resiliency in a changing climate.	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory and programmatic Description of proposed regulations: n/a 	<ul style="list-style-type: none"> CAO draft: <ul style="list-style-type: none"> The policy could be revised for clarity.

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Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
assistance or access to appropriate native plants).		County native plant list resources. This list will expand the plants allowed for use in efforts like restoration projects.			<ul style="list-style-type: none"> Anticipated resource need: n/a Anticipated timeline: n/a 	
<p>TRANSMITTED VERSION</p> <p>E-432 King County shall designate the following areas as Fish and Wildlife Habitat Conservation Areas:</p> <p>a. Areas with which federal or state listed endangered, threatened or sensitive species have a primary association;</p> <p>b. Habitats of Local Importance and ((H))habitats for Species of Local Importance;</p> <p>c. Wildlife habitat networks designated by the ((e))County;</p> <p>d. Commercial and recreational shellfish areas;</p> <p>e. Kelp and eelgrass beds;</p> <p>f. Herring, smelt, and sand lance spawning areas;</p> <p>g. Riparian ((corridors)) areas; and</p> <p>h. State aquatic reserves.</p>	Technical change	To reflect terminology and edits for grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.
<p>CAO VERSION</p> <p>E-432 King County shall designate the following areas as Fish and Wildlife Habitat Conservation Areas:</p> <p>a. Areas with which federal or state listed endangered, threatened ((e)), sensitive, <u>or candidate</u> species have a primary association;</p> <p>b. Habitats of Local Importance and ((H))habitats for Species of Local Importance, <u>including Wildlife Habitat Conservation Areas</u>;</p> <p>c. Wildlife habitat networks designated by the ((e))County;</p> <p>d. <u>Aquatic areas</u>;</p> <p>e. Commercial and recreational shellfish areas;</p> <p>((e-)) f. Kelp and eelgrass beds;</p> <p>((f-)) g. Herring, smelt, and sand lance spawning areas;</p> <p>((g-)) h. Riparian ((corridors)) areas; and</p> <p>((h-)) i. State aquatic reserves.</p>	Clarification of existing intent	The original list in the policy is based on the WAC, and the critical areas the County specifically regulates encompass or are encompassed by the original list, but with different terminologies and/or structure; so incorporating terminology used in the WAC into this list makes it clearer how they fit into the WAC structure.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: <ul style="list-style-type: none"> The WAC identifies what habitats should be considered for classification and designation. The state law has the following habitats that are not explicitly spelled out in this list: naturally occurring ponds under 20 acres and their submerged aquatic beds; waters of the state; lakes, ponds, streams, and rivers planted with game fish. Whether to align the County's list with those identified in state law is a policy choice. See E-433 below. This policy could be consolidated with E-433.
E-433 King County should map Fish and Wildlife Habitat Conservation Areas. King County shall protect Fish and Wildlife Habitat Conservation Areas through measures such as regulations, incentives, capital projects, or purchase(, as appropriate).	Clarification of existing policy intent	"As appropriate" is implied in the Comprehensive Plan definition of "should" and use of the term "such as"	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. This policy, along with E-432 and E-410 could be streamlined and consolidated to reduce duplication.
E-434 Habitats for species that have been identified as endangered, threatened, or sensitive by the state or federal government shall not be <u>degraded or reduced in size</u> and should be conserved.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: Councilmembers may wish to strengthen this policy by stating that habitats "shall be protected" rather than "should be conserved". This would be consistent with Policy E-438.
<p>TRANSMITTED VERSION</p> <p>E 435 King County designates the following to be Species of Local Importance:</p> <p>a. Salmonids and other anadromous fish – Kokanee salmon, Sockeye/red salmon, Chum salmon, Coho/silver salmon, Pink</p>						<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.

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<p>salmon, Coastal resident/searun cutthroat trout, Rainbow trout, Dolly Varden, and Pacific lamprey;</p> <p>b. Native Freshwater Mussels – Western pearlshell mussel, Oregon and western floater, and western ridge mussel;</p> <p>c. Shellfish – Dungeness crab, Pandalid shrimp, Geoduck clam, and Pacific oyster;</p> <p>d. Marine Fish – White sturgeon, Pacific herring, Longfin smelt, Surfsmelt, Lingcod, Pacific sand lance, English sole, and Rock sole;</p> <p>e. Birds – Western grebe, American bittern, Great blue heron, Brant, Harlequin duck, Wood duck, Hooded merganser, Barrow's goldeneye, Common goldeneye, Cinnamon teal, Tundra swan, Trumpeter swan, Surf scoter, White winged scoter, Black scoter, Osprey, Western screech owl, Sooty grouse, Band tailed pigeon, Belted kingfisher, Hairy woodpecker, Olive sided flycatcher, Western meadowlark, Cassin's finch, and Purple finch;</p> <p>f. Mammals – American marten, mink, Columbian black tailed deer, Elk in their historic range, mountain goat, Pika, roosting concentrations of Big brown bat and Myotis bats;</p> <p>g. Amphibians – Red legged frog;</p> <p>h. Reptiles – Western fence lizard;</p> <p>i. Rare Plants – bristly sedge; Canadian St. John's wort; clubmoss cassiope; Oregon goldenaster; toothed wood fern; Vancouver ground cone; and white top aster; and</p> <p>j. High quality ecological communities Douglas fir Pacific Madrone / Salal; Douglas fir Western Hemlock / Swordfern; Forested Sphagnum Bog PTN, Low Elevation Freshwater Wetland PTN, North Pacific Herbaceous Bald and Bluff, Red Alder Forest; Western Hemlock (Western Redcedar) / Bog Labrador tea / Sphagnum Spp.; Western Hemlock (Western Redcedar) / Devil's club / Swordfern; Western Hemlock (Western Redcedar) / Sphagnum Spp.; Western Hemlock / Swordfern – Foamflower; Western Redcedar Western Hemlock / Skunkcabbage; and Willow Spp. Shrubland [Provisional]).</p>						
<p>CAO VERSION</p> <p>E-435 King County designates the following to be Species of Local Importance:</p> <p>a. Salmonids and other anadromous fish – Kokanee salmon, Sockeye/red salmon, Chum salmon, Coho/silver salmon, Pink salmon, Coastal resident/searun cutthroat trout, Rainbow trout, Dolly Varden, <u>Western river lamprey</u>, and Pacific lamprey;</p> <p>b. Native Freshwater Mussels – Western pearlshell mussel, Oregon ((and western)) floater, and western ridge mussel;</p> <p>c. Shellfish – Dungeness crab, Pandalid shrimp, ((Geoduck)) <u>Butter</u> clam, <u>Littleneck clam</u>, and ((Pacific)) <u>Olympia</u> oyster;</p> <p>d. Marine Fish – White sturgeon((?)); Pacific herring((?)); Longfin smelt((?)); Surfsmelt((?)); Lingcod((?)); <u>Pacific cod</u>; Pacific sand lance((?)); <u>Yelloweye</u>, <u>Brown</u>, <u>Copper</u>, <u>Bocaccio</u>, <u>Canary</u>, and <u>Quillback Rockfish</u>; English sole((?)); and <u>Southern ((R))</u> rock sole;</p> <p>e. Birds – <u>Marbled Murrelet</u>, Western grebe, <u>Caspian Tern</u>,</p>	Substantive	Updated list of species to be based on current science and state guidelines.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO Draft: According to Policy E-410, habitat networks for all of these species must be mapped. According to the Executive, the habitat for these species (current or proposed) have not been mapped. Chinook salmon, steelhead trout, bull trout, pygmy whitefish and Olympic mudminnow were inadvertently left off the list and could be added.

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<p><u>Pigeon Guillemot, Pelagic Cormorant, American bittern, Great blue heron, Common Loon, Western High Arctic Brant, Harlequin duck, Bufflehead, Wood duck, Hooded merganser, Barrow's goldeneye, Common goldeneye, Cinnamon teal, Tundra swan, Trumpeter swan, Surf scoter, White-winged scoter, Black scoter, Bald Eagle, Golden Eagle, Peregrine Falcon, Northern Goshawk, Osprey, Spotted Owl, Western screech-owl, Sooty grouse, Pacific coast (B) Band-tailed pigeon, Belted kingfisher, (Hairy woodpecker,) Olive-sided flycatcher, Western meadowlark, Cassin's finch, Oregon Vesper Sparrow, Red-eyed Vireo, Purple Martin, Vaux's Swift, (and) Purple finch, Yellow-billed Cuckoo, Black-backed Woodpecker, American three-toed woodpecker, Hairy woodpecker, Pileated woodpecker, and the following bird concentrations:</u></p> <p>1. <u>Waterfowl Concentrations (Anatidae excluding Canada Geese in urban areas); and</u></p> <p>2. <u>Western Washington nonbreeding concentrations of plovers (Charadriidae), sandpipers (Scolopacidae), and phalaropes (Phalaropodidae);</u></p> <p>f. <u>Mammals – American marten, (mink,) Wolverine, Fisher, Gray wolf, Cascade red fox, Douglas squirrel, Northern flying squirrel, Townsend's chipmunk, Hoary marmot, (Columbian black-tailed deer,) Roosevelt (E) elk (in their historic range), mountain goat, Pika, Townsend's big-eared bat, roosting concentrations of Big-brown bats, Pallid bats, (and) Myotis bats, Killer whale (Orca), Gray whale, Dall's and Harbor porpoise, Harbor seal, Stellar sea lions, and concentrations of California sea lions;</u></p> <p>g. <u>Amphibians – Red-legged frog, Larch Mountain salamander, Oregon spotted frog, and Western toad;</u></p> <p>h. <u>Reptiles – Western fence lizard and Northwestern pond turtle;</u></p> <p>i. <u>Rare Plants – (bristly sedge; Canadian St. John's-wort; clubmoss cassiope; Oregon goldenaster; toothed wood fern; Vancouver ground-cone; and white-top-aster) Tall bugbane, Triangular-lobed moonwort, Western moonwort, Stalked moonwort, Harvest brodiaea Alaska harebell, Few-flowered sedge, Long-styled sedge, Clubmoss mountain-heather, Golden paintbrush, Weak thistle, Spleenwort-leaved goldthread, Tree clubmoss, Spotted Joe-pye weed, Kamchatka fritillary, Swamp gentian, Oregon goldenweed, Large St. Johns'-wort, Pacific peavine, Water lobelia, Northern bog clubmoss, One-cone clubmoss, White meconella, Branched montia, Old field blue toadflax, Brewer's cliffbrake, Whitebark pine, Choriso's bog-orchid, Columbia white-topped aster, and Flat-leaved bladderwort; and</u></p> <p>j. <u>(High-quality ecological communities – Douglas fir – Pacific Madrone / Salal; Douglas fir – Western Hemlock / Swordfern; Forested Sphagnum Bog PTN, Low Elevation Freshwater Wetland</u></p>						

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PTN, North Pacific Herbaceous Bald and Bluff, Red Alder Forest; Western Hemlock – (Western Redcedar) / Bog Labrador-tea / Sphagnum Spp.; Western Hemlock – (Western Redcedar) / Devil's club / Swordfern; Western Hemlock – (Western Redcedar) / Sphagnum Spp.; Western Hemlock / Swordfern – Foamflower; Western Redcedar – Western Hemlock / Skunkcabbage; and Willow Spp. Shrubland (Provisional))) Other invertebrates – Blue gray tailedropper, Hatch's click beetle, Beller's ground beetle, Pacific clubtail, Western bumblebee, Johnson's hairstreak, and Valley silverspot.						
CAO VERSION E-437 King County shall designate the following to be Habitats of Local Importance: a. Caves; b. Cliffs; c. ((Talus)) <u>Herbaceous balds</u> ; d. Old-growth forest; e. ((Sphagnum-dominated peat bogs)) <u>Oregon white oak woodlands</u> ; ((and)) f. Snag-rich areas; g. <u>Sphagnum-dominated peat bogs</u> ; h. <u>Talus</u> ; and i. <u>Westside prairie</u> .	Substantive	Updated list of habitats to be based on current science and state guidelines.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: No issues identified.
E-440 King County should regularly review the Washington Department of Fish and Wildlife's list of Priority Species and other scientific information on species of local importance, and evaluate whether any species should be added to or deleted from the lists in policies E-435 and E-437. Any additions or deletions ((should)) <u>may</u> be made through the annual update.	Clarification of existing policy intent	Updated to reflect that is a permissive allowance for changes that can be made during the annual Comprehensive Plan update, rather than just an encouragement to do it.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. No issues identified.
E-442 King County should conserve and restore salmonid habitats by ensuring that land use and facility plans (transportation, water, sewer, electricity, gas) include riparian and stream habitat conservation measures developed by the ((e)) County, cities, Indian tribes, service providers, and state and federal agencies. Project review of development proposals within basins that contain hatcheries and other artificial propagation facilities that are managed to protect the abundance, productivity, genetic diversity, and spatial distribution of native salmon and provide harvest opportunities should consider significant adverse impacts to those facilities.	Technical change	To reflect current terminology and edits for grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. No issues identified.
((E-470 King County shall use current manuals and guidance from state and federal governmental agencies and departments to identify, delineate, and categorize wetlands and to establish mitigation requirements for wetlands.	Clarification of existing policy intent	This is a state requirement and does not need to be a policy	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. No additional issues identified.

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E-471 King County will apply the current scientifically accepted methodology for wetland mitigation based on technical criteria and field indicators. Where appropriate, King County should rely on publications and recommendations from state and federal agencies to ensure King County approved mitigation will be accepted by state and federal agencies with jurisdiction.	Clarification of existing policy intent	This is a state requirement and does not need to be a policy	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. No additional issues identified.
E-472 King County shall communicate and coordinate with other jurisdictions and tribes to establish uniform countywide wetlands policies that provide protection of both regionally and locally highly rated wetlands.)	Substantive change	Not a King County role; the state does this. Additionally, King County customizes its Best Available Science to specifically apply to unincorporated areas in a manner that would not apply to cities	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes are proposed. This policy could remain and be reworked to focus on the County's role in participating in this process.
((E-474 Development adjacent to wetlands shall be sited such that wetland functions and values are protected, an adequate buffer around the wetlands is provided, and significant adverse impacts to wetlands are prevented.))	Clarification of existing intent	This is a state requirement and does not need to be a policy	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was not included in the KCCP transmittal. CAO draft: no issues identified.
E-475 To improve adjacent wetlands, riparian areas, and aquatic habitat, areas of native vegetation that connect wetland complexes should be protected. ((Whenever effective)) Where appropriate, incentive programs such as buffer averaging, density credit transfers, or appropriate non-regulatory mechanisms shall be used for this purpose.	Clarification of existing intent.	Updated to use current terminology and clearer language.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was not included in the KCCP transmittal. CAO draft: <ul style="list-style-type: none"> This policy is almost identical to E-425 and could be consolidated.
E-476 King County should identify upland areas of native vegetation that connect wetlands to upland habitats and that connect upland habitats to each other. The ((e)) County should seek protection of these areas through acquisition, stewardship plans, and incentive programs such as the Public Benefit Rating System and the Transfer of Development Rights Program.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes are proposed. The first sentence of this policy could be struck, as this policy only covers identification (whereas other policies discuss protection of native vegetated areas and wetlands).
E-478 Public access to <u>King County-owned</u> wetlands for scientific, recreational, and traditional cultural use ((is desirable, providing that)) should be encouraged if: a. ((p)) Public access trails are carefully sited ((-)) ; b. <u>Protection is provided for critical areas: federally and state listed endangered, threatened, sensitive, and candidate</u> ((habitats and)) species <u>and their habitats; and King County Species of Local Importance and Habitats of Local Importance</u> ((are protected,)) ; and c. ((h)) Hydrologic continuity is maintained.	Clarification of existing intent.	Clarifying changes to: to speak to what is in County-role/authority; reorient to policy direction, rather than a statement; and use updated terms to be consistent with WAC 365-190-130.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was not included in the KCCP transmittal. CAO draft: No issues identified.
E-480 Enhancement or restoration of degraded wetlands may be allowed to maintain or improve wetland functions and values, provided that all wetland functions are evaluated in a wetland management plan, and adequate monitoring,	Technical change	For consistency of terms throughout the policy	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.

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code enforcement, and evaluation is provided and assured by responsible parties. <u>The enhancement or ((R))restoration ((or enhancement)) must result in a net improvement to the functions and values of the wetland system. Within available resources, King County should provide technical assistance to small property owners as an incentive to encourage the enhancement or restoration ((or enhancement)) of degraded wetlands.</u>					<ul style="list-style-type: none"> • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • CAO draft: No additional changes are proposed. The policy could be strengthened to remove "maintain", as wetland functions and values should have a net improvement. This would align with the Executive's intent.
((E-482 A small Category IV wetland that is less than 2,500 square feet and that is not part of a wetland complex may be altered to move functions to another wetland as part of an approved mitigation plan that is consistent with E-483 and E-484.))	Substantive change	BAS is clear that small wetlands especially in urban areas are important. The research indicates that a broader approach to protecting wildlife such as mammals, birds and amphibians is needed, as buffers alone may not prevent the populations of many species from declining. Wetlands located in urban areas are generally less common and are more impacted by adjacent light and noise pollution, often contain non-native and invasive plant species, and lack intact vegetated corridors or habitat patches connecting adjacent habitat. Conserving wetland habitats, habitat patches, and vegetated corridors networks in urban areas and throughout the watershed is critical for certain species and provides refuge from drought and increasing temperatures due to climate change.	Category IV wetlands smaller than 2,500 square feet will now be protected consistent with BAS.	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Regulatory • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • Transmittal: This policy was not included in the KCCP transmittal. • CAO draft: The Executive's BAS report indicates that the current practice is not in line with the best available science. Removing this policy would be consistent with the BAS report. This is a policy choice.
E-483 Wetland impacts should be avoided if possible, and minimized in all cases. Where impacts cannot be avoided, they should be mitigated on site if the proposed mitigation is ((feasible)) practical, ecologically appropriate, and likely to continue providing equivalent or better biological functions in perpetuity. Where on-site mitigation is not possible or appropriate, King County may approve off-site mitigation.	Clarification of existing policy intent	Related to 2016 Work Plan Action 5 – Implementation Needs The policy was amended in the 2016 Comprehensive Plan in a manner that conflicted with K.C.C. 21A.24.133. After additional review, it was determined the code language was the appropriate language. Policy is proposed to be updated accordingly	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. • CAO draft: No additional changes are proposed as part of the CAO update. No issues identified.
E-486 King County in partnership with other governmental entities and interested parties should encourage the development and use of wetland mitigation banks through which functioning wetlands or aquatic areas are enhanced, restored, or created prior to the impacting of	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a 	<ul style="list-style-type: none"> • Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.

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existing wetlands or aquatic areas. The ((e))County shall encourage establishment of such banks by established government entities as well as by private, entrepreneurial enterprises.					<ul style="list-style-type: none"> Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: Should/Should conflict within policy. The Executive notes that "should" meets the intent. Councilmembers may wish to determine whether a should or a shall is preferable.
[Page 5-71] In approving mitigation proposals, King County should consider the ecological context of the impacted wetland, as well as the wetland impact acreage, functions, and values. Mitigation sites should be located in areas in which the project will enhance ecological conditions of the watershed and should first replace or augment the functions and values that are most important to the optimum functioning of the wetland being created, restored, or enhanced. These functions and values may differ from those lost as a result of the impacting development project. Wetland mitigation proposals should result in no net loss, and if possible, in an increase in overall wetland functions and values within the watershed in which the impacted site is located.	Policy staff flag					<ul style="list-style-type: none"> Transmittal: No changes were proposed in the KCCP transmittal. CAO draft: This is policy language contained in the background text. It could be removed or converted to a policy.
E-489 Wetland mitigation projects should avoid impacts to and prevent loss of farmable land within Agricultural Production Districts. Creation of wetland mitigation banks ((are)) shall not be allowed in the Agricultural Production Districts when the purpose is to compensate for wetland impacts from development outside the Agricultural Production Districts.	Clarification of existing policy intent	Reoriented from a statement to policy direction, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes are proposed as part of the CAO update. No issues identified.
E-493 King County shall identify and map areas in unincorporated King County that are considered Critical Aquifer Recharge Areas and sole-source aquifers. The ((e))County shall periodically update this map with new information from adopted groundwater and wellhead protection studies and other relevant sources. King County should develop and maintain map layers of groundwater risk level when funding is available.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes are proposed as part of the CAO update. No issues identified.
TRANSMITTED VERSION E-498a The existing flood storage and conveyance functions and ecological values of floodplains, wetlands, and riparian ((corridors)) areas shall be protected, and should((, where possible,)) be restored and enhanced ((or restored)) through integrated actions that provide multiple benefits.	Substantive change	Emphasizes integrated/multiple benefit actions to align with the Countywide Planning Policies and King County flood program goals Other edits to reflect current terminology, align with definition of "should" (which includes "where possible"), and clarity	Additional improved outcomes when protecting, restoring and enhancing floodplains.	Countywide Planning Policy EN-9 Flood Hazard Management Plan Guiding Principle 1.3.2, Policies G-3, G-9, PROJ-6 Clean Water Healthy Habitat Strategic Plan	<ul style="list-style-type: none"> Planned implementation of proposal: Capital Projects and Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes.
CAO VERSION E-498a The existing flood storage and conveyance functions and ecological values of floodplains, wetlands, and riparian ((corridors)) areas shall be protected, and should((, where possible,)) be restored and enhanced ((or restored)) through integrated actions that provide multiple benefits, such as preservation of open space and adjacent low-density development.	Clarification of existing intent.	Provides additional context for clarity and updated to be consistent with existing practice.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: No issues identified.

Critical Areas Ordinance Policy Matrix
4/1/24

Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
E-499 ((Rivers and streams are inherently dangerous.)) King County should coordinate across ((e)) County departments and with other agencies and organizations to promote public awareness of the dynamics and dangers of river and stream systems and the need for personal responsibility when living near or recreating in or on rivers and streams.	Clarification of existing policy intent	Removed statement that is not policy direction.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No changes were proposed in the CAO. No issues identified.
<p>TRANSMITTED VERSION E-499b River and stream channels, stream outlets, headwater areas, riparian corridors, and areas where dynamic ecological processes are present should be preserved, protected and enhanced for their hydraulic, hydrologic, ecologic and aesthetic functions, including their functions in providing large wood to salmonid-bearing streams. ((Management of)) <u>Actions taken along river and stream channels should ((consider other beneficial uses of these water bodies, including recreation)) provide multiple benefits, resiliency to climate change, and ensure flood risk reduction actions benefit all communities, especially frontline communities, consistent with equity and racial and social justice goals and the policies of the King County Flood Hazard Management Plan or successor plans.</u></p> <p>CAO VERSION E-499b River and stream channels, stream outlets, headwater areas, riparian ((corridors)) <u>areas</u>, and areas where dynamic ecological processes are present should be preserved, protected, and enhanced for their hydraulic, hydrologic, ecologic, and aesthetic functions, including their functions in providing large wood to salmonid bearing streams. ((Management of)) <u>Actions taken along river and stream channels should ((consider other beneficial uses of these water bodies, including recreation)) provide multiple benefits, resiliency to climate change, and ensure flood risk reduction actions benefit all communities, especially frontline communities, consistent with equity and racial and social justice goals and the policies of the King County Flood Hazard Management Plan or successor plans.</u></p>	<p>Substantive change</p> <p>Clarification of existing policy.</p>	<p>Emphasizes integrated/multiple benefit actions to align with the Countywide Planning Policies, King County flood program and equity goals</p> <p>Updated to use current terminology.</p>	<p>Additional improved outcomes when protecting, restoring and enhancing floodplains, especially for priority populations</p> <p>n/a</p>	<p>Countywide Planning Policy EN-9</p> <p>Flood Hazard Management Plan Guiding Principle 1.3.2, Policies G-3, G-9, PROJ-6</p> <p>Clean Water Healthy Habitat Strategic Plan</p> <p>Equity and Social Justice Strategic Plan</p> <p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Capital Projects and Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing <ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No issues identified.
<p>TRANSMITTED VERSION E-499f King County should improve the management of alluvial fans by developing and clarifying definitions of alluvial fans, mapping the locations of existing alluvial fans, and developing appropriate management strategies. Strategies should protect intact habitat ((and)) restore degraded habitat, <u>and</u> reduce threats to public safety((, and accommodate)) in the context of existing land uses. <u>Best Available Science and ((F)) findings from Alluvial Fan Management Pilot Projects Reports should inform management strategies for alluvial fans, including potential regulatory changes.</u></p> <p>CAO VERSION (In legislative markup) E-499f King County should improve the management of alluvial</p>	<p>Substantive change</p> <p>Substantive change</p>	<p>To reflect current context (pilot projects have been completed) and support alluvial fan management actions informed by current science and recent County alluvial fan analysis and recommendations</p> <p>Other edits for clarity</p> <p>Clarifies that mapping existing alluvial fans does not include</p>	<p>Future actions and code changes that support more effective management of alluvial fans</p> <p>n/a</p>	<p>Alluvial Fan Demonstration Projects Report (2020-RPT0126)</p> <p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a <ul style="list-style-type: none"> Planned implementation of proposal: Regulatory 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: - This policy could be clarified.

Critical Areas Ordinance Policy Matrix
4/1/24

Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>fans by ((developing and clarifying definitions of alluvial fans.)) mapping the locations of existing alluvial fans((;)) and areas at risk of alluvial fan hazards and developing appropriate management strategies, such as <u>development standards and mitigation requirements</u>. Strategies should:</p> <p>a. <u>Address potential conflicting interests between landowners and natural alluvial fan activities;</u></p> <p>b. <u>Consider climate change;</u></p> <p>c. ((p))Protect intact habitat ((and));</p> <p>d. ((r))Restore degraded habitat((;)); and</p> <p>e. ((r))Reduce threats to public safety((; and accommodate)) in the context of existing land uses. ((Findings from Alluvial Fan Management Pilot Projects should inform management strategies for alluvial fans.))</p>		<p>mapping all areas at risk from alluvial fan hazards. Debris flows can occur along steep creeks and drainages that do not have a formed alluvial fan or have had an alluvial fan removed due to erosion.</p> <p>Added subsections to reflect current climate context and to support a regulatory framework that balances natural processes and human safety.</p> <p>Removed actions completed by the 2024 update.</p>			<ul style="list-style-type: none"> Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	
E-499i King County should work with landowners, other jurisdictions, the state Department of Health, sewer districts, and the Puget Sound Partnership to proactively address failing septic systems with a priority in ((environmentally)) <u>environmental health</u> sensitive areas, ((including)) <u>critical areas and their buffers, and</u> constrained shoreline environments.	Substantive	Clarifying edits to reflect existing intent	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: not transmitted as part of the PO. CAO draft: It is unclear what "environmental health sensitive areas" are. Executive staff indicated that the term refers to areas in state guidance on septic systems. This could be clarified.
E-499ii King County <u>should</u> support ((s)) the coexistence of beavers and people in rural King County. ((King County should prepare a beaver management strategy to guide a program on issues such as where and how beavers and humans can co-exist with or without engineered solutions and where beavers should be excluded or removed.))	Clarification of existing intent.	Reoriented to policy direction rather than a statement.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: No new issues identified.
E-499l King County should seek to support Water Resource Inventory Area salmon recovery plan goals of maintaining intact natural landscapes through:	Substantive change	Updated to align with proposed repeal of rural stewardship plans in the code.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: <u>Regulatory</u> Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: Rural Stewardship Plans is proposed to be removed in this policy to reflect a planned repeal of these plans in code. A corresponding code change is required to effectuate the repeal. No issues identified.
((E 499p King County shall, in cooperation with the cities, ensure a no net loss of housing capacity that preserves the ability to accommodate adopted growth targets, while pursuing compliance with Endangered Species Act requirements. To achieve this goal, densities shall be increased on buildable lands, consistent with H 110.))	Clarification of existing intent.	Consolidated into I-301 in Chapter 12, which more accurately reflects current terminology, context, and practice.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: Not transmitted as part of the PO. CAO draft: Housing capacity and compliance with the Endangered Species Act are covered in other policies. This policy is duplicative. No issues identified.

Critical Areas Ordinance Policy Matrix
4/1/24

Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
E-499qq King County shall implement a comprehensive local floodplain management program that, <u>consistent with the King County Flood Hazard Management Plan or successor plans</u> ; protects lives((,)); minimizes damage and disruption to infrastructure and critical facilities((,)); preserves and restores natural floodplain functions((,)); uses integrated approaches to provide multiple benefits; <u>is resilient to climate change; supports floodplain management actions that benefit frontline communities; and ensures that new development does not put people in harm's way or cause adverse flooding impacts elsewhere((, consistent with the King County Flood Hazard Management Plan)).</u>	Substantive change	Emphasizes integrated/multiple benefit actions to align with the Countywide Planning Policies, King County flood program and equity goals Other edits for clarity and timelessness	Additional improved outcomes when protecting, restoring and enhancing floodplains, especially for priority populations	Countywide Planning Policy EN-9 Flood Hazard Management Plan Guiding Principle 1.3.2, Policies G-3, G-9, PROJ-6 Clean Water Healthy Habitat Strategic Plan Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> Planned implementation of proposal: Capital Projects and Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No changes were proposed in the CAO. No issues identified.
E-499qqq King County shall continue to exceed the federal minimum standards stipulated by the National Flood Insurance Program for unincorporated areas to better protect public safety, reduce the risk of flood and channel migration hazards to existing public and private property, and prevent new at-risk development.	Clarification of existing policy intent	To align with current regulations	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No changes were proposed in the CAO. No issues identified.
E-499r King County's floodplain land use and floodplain management activities shall be carried out in accordance with policies, programs and projects detailed in the King County Flood Hazard Management Plan, or successor plans.	Clarification of existing policy intent	For timelessness	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No changes were proposed in the CAO. No issues identified.
((E-501 Grading and construction activities shall implement erosion control best management practices and other development controls as necessary to reduce sediment and pollution discharge from construction sites to minimal levels.))	Clarification of existing policy intent	This is a requirement and doesn't need to be a policy; see K.C.C. 21A.22.070 and 9.04.050.A.5	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No changes were proposed in the CAO. No issues identified.
E-503 Slopes with a grade of 40((%)) percent or more shall not be developed unless the risks and adverse impacts associated with such development can be reduced to a non-significant level. ((No disturbance zones shall be designated where basin plans identify the need to prevent erosion damages in areas that are extremely sensitive to erosion impacts. Properly designed stormwater tightlines may be allowed within designated no disturbance zones.))	Substantive Change	Basin plans are proposed for repeal in the ordinance adopting the 2024 Comprehensive Plan, as they are primarily from the 1990s and do not reflect current conditions or regulatory requirements.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No changes were proposed in the CAO. No issues identified.
E-504 King County should protect native plant communities by encouraging management and control of nonnative invasive plants, including aquatic plants. Environmentally sound methods of vegetation control should be used to control noxious weeds.	Clarification of existing policy intent	Consolidated in E-427	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No changes were proposed in the CAO. No issues identified.

Critical Areas Ordinance Policy Matrix
4/1/24

Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
					<ul style="list-style-type: none"> Anticipated resource need: n/a Anticipated timeline: n/a 	
E-506 The use of native plants should be encouraged in landscaping requirements and erosion control projects, and in the restoration of stream banks, lakes, shorelines, and wetlands.	Clarification of existing policy intent	Consolidated in E-423	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No changes were proposed in the CAO. No issues identified.
E-507 In response to watershed-based salmon conservation Water Resource Inventory Area plans and as part of King County's continued basin planning and stewardship programs, King County may adopt vegetation retention goals for specific drainage basins. These goals should be consistent with R-334, as applicable. The county should adopt incentives and regulations to attain these goals, and the county should monitor their effectiveness.)	Substantive Change	Not current practice, nor in regulations.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. This is a policy choice. The Council could instead require adoption of such goals (at a broad level, rather than at the basin level).
E-507a King County should work with partner jurisdictions to ((maintain a)) periodically review and update the map and inventory of known and potential landslide hazard areas in unincorporated King County ((that is based upon the best available information)) consistent with best available science and current data. This information ((will)) shall be used to inform future planning and guide development regulations.	Clarification of existing policy intent	To reflect current context and practice (this inventory has been created, and should update it from time to time when resources allow; but there are no resources currently). Other edits for clarity and to reflect that "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. This is an action, not a policy direction or goal. Could be deleted or reworded to address a policy goal.
E-507b King County should make landslide hazards information readily available to the public ((in order)) to improve the general understanding of landslides and their associated hazards. This may include making information available on a public website and providing outreach and assistance to current and prospective property owners and developers.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. No issues identified.
E-509 In areas with severe seismic hazards, special building design and construction measures should be used to minimize the risk of structural damage, fire and injury to occupants and to prevent post-seismic collapse.	Clarification of existing policy intent	This is a requirement in the building code; policy is not needed	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. No issues identified.
E-511 King County ((will)) shall encourage efforts by public and private property owners and the Office of Surface Mining, Reclamation, and Enforcement to return lands to their highest productive use by safely minimizing or eliminating coal mine hazards.	Clarification of existing policy intent	Other edits for clarity and to reflect that "will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No additional changes were proposed in the CAO. No issues identified.

Critical Areas Ordinance Policy Matrix
4/1/24

Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
					<ul style="list-style-type: none"> Anticipated resource need: n/a Anticipated timeline: n/a 	
((E-514 King County shall require all landowners proposing new development in coal mine hazard areas to document the potential hazard on the title of the parcel or parcels being developed. This notice may include reference to any available technical studies or detailed hazard delineations.))	Clarification of existing policy intent	Addressed in K.C.C. 21A.24.170.A, and required for all critical areas; policy specific to coal mines is not needed	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. CAO draft: No changes were proposed in the CAO. No issues identified.
E-708 King County should implement a <u>monitoring and adaptive management</u> framework ((for)) to: <ul style="list-style-type: none"> a. <u>Evaluate the effectiveness ((monitoring of its critical areas)) of County regulations, policies, and programs in achieving no net loss of critical areas functions and values;</u> and b. <u>((use monitoring data to i))Inform ((the)) future ((review and updates of its critical areas policies and regulations)) regulatory updates.</u> 	Clarification of existing intent.	Updated to match current terminology and recommendations in BAS report.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: Not transmitted as part of the PO. CAO draft: The BAS report appears to require this monitoring and adaptive management framework. This policy could be strengthened to "shall." When asked about if there is a plan to implement this framework, Executive staff indicated that they plan to monitor riparian areas and wetlands, but do not have sufficient funding to stand up a complete program at this time.
Chapter 6 Shorelines						
((S-607 King County should provide options for property-specific technical assistance and tailored applications of shoreline management regulations through Rural Stewardship Plans for single ((family)) detached residential uses in the upland areas of the Rural, Conservancy and Natural Shoreline Environments. Rural Stewardship Plans must be consistent with the goals of the Shoreline Management Act and King County Shoreline Protection and Restoration Plan, and ensure no net loss of shoreline ecological processes and functions.))	Substantive change	To align with proposed repeal of rural stewardship plans in the code.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> CAO draft: Rural Stewardship Plans is proposed to be removed in this policy to reflect a planned repeal of these plans in code. A corresponding code change is required to effectuate the repeal. No issues identified.
Chapter 12 Implementation, Amendments and Evaluation						
I-301 King County shall: <ul style="list-style-type: none"> a. <u>Monitor ((and benchmark)), measure, assess, and report on the progress of the ((Countywide Planning Policies and King County)) Comprehensive Plan toward achieving ((their)) its objectives, inclusive of those relating to growth targets, the environment, development patterns, housing needs, the economy, transportation, ((and)) the provision of public services, and health and social equity outcomes of residents((-)); and</u> b. <u>Use results of such monitoring, measurement, assessment, and reporting to ((encourage)) identify implementation actions and inform policy revisions, as appropriate, to achieve the planning objectives found within the Growth Management Act, Countywide Planning Policies, and ((King County)) Comprehensive Plan;</u> c. <u>Use the most current critical areas data available in measurement, assessment, and reporting to promote environmental protection, while maintaining developable capacity to accommodate growth targets and housing needs.</u> 	Clarification of existing intent.	To consolidate intent from E-499p and I-505 regarding impact of environmental regulations on housing capacity, while reflecting current terminology, context, and practice.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Transmittal: No changes were made to this policy in the striker. CAO draft: This policy addresses monitoring and measuring progress on housing and growth capacity. Subsection c. is taken from another policy and involves using data for environmental protection. These topics, although related, are not strongly connected in this policy. Sub c. could be deleted or reframed to focus identifying how measuring environmentally constrained land is used in growth targets.

Critical Areas Ordinance Policy Matrix
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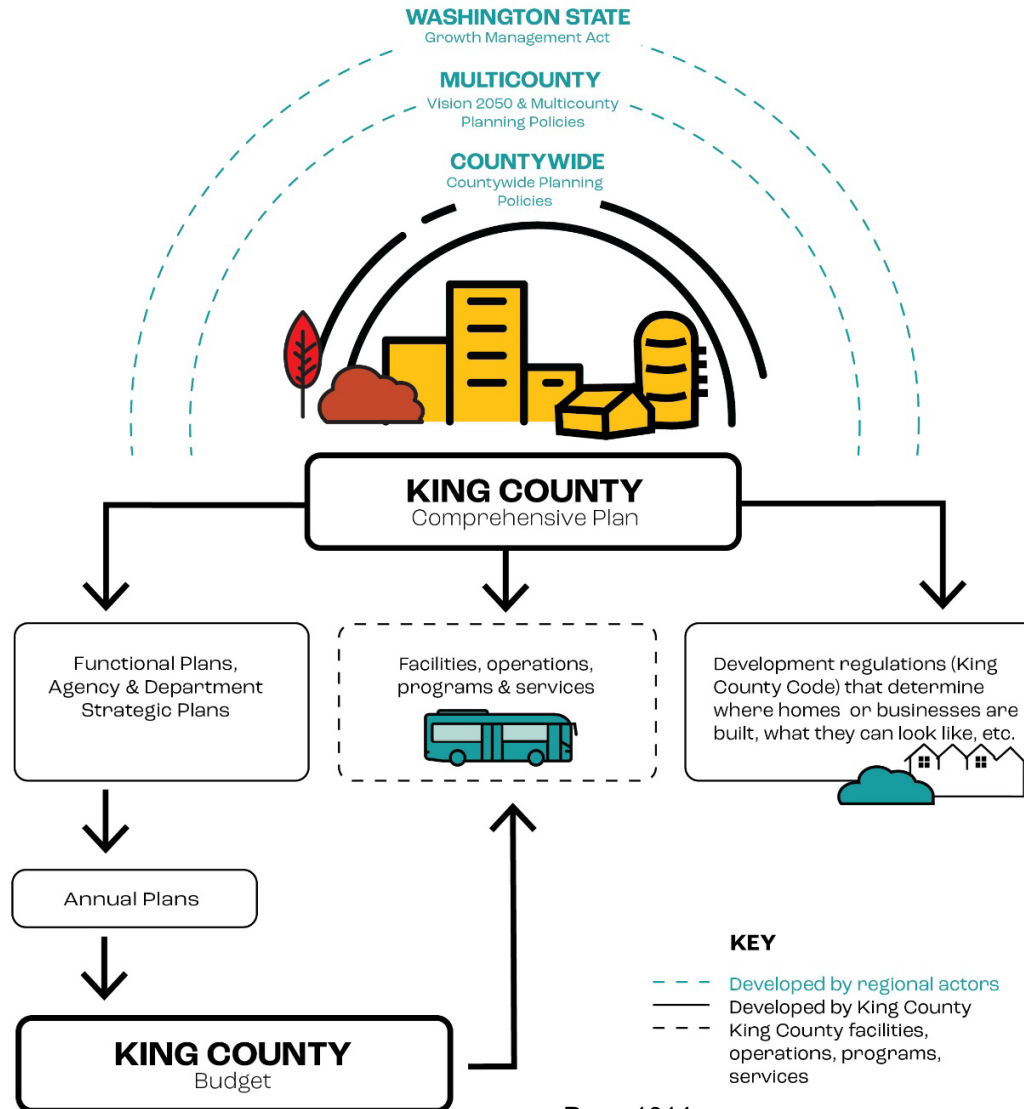
Policy ¹	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>CAO VERSION (In legislative markup) ((1-505—King County shall develop, as a part of the buildable lands analysis, a zoning yield and housing production monitoring program to determine whether housing capacity is being lost in the context of compliance with the Endangered Species Act, and shall propose revisions to the Countywide Planning Policies to implement such a program.))</p>	<p>Clarification of existing intent.</p>	<p>Consolidated into I-301, which more accurately reflects current terminology, context, and practice.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • Transmittal: This policy was held from Chapter Review Matrix in anticipation of additional CAO changes. • CAO draft: No issues identified.

2024 King County Comprehensive Plan

King County Council Local Services and Land Use Committee
April 17, 2024

Hierarchy of Planning

2



2024 Plan - Council Schedule

3

COUNCIL REVIEW PROCESS 2024 King County Comprehensive Plan



King County Council
2024 Comprehensive Plan

Types of changes

4

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
RP-102 <u>In its planning processes, including the development, update, and implementation of King County plans, ((King)) the County shall use equitable engagement strategies to actively solicit public participation from a wide variety of sources, particularly from populations historically underrepresented or excluded from planning processes ((in its planning processes, including the development, update, and implementation of its plans)).</u>	Substantive change	To improve equitable planning framework and address Countywide Planning Policies about prioritizing needs of underrepresented communities in access to services/process. To move beyond public participation, to not only engagement, but equitable engagement.	Improved engagement with priority populations, which can result in more equitable outcomes for those populations in County plans	Countywide Planning Policies, FW-6 and FW-8 Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> Yes • <u>Anticipated timeline:</u> Ongoing 	<ul style="list-style-type: none"> • No issues identified. There is a work plan action (#2) in Chapter 12 related to the changes in this policy. As noted in the Executive's information here and in the Equity Analysis, additional resources would be needed to implement this policy.
RP103 King County shall ((seek comment from)) <u>coordinate with Indian tribes during its planning processes in a manner that respects their sovereign status, promotes tribal self-determination and self-governance, and honors past and present agreements.</u>	Substantive change	Policy amendment for consistency with 2022 House Bill 1717 , and to clarify the manner in which the County will coordinate with Indian tribes consistent with existing practices.	Improved coordination with Indian tribes	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> No • <u>Anticipated timeline:</u> Ongoing 	<ul style="list-style-type: none"> • No issues identified. Exec staff note that the new language was in the Public Review Draft and the Tulalip, Squamish, and Snoqualmie Tribes were individually emailed about the release of the PRD.
((R-102)) RP-103a King County ((will)) shall continue to support the diversity and richness of its rural communities and their distinct character by working with its rural constituencies through its Community Service Areas program to sustain and enhance the rural character of Rural Area and Natural Resource Lands.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • The language could be streamlined to reduce the number of times the word "rural" is used. "King County shall work with its rural constituencies to sustain and enhance the diversity and richness of the Rural Area and Natural Resource Lands."

April 17, 2024 Briefing

- Chapter 9, Services, Facilities, and Utilities
- Capital Facilities and Utilities Appendix
- Chapter 10, Economic Development
- Chapter 12, Implementation, Amendments, and Evaluation
- Four-to-One Program
- Topics in Proposed Ordinance
- Critical Areas Policy Changes

5

Chapter 9 Policy Changes

6

F-202a Results from ~~((the King County E))~~equity ~~((I))~~impact ~~((R))~~reviews ~~((Tool will))~~ shall be used as an important consideration in evaluating funding, capital project, and service delivery decisions, and the County's equity and racial and social justice principles should be used to improve residents' access to the determinants of equity.

Chapter 9 Policy Changes

7

~~((F-243a Results from the King County Equity Impact Review Tool will be used as an important consideration to identify and assess the impacts of proposed service changes, and the county's Equity and Social Justice principles should be used to improve residents' access to the determinants of equity.~~

Chapter 9 Policy Changes

8

F-203 ~~((When service providers are planning and designing facilities,))~~ King County should ~~((encourage them to use sustainable development practices to achieve net-zero greenhouse gas emissions in new buildings by 2030))~~ work with service providers to implement incentives that encourage green building, such as financial and development incentives, and allow more people to access healthier buildings with reduced utility bills.

Chapter 9 Policy Changes

F-206a King County should make its public facilities and properties available for the following, when such use is compatible with the primary public use of the facility:

- a. ~~((r))~~Renewable energy production (~~(when such use is compatible with the primary use of the facility))~~, with particular emphasis on benefits to King County ratepayers and communities, such as Community Solar programs; and**
- b. Use as a P-patch or community garden.**

Chapter 9 Policy Changes

10

F-212 King County's capital facility plans (~~should~~) shall identify financing strategies to support (~~its~~) the land use assumptions in the Comprehensive Plan, including adopted (~~20-year~~) growth targets (~~and land use plan~~) and allocated housing needs.

Chapter 9 Policy Changes

11

F-212 King County's capital facility plans (~~((should))~~) shall identify financing strategies to support (~~((its))~~) the land use assumptions in the Comprehensive Plan, including adopted (~~((20-year))~~) growth targets (~~((and land use plan))~~) and allocated housing needs.

Chapter 9 Policy Changes

12

F-215b King County shall strive to provide services and build and operate public buildings and infrastructure that are ~~((carbon neutral))~~ fossil fuel free and to eliminate fossil fuels in new construction.

Chapter 9 Policy Changes

13

F-217 All eligible King County new capital projects shall ~~((plan for and should))~~ achieve Leadership in Energy and Environmental Design (LEED) Platinum certification level using the LEED rating system or the Sustainable Infrastructure Scorecard, or achieve the highest certification level using an approved alternative rating system ~~((, and apply minimum performance standards when the incremental cost impacts do not exceed the maximums allowed by King County code))~~.

Chapter 9 Policy Changes

14

F-217a All eligible King County major remodels and renovations shall ~~((plan for and should))~~ achieve LEED Gold certification level using the LEED rating system or the Sustainable Infrastructure Scorecard, or achieve a similar certification level using an approved alternative rating system~~((, and apply minimum performance standards when the incremental cost impacts do not exceed the maximums allowed by King County code))~~.

Chapter 9 Policy Changes

15

F-225a King County should ~~((consider))~~ identify, strengthen, and support equitable discount or low-rate service fees ((for)) to reduce cost burden on households with low((-))-incomes ~~((households))~~.

Chapter 9 Policy Changes

16

F-225a King County should ~~((consider))~~ identify, strengthen, and support equitable discount or low-rate service fees ((for)) to reduce cost burden on households with low((-))-incomes ~~((households))~~.

Chapter 9 Policy Changes

17

F-228

King County should strive to site essential public facilities equitably so that no racial, cultural, or socio-economic group is ~~((unduly))~~ disproportionately impacted by or benefits from essential public facility siting or expansion decisions. No single community should absorb an inequitable share of these facilities and their impacts. An assessment of existing facilities should be conducted when siting new facilities. Siting ~~((will))~~ shall consider equity~~((,))~~_; environmental justice_; and environmental, economic, technical, and service area factors. Communities with a disproportionate share of existing facilities should be actively engaged in the planning and siting process for new facilities. The net impact of siting new essential public facilities should be weighed against the net impact of expansion of existing essential public facilities, with appropriate buffering and mitigation. Essential public facilities that directly serve the public beyond their general vicinity shall be discouraged from locating in the Rural Area and Natural Resource Lands.

Chapter 9 Policy Changes

18

- F-230** **Siting analysis for proposed new or expansions to existing essential public facilities shall consist of the following:**
- a. An inventory of similar existing essential public facilities in King County and neighboring counties, including their locations and capacities;**
 - b. A forecast of the future needs for the essential public facility;**
 - c. An analysis of the potential social, equity, health, and economic impacts and benefits and burdens to ~~((jurisdictions and local))~~ communities receiving or surrounding the facilities;**

(F-230 continued on next slide)

Chapter 9 Policy Changes

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(F-230 continued)

- d. An analysis of the proposal's consistency with policies F-226 through F-229;**
- e. An analysis of alternatives to the facility, including decentralization, conservation, demand management, and other strategies;**
- f. An analysis of economic and environmental impacts, including mitigation, of any existing essential public facility, as well as of any new site(s) under consideration as an alternative to expansion of an existing facility;**

(F-230 continued on next slide)

Chapter 9 Policy Changes

20

(F-230 continued)

- g. An analysis of potential climate change impacts on the essential public facility, including consideration of sea level rise, and options for reducing climate change impacts on the facility, including locating the facility outside of the mapped 500-year floodplain along the marine shoreline (unless water-dependent, such as wastewater treatment facilities and associated conveyance infrastructure);**

(F-230 continued on next slide)

Chapter 9 Policy Changes

(F-230 continued)

- h. Extensive public involvement which strives to effectively engage a wide range of racial, ethnic, cultural, and socio-economic group, including communities that are the most impacted;**
- ~~((h.))~~ **i. Consideration of any applicable prior review conducted by a public agency, local government, or ~~((stakeholder group))~~ interested parties; and**
- ~~((i.))~~ **j. ~~To the extent allowable under the Growth Management Act, the locational criteria in policies R-326 and R-327.~~**

Chapter 9 Policy Changes

22

~~**F-245** Prior to initiation of any process to develop a regional water plan as described in Policy F-243, King County shall work with utilities to conduct a joint assessment of the state of water planning and coordination in the region. Such an assessment should identify where current planning and coordination efforts by and among water utilities address County interests and where there are gaps. The assessment should be used to guide any efforts related to development of a regional water plan.~~

Chapter 9 Policy Changes

23

F-262

Developments using a ((Collective)) community on-site sewage system((s)) or large on-site sewage system may be ((used)) permitted only in the following circumstances in the Rural Area and Natural Resource Lands:

- a. Existing on-site systems are failing within an area and ((the Seattle/King County Department of) Public Health – Seattle & King County concurs that long-term individual on-site sewage system repairs are not feasible or water quality is threatened by the presence of or potential for health hazards resulting from inadequate on-site wastewater disposal methods;**
- b. An authorized public agency will manage the ((community)) system; ((and))**

(F-262 continued on next slide)

Chapter 9 Policy Changes

24

(F-262 continued)

- c. The ~~((community))~~ system is designed only to serve existing structures and lots and cannot be used as a basis to ~~((increase))~~ exceed base density for the zone or applicable special district overlay(s) or p-suffix(es) ~~((or to expand permitted nonresidential uses))~~. Substandard vacant lots must be combined to the extent feasible to meet rural density policies ~~((. Management of the community system must be by an authorized public agency.))~~ and regulations;

(F-262 continued on next slide)

Chapter 9 Policy Changes

25

(F-262 continued)

- d. A system serving residentially developed lots cannot be used to: expand existing permitted nonresidential uses in size or scale; establish new permitted nonresidential uses; or serve commercially zoned properties; and**
- e. For a system serving commercially developed lots: the system is used only to serve commercially zoned properties; property-specific development conditions are imposed that establish a range of allowed uses that can be adequately served by the system at the time of its construction; and the allowed uses are not more expansive than those allowed in the underlying zone.**

Chapter 9 Policy Changes

26

F-269a King County should (~~consider demand management~~) implement strategies that maximize the safety and efficiency of the transfer system and encourage use of, and equitable participation in, solid waste curbside collection services.

Chapter 9 Policy Changes

27

F-270 King County should maximize the capacity and lifespan of the Cedar Hills Regional Landfill and plan for future disposal when Cedar Hills Landfill closes to ensure no gap in service, subject to environmental constraints, relative costs to operate, ~~((stakeholder))~~ partner and public interests, and overall solid waste system optimization. A replacement landfill shall not be located in King County.

Chapter 9 Policy Changes

28

F-273

A watershed approach shall be taken for stormwater management, with responsibility shared between King County and affected jurisdictions. This approach should emphasize prevention of surface water and groundwater degradation through education programs, retrofits of existing stormwater controls or the placement of new controls, and implementation of best management practices to reduce pollution entering the region's groundwater and surface waters, including Puget Sound. This approach should also support and build upon regional collaborative stormwater management planning and management approaches as outlined in Policy E-446.

Chapter 9 Policy Changes

29

F-275 King County ((will)) shall plan and manage stormwater by basin or sub-basin consistent with Policies E-463 and E-464. To accomplish this goal, stormwater runoff should not be diverted from one basin or sub-basin into another, unless no other reasonable alternative is available for managing run-off within the same basin or an analysis using best available science determines cross-basin diversion or mitigation actions for unavoidable impacts will have greater benefit to regional stormwater management. Where such diversions are permitted, King County ((will)) shall require environmental analysis and mitigation adequate to protect surface water and groundwater resources from significant adverse impacts.

Chapter 9 Policy Changes

30

F-277 Stormwater programs including public education, stormwater system mapping, construction of regional and shared stormwater facilities, retrofitting developed areas, and operation and maintenance programs should be funded through an adequate and equitable funding mechanism. Stormwater facilities required for new development, redevelopment and retrofitting should be designed and built to improve regional water quality to the maximum extent possible, as well as for aesthetic value~~(, as well as for)~~ and low-cost, long-term maintenance.

Chapter 9 Policy Changes

31

F-278 King County shall continue to (~~encourage, support and~~) require the use of low impact development as a part of its strategy to mitigate stormwater impacts from new development to the maximum extent feasible and should consider additional supportive strategies, such as in lieu fee mechanisms which are determined through analyses according to best available science to result in overall benefits to regional stormwater management and water quality.

Chapter 9 Policy Changes

32

F-279a **When scoping and designing flood risk reduction, fish passage, park, trails, and habitat restoration projects, the County should actively review and pursue opportunities to support stormwater retrofit projects.**

Chapter 9 Policy Changes

33

F-282a King County should continue to implement and support innovative stormwater management programs, such as the RainScapes Green Stormwater Infrastructure Incentive program for private landowners.

Chapter 9 Policy Changes

34

F-282b King County should work with regional partners to identify locations for stormwater parks, focusing first on communities with the most polluted water that lack easy access to green space.

Chapter 9 Policy Changes

35

F-283 King County (~~shall~~) should identify and evaluate potential changes to land use development regulations and building codes to support and promote state-of-the art stormwater management techniques.

Chapter 9 Policy Changes

36

F-303 King County (~~should~~) shall encourage land uses and development that will reduce greenhouse gas emissions through the improvement of energy efficiency, and should support the expansion of renewable energy resources through development regulations(~~(, prudent variances)~~) and active incentive programs when the benefits of doing so outweigh the costs.

Chapter 9 Policy Changes

37

F-303a **Results from an equity impact review shall be used as an important consideration to identify impacts and opportunities of adding, expanding, or upgrading transmission and distribution lines; siting new gas or hazardous liquid transmission pipelines; or new modified, or expanded fossil fuel facilities. The County's equity and racial and social justice principles should be used to improve residents' access to the determinants of equity.**

Chapter 9 Policy Changes

38

F-308a **Consistent with Ordinance ((17971)) 18106, King County Metro Transit ((should implement a strategy to sell transit carbon offsets and other environmental attributes to)) shall make carbon offsets or environmental attributes available for purchase by individuals, public entities, and private entities, if doing so is likely to be financially beneficial to the department. ((To reduce their greenhouse gas emissions, the King County wastewater treatment division and solid waste division should consider purchasing transit carbon offsets from King County Metro Transit.)) Revenue from the sale of carbon offsets or environmental attributed shall be used by the department solely for the purposes of reducing greenhouse gas emissions through mobility services or investments that reduce greenhouse emissions from transit operations.**

Chapter 9 Policy Changes

39

F-312

King County shall develop and adopt strategic energy management, efficiency, and conservation programs in its own operations, including:

- a. Consolidated energy accounting of ((€))County facilities to establish baseline energy performance for the ((€))County, benchmarking of facilities against comparable best practices where possible, setting goals for facility efficiency improvements, and measuring and reporting progress toward ((€))County energy goals;**
- b. Fossil fuel elimination action plans;**

(F-312 continued on next slide)

Chapter 9 Policy Changes

40

(F-312 continued)

- c. Purchase of 100 percent greenhouse gas neutral electricity for operations;**
- d. Energy efficiency audits of all ((€))County facilities over 20,000 square feet and the creation of action plans for reducing energy use at such facilities;**
- ((€.)) e. Energy management plans for energy-intensive or special-purpose ((€))County facilities such as wastewater treatment plants, correctional facilities, and transit bases that focus on least-cost management and that include specific approaches for each facility's use, as well as the production and sale of energy where appropriate;**

(F-312 continued on next slide)

Chapter 9 Policy Changes

41

(F-312 continued)

- f. Capital portfolios managed to maximize greenhouse gas emissions reductions, including no new natural gas or fossil fuel powered equipment installed, with minor exceptions allowed;**
- ~~((d.))~~ g. Mandatory energy efficiency and resource use guidelines for operation and maintenance of all ~~((e))~~ County-occupied facilities, while recognizing the unique operating requirements of specialty facilities;**
- ~~((e.))~~ h. Programs to encourage employees to implement energy conserving measures at work; and**
- ~~((f.))~~ i. Incentives, including retaining a portion of energy cost savings, to ~~((e))~~ County agencies and departments for achieving energy efficiency.**

Chapter 9 Policy Changes

42

- F-320 King County should support new energy resources and technologies that reduce energy use, decarbonize energy sources, and electrify energy use in the building and transportation sectors. In supporting these efforts, King County should:**
- a. Allow for siting of distributed energy resources, while considering appropriate use of land and associate impacts, including protection of designated Natural Resource Lands and open spaces;**
 - b. Accommodate the use of distributed energy resources in new and redeveloped properties;**
 - c. Reduce barriers to new and upgraded substations, transmission facilities, and the distribution system, for infrastructure that is needed to achieve County greenhouse gas reductions targets;**

(F-320 continued on next slide)

Chapter 9 Policy Changes

43

(F-320 continued)

- d. Encourage and support the integration of new technologies and fuel sources;**
- e. Minimize negative impacts on and maximize benefits for frontline communities resulting from related projects;**
- f. Support equitable engagement strategies during project planning to actively solicit public participation and input from impacted frontline communities;**
- g. Support equitable opportunities for frontline communities to participate in distributed energy resources;**
- h. Support efforts by utilities and other entities to advance these outcomes; and**
- i. Review and update development regulations periodically to ensure that they appropriately support new energy resources and technologies and mitigate for associated impacts.**

Chapter 9 Policy Changes

44

- F-321** King County encourages the:
- a. ~~((the u))~~ Use of solar energy;
 - b. ~~((the s))~~ Siting of roads, lots, landscaping and buildings for improved solar orientation;
 - c. ~~((the u))~~ Use of passive solar design and active solar technologies; ~~((and))~~
 - d. ~~((the p))~~ Protection of solar access; and
 - e. The pursuit and allocation of funds to support access to solar energy for frontline communities.

Chapter 9 Policy Changes

45

F-323 King County should expand the availability of energy efficiency, renewable energy, and fossil fuel use reduction and transition measures to ~~((low-income residents))~~ frontline communities most likely to be disproportionately impacted by climate change.

Chapter 9 Policy Changes

46

F-327 **New electrical distribution lines should be installed underground where reasonably feasible and not a health or safety concern. ~~((The county should encourage underground placement of existing distribution lines through such tools as local improvement districts.))~~**

Chapter 9 Policy Changes

47

~~**F-328 — King County will monitor scientific research on potential human health effects of extremely low frequency electric and magnetic fields. If federal or state agencies promulgate rules to reduce exposure to extremely low level electric and magnetic fields — through changes in the use of appliances, construction practices, the location of electrical infrastructure or other activities — the county shall inform its residents, in adherence with the Executive Order and other applicable policies on written language and translation processes, and take appropriate actions.**~~

Chapter 9 Policy Changes

48

F-330 King County (~~will~~) shall provide leadership in and promotion of the use of renewable natural gas to minimize climate change impacts, including that from its own sources, as a substitute for fossil-sourced natural gas where practical, while discouraging the use of human food feedstocks for the creation of renewable natural gas.

Chapter 9 Policy Changes

49

F-341 King County (~~recognizes that the~~) shall use franchise agreements process to require gas distribution (~~system is primarily located in road rights-of-way~~) utilities comply with county, state, and federal safety and health regulations.

Capital Facilities and Utilities Appendix

- Capital Facilities
- Utilities

(Refer to staff report for detailed information)

Chapter 10 Policy Changes

51

ED-101 King County (~~has a long-term commitment to~~) should support sustainable, inclusive, and equitable economic development throughout the county.

Chapter 10 Policy Changes

52

ED-101a King County (~~is committed to promoting~~) should promote diversity, equity, and equality of opportunity in all economic development policies and programs, and to (~~integrating~~) prioritize these (~~as~~) factors in(~~to~~) decision and policy-making efforts.

Chapter 10 Policy Changes

53

ED-102 The focus for significant economic growth ~~((will))~~ shall remain within the Urban Growth Area, concentrated in cities and in a network of regionally designated growth centers. ~~((while within))~~ In the Rural Area and Natural Resource Lands, ~~((the focus will))~~ economic development shall be focused on sustaining and enhancing prosperous and successful rural and resource-based businesses, as well as encouraging new businesses that support and are compatible with the rural economic clusters.

Chapter 10 Policy Changes

54

ED-103 King County policies, programs, and strategies shall recognize the importance of ~~(())~~ and ~~((place special emphasis))~~ focus on ~~(())~~ growing new businesses, such as start-up companies and small local businesses, ~~((as well as retaining))~~ and expanding ~~((homegrown firms in basic))~~ existing businesses in industries that ~~((bring income into the county and increase the standard of living of the County's residents))~~ create jobs that pay family wages and share the County's values of racial equity, environmental sustainability, and workers' rights.

Chapter 10 Policy Changes

55

ED-103a King County policies, programs, and strategies shall recognize the role and importance of small and locally owned businesses in community stability and creating opportunity for Black, Indigenous, and other People of Color; immigrants; refugees; the LGBTQIA+ community; women; and other historically underrepresented groups.

Chapter 10 Policy Changes

56

ED-104 King County policies, programs, and strategies shall recognize the importance of a diversified economic base to provide a continuum of skill training opportunities to meet the skill level needs of industry and shall support middle-wage jobs. King County should direct resources in ways that reduce inequities and build economic resiliency for those communities most negatively impacted by asset poverty.

Chapter 10 Policy Changes

57

ED-106 King County shall protect and prevent displacement of cultural resources, and promote expanded cultural opportunities for its residents and visitors (~~in order~~) to enhance the region's quality of life and economic vitality.

Chapter 10 Policy Changes

58

ED-202 King County shall ~~((emphasize continued))~~ prioritize support for the aerospace, green energy, creative economy, and information technology industrial clusters; agriculture and forestry clusters; ((as well as industrial clusters offering)) and emerging sectors that offer the best opportunities for business development, job creation, and economic growth ((including those identified in the Puget Sound Regional Council's Regional Economic Strategy, the Local Food Initiative and the King County Rural Economic Strategies Plan)).

Chapter 10 Policy Changes

59

- ED-209** King County shall foster the development and use of public/private partnerships to implement economic development projects and programs. At a minimum, these projects ~~((must))~~ shall demonstrate that they:
- a. Cannot be accomplished solely by either sector;
 - b. Have an experienced and proven private partner(s);
 - c. Do not unduly enrich the private partner(s);

(ED-209 continued on next slide)

Chapter 10 Policy Changes

(ED-209 continued)

- d. Provide tangible and measurable public benefits in terms of tax and other revenue, construction and permanent jobs, livable wages with benefits and a wage-progression strategy, and public amenities; and
- e. ~~((Will use the King County Jobs Initiative, or other entities with similar programs, as their first source of referral for training and employing low-income, low-skill residents in entry-level and semi-skilled jobs))~~
Share decision-making power with and spread benefits to community groups.

Chapter 10 Policy Changes

- ED-210** King County should support programs and strategies to expand international trade, including those that:
- a. Promote, market, and position the county for increased export(,) and import, and foreign investment opportunities;**
 - b. Promote the health and viability of the region's export and import gateways through active collaboration with the Northwest Seaport Alliance and the Port of Seattle;**
 - c. Provide technical assistance, training, and opportunities for local firms wishing to export; (~~and~~)**

(ED-210 continued on next slide)

Chapter 10 Policy Changes

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(ED-210 continued)

- d. **Partner with regional trade groups to promote assistance, opportunities and partnerships to connect current and potential exporters with international markets; and**
- e. **Contribute to a more circular economy that reduces demand for materials; keeps materials in use as long as possible; regenerates natural systems by reusing waste products, materials, or byproducts of manufacturing, supporting export of recyclable materials; or otherwise improves processes to be more efficient.**

Chapter 10 Policy Changes

63

- ED-212** King County shall encourage and support community((-))-based and community((-))-led efforts to ~~((support))~~ develop and retain existing small and local businesses and resilient communities. These efforts may include:
- a. Priority hire programs that create middle-wage employment in historically underserved and historically underrepresented communities;
 - b. Ensuring public investment decisions protect culturally significant economic assets and community anchors; and
 - c. Engaging communities directly affected by economic development activities in planning, decision-making, and implementation.

Chapter 10 Policy Changes

64

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

Chapter 12 Policy Changes

65

I-203

Except as otherwise provided in this policy, the annual update shall not consider proposed amendments to the ~~((King County))~~ Comprehensive Plan that require substantive changes to Comprehensive Plan policies ~~((and development regulations))~~ or that alter the Urban Growth Area ~~((B))~~boundary. Substantive amendments may be considered in the annual update only to consider the following:

- a. Changes required by existing Comprehensive Plan policies;
- b. Changes to technical appendices and any amendments required thereby;
- c. Adoption of Community Service Area subarea plans;
- d. Comprehensive updates of subarea plans initiated by motion;

(I-203 continued on next slide)

Chapter 12 Policy Changes

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(I-203 continued)

- e. Changes required by amendments to the Countywide Planning Policies or state or federal law;
- f. Amendments resulting from the comprehensive plan implementation progress report required by Revised Code of Washington 36.70A.130;
- g. Land use map or shoreline master program map amendments resulting from a site-specific application or an area zoning and land use zoning study, provided that the amendments do not require substantive change to policy language or alter the Urban Growth Area boundary, except to correct mapping errors;

(I-203 continued on next slide)

Chapter 12 Policy Changes

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(I-203 continued)

- h. Amendments to add or remove lands from the Agricultural Production District under policy R-656a and/or R-656b for King County safety, preservation, and/or fish passage road projects that are in the adopted six-year Capital Improvement Program;**
- i. ~~((A)) Four-to-One proposals~~ ~~((that changes the Urban Growth Area Boundary))~~;**
- ~~((b. An amendment regarding the provision of wastewater services to a Rural Town. Such amendments shall be limited to policy amendments and adjustments to the boundaries of the Rural Town as needed to implement a preferred option identified in a Rural Town wastewater treatment study;~~**

(I-203 continued on next slide)

Chapter 12 Policy Changes

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(I-203 continued)

- ~~e.)~~ j. Amendments necessary for the conservation, protection, and recovery of threatened and endangered species; or
- ~~((d. Adoption of Community Service Area subarea plans;~~
- e.) k. Amendments to the Comprehensive Plan ~~((w))~~Work ~~((p))~~Plan to change deadlines ~~((; or~~
- ~~f. Amendments to update the Comprehensive Plan schedule to respond to adopted ordinances to improve alignment with the Growth Management Act, multicounty and countywide planning activities)).~~

Chapter 12 Policy Changes

69

Action 1: Comprehensive Plan Performance Measures Framework Update

Through adoption of Motion 15014 in 2017, King County established a Performance Measures Program for the Comprehensive Plan. The Program is intended to monitor Comprehensive Plan implementation and to help inform whether plan amendments are needed to better achieve the plan's goals, as reflected in the Comprehensive Plan Guiding Principles. As established in the reporting timelines in King County Code Chapter 20.18, Program reporting occurs in advance of, and with the intent of informing, establishing the scope of work for 10-year Comprehensive Plan updates.

The Executive issued the first Performance Measures Report under the new program in 2022 via Report 2022-RPT0045. In developing the report, department staff indicated that the measures could be further refined to better tell a more accurate picture of plan performance. The approved framework also does not align with the current Comprehensive Plan update cycle. As required by Motion 15014, any changes to the performance measures framework must be approved via a motion that is passed by the Council.

(Action 1 continued on next slide)

Chapter 12 Policy Changes

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(Action 1 continued)

- *Deliverables:* The Executive should file with the Council a motion updating the Performance Measures Program Framework.
- *Timeline:* The Performance Measures Program Framework Motion should be filed with the Council by December 31, 2029. Council review, refinement, and possible approval of the Motion should be completed by March 31, 2030, to allow for completion of the next Performance Measures Report that is due by December 31, 2030, to inform scoping for the 2034 10-year Comprehensive Plan update.
- *Lead Agency:* Office of Performance, Strategy and Budget.
- *Support Agency(ies):* Comprehensive Planning Interdepartmental Team.

Chapter 12 Policy Changes

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Action 2: Comprehensive Plan Public Participation Code Update

The public participation requirements for updates to the King County Comprehensive Plan and development regulations are guided by state law, adopted Comprehensive Plan policies, and King County Code Chapter 20.18. The majority of the requirements in code have not been amended since they were first adopted in 1998. The 2024 Comprehensive Plan made some code changes to align with current state law, reflect current practice, and provide clarity. However, additional work is needed to ensure the code reflects and supports equitable engagement goals and outcomes.

Equitable engagement process improvements were integrated into the 2024 Comprehensive Plan update process. Those 2024 engagement efforts were not inconsistent with the current code; however, the code could be strengthened to further support this work in the future. Additionally, there are more opportunities to improve the engagement process to make it more equitable. Given this, additional updates to the public participation code in Chapter 20.18 work are warranted. This work would be disingenuous without thoughtful community engagement on the changes, especially with communities that have been historically excluded from the planning process. This Work Plan Action directs that work to occur outside of a major Comprehensive Plan update to allow for focused engagement on these important issues.

(Action 2 continued on next slide)

Chapter 12 Policy Changes

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(Action 2 continued)

- *Deliverables:* The Executive should file with the Council an ordinance updating the public participation elements of King County Code Chapter 20.18.
- *Timeline:* The ordinance should be transmitted to the Council by June 30, 2028. If there is a Comprehensive Plan midpoint update authorized at that time, the code changes should be part of the midpoint transmittal package.
- *Lead Agency:* Office of Performance, Strategy and Budget.
- *Support Agency(ies):* Office of Equity and Racial and Social Justice, and Department of Local Services.

Chapter 12 Policy Changes

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Action 3: Mandatory Inclusionary Housing and Community Preference Review

In 2022, the County adopted inclusionary housing regulations for Skyway-West Hill and North Highline, which included: (1) mandatory inclusionary housing in the commercial cores of both communities, (2) voluntary inclusionary housing in the remaining areas of those communities, and (3) a requirement for a community preference program for any inclusionary housing development. The 2024 Comprehensive Plan expanded the voluntary inclusionary housing provisions to other geographies (all of urban unincorporated King County and the Rural Towns of Vashon and Snoqualmie Pass).

The 2024 Comprehensive Plan Equity Work Group, as well as public input received during development of the 2024 plan, expressed support for also expanding the mandatory inclusionary housing and community preference provisions to some or all of the new geographies that the voluntary provisions in the 2024 changes would apply to. Additional time and resources are needed to review how or if these elements could successfully be implemented in additional communities without unintended consequences.

(Action 3 continued on next slide)

Chapter 12 Policy Changes

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(Action 3 continued)

Given this, this Work Plan Action directs evaluation of whether it would be appropriate to potentially expand mandatory inclusionary housing and/or community preference regulations to the other geographies that currently have voluntary inclusionary housing, including consideration of displacement risk, market conditions, and public engagement with potentially affected communities.

- *Deliverables:* The Executive should file with the Council a Mandatory Inclusionary Housing and Community Preference Review report and a proposed ordinance implementing the recommendations in the report.
- *Timeline:* The Mandatory Inclusionary Housing and Community Preference Review report and ordinance, if recommended, should be filed with the Council by December 31, 2027.
- *Lead Agency:* Department of Community and Human Services.
- *Support Agency(ies):* Department of Local Services.

Chapter 12 Policy Changes

75

Action 4: Multifamily Housing Tax Exemption Feasibility

In 2021, the Washington State Legislature authorized use of Multifamily Housing Tax Exemptions (MFTEs) in unincorporated areas via Engrossed Second Substitute Senate Bill 5287. MFTE programs are property tax waiver programs enacted by cities and counties to support local housing goals. Under Chapter 84.14 Revised Code of Washington, local governments can give exemptions for new construction, conversion, and rehabilitation of multifamily residential improvements with at least four units. Under these exemptions, a property owner does not have to pay property taxes on the residential improvements for a given number of years. The property owner still pays tax on the land and on non-residential improvements like the commercial portion of a mixed-use building.

MFTEs give financial incentives to help meet housing goals without the need for direct funding. This can support development of affordable housing, but it can also incentivize market-rate housing in a way that complies with state constitutional requirements. It can also potentially result in either a loss of tax revenue to the community or a tax shift where other property owners will pay more in taxes.

(Action 4 continued on next slide)

Chapter 12 Policy Changes

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(Action 4 continued)

This Work Plan Action directs King County to explore whether to allow use of a MFTE in unincorporated King County, including analysis of:

- a. potential program design that would incentivize affordable units;
- b. impacts of a tax exemption, and whether that financial impact is sustainable; and
- c. potential program administrative needs, including monitoring, oversight, reporting;
- d. ongoing program updates to ensure sufficient incentive to maximize public benefits; and
- e. public input received during engagement on this action item.

- *Deliverables:* The Executive should file with the Council a Multifamily Housing Tax Exemption Feasibility report and a proposed ordinance implementing the recommendations in the report.
- *Timeline:* The Multifamily Housing Tax Exemption Feasibility report and ordinance, if recommended, should be filed with the Council by December 31, 2027.
- *Lead Agency:* Department of Community and Human Services.
- *Support Agency(ies):* Department of Local Services, Office of Performance Strategy and Budget.

Chapter 12 Policy Changes

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Action 5: Old Growth Corridors Strategies

Mature forests with broad range of native tree species and age classes – key characteristics of what are commonly referred to as “old growth” forests – provide a wealth of ecological and social benefits including, but not limited to, healthy habitat; clean and cool water; water storage to mitigate downstream flooding, providing summer flows to rivers and streams, and supplying drinking water; wildfire resilience; diversity of flora, fauna, fungal, and microbial communities; and recreation. Old growth forests in western Washington are also of enormous cultural importance to sovereign Indian tribes. In addition to providing ecological, social, and cultural benefits, mature forests in the Pacific Northwest also sequester carbon and are more resilient to the effects of climate change than younger or less diverse forests.

The 2024 Comprehensive Plan includes policies directing King County to identify and implement strategies to protect forests in ways that build resilience and maximize social and ecological values while carefully considering any effects of changes to forestland management on the timber resource economy. The Plan directs King County to identify opportunities to establish and maintain large blocks of forest, particularly in upper watershed areas and along major river corridors given the importance of contiguous forest cover in these areas for preventing flooding, improving water quality, and protecting salmon and other wildlife habitat.

(Action 5 continued on next slide)

Chapter 12 Policy Changes

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(Action 5 continued)

This work plan action item directs review scientific literature and recommend potential strategies and tactics to accelerate establishment of “old growth corridors” in upper watersheds and along major river corridors, especially in areas with a predominance of existing public ownership.

This work should include identifying and analyzing: appropriate geographies; feasible programmatic and project actions King County has control to implement such as acquisitions, incentive programs, and regulatory changes; potential partnerships with public and private landowners, land managers, and Indian tribes; and existing and potential funding sources.

- *Deliverables:* The Executive should file with the Council an Old Growth Corridors Strategies report outlining scientific findings, geographies of relevance, and potential strategies for establishing old growth corridors.
- *Timeline:* The Old Growth Corridors Strategies report should be transmitted to the Council by June 1, 2026.
- *Lead Agency:* Department of Natural Resources and Parks.

Chapter 12 Policy Changes

79

Action 6: Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan

Properties and infrastructure along the Vashon-Maury Island shoreline are potentially at risk to damage from coastal flooding, tsunamis, landslides, and sea level rise. The extent to which these hazards affect specific locations will vary depending on site-specific factors, including topography, the proximity of infrastructure to the shoreline, and the ability to implement adaptive measures in any given location. Existing studies have not gotten to this level of specificity for these hazards, however. This makes it difficult to determine where and what specific hazard mitigation approaches may be needed and how to sequence that work.

King County will conduct a detailed assessment of the Vashon and Maury Island shoreline inclusive of public and private infrastructure and natural systems to better understand which locations face a higher risk from coastal flooding, tsunamis, landslides, and sea level rise due to site constraints or other factors. Results from the study will inform long-range planning for these hazards and the development of additional actions, policies, development regulations, and/or zoning changes, as needed, to address these risks. These changes would be included in future updates of the Comprehensive Plan and/or King County Code.

(Action 6 continued on next slide)

Chapter 12 Policy Changes

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(Action 6 continued)

The study will draw on available data and studies, as well as a new coastal storm surge model for the King County shoreline being developed by USGS (due summer 2024). The County intends to apply for grant funding to complete this work.

- *Deliverables:* The Executive should file with the Council the Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan. If policy and/or code changes are recommended by the Assessment, they should be transmitted to the Council in the next appropriate update to the Comprehensive Plan and/or the King County Code.
- *Timeline:* The Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan should be transmitted to the Council by December 31, 2026.
- *Lead agency:* Department of Natural Resources and Parks
- *Support agency(ies):* Department of Local Services, Public Health - Seattle & King County

Chapter 12 Policy Changes

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Action 7: Wildfire Risk Assessment

Large wildfires across the Pacific Northwest over the last decade, combined with recent local fires in King County and increasing concern about the impacts of climate change on wildfire potential, have contributed to a growing awareness of the need to prepare for an increased risk of wildfire in or adjacent to the wildland-urban interface (WUI).

King County issued its first Wildfire Risk Reduction Strategy in 2022 and has since been working to develop and implement the identified actions. This includes implementing state building code changes related to building in the WUI in 2023, as well as adopting wildfire risk policy and code changes in the 2024 Comprehensive Plan. However, additional information is needed to better understand wildfire risks in unincorporated King County and whether additional regulatory measures are needed to further reduce wildfire risk.

(Action 7 continued on next slide)

Chapter 12 Policy Changes

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(Action 7 continued)

This workplan will include completing a wildfire risk assessment for unincorporated King County to better understand where and how communities and critical infrastructure are vulnerable to wildfire; the degree to which current codes and policies address the risk; and what additional actions, policy, development regulation, or zoning changes, if any, may be needed to reduce wildfire risk. Potential external partners for the study include King County fire districts, the Washington State Dept. of Natural Resources, and utilities. The results of this work will inform future updates of the Comprehensive Plan and/or King County Code. The County intends apply for grant funding to complete this work.

- *Deliverable:* The Executive should file with the Council the Wildfire Risk Assessment report. If policy and/or code changes are recommended by the report, they should be transmitted to the Council in the next appropriate update to the Comprehensive Plan and/or the King County Code.
- *Timeline:* The Wildfire Risk Assessment report should be transmitted to the Council by December 31, 2026.
- *Lead agency:* Department of Natural Resources and Parks
- *Support agency(ies):* King County Office of Emergency Management Department of Local Services – Permitting Division.

Chapter 12 Policy Changes

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I-601

King County should develop incentives for the Urban Growth Area that encourage the development industry to provide a broad range of housing affordable to all income levels and business space, including areas of the county with the most disparate outcomes in health, economic prosperity and housing conditions, where residents may be at high risk of displacement. Incentives could include:

- ~~a. ((Identification of geographic areas with infill opportunities, granting budget priority status and allowing more flexible development standards;~~**
- ~~b. Density bonuses for site designs which provide public benefits (for example, grid roads that connect with other developments and limit impacts on arterials);~~**
- ~~c. Incentives which lower financial development risk;~~**

(I-601 continued on next slide)

Chapter 12 Policy Changes

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(I-601 continued)

- d.) **Density bonuses and/or other regulatory flexibilities for inclusionary housing;**
- b.** Joint development opportunities at ((e))County-owned or operated facilities, utilization of air rights on ((e)) County-owned or operated facilities, and the establishment of transit-supportive design guidelines and regulations; and
- ((e.)) c.** County ((~~capital improvement~~)) funding for public urban amenities₁ including transportation, parks, open space, cultural₁ and other facilities₁ for cities participating in the King County Transfer of Development Rights Program.

Four-to-One Program - CPPs

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DP-17 Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or

b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:

1) Is at least four times the acreage of the land added to the Urban Growth Area;

2) Is ~~((contiguous with))~~ adjacent to the original Urban Growth Area boundary adopted in the 1994 King County Comprehensive Plan, with at least ((a portion)) half of the site to be placed in dedicated open space ((surrounding)) and shall fully buffer the proposed Urban Growth Area expansion from surrounding Rural Area and Natural Resource Lands; and

3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or

c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity ~~((or is park land that has been owned by a city since 1994 and is less than thirty acres in size))~~.

Four-to-One Program - CPPs

86

DP-18 Add land to the Urban Growth Area only if expansion of the Urban Growth Area is warranted based on the criteria in DP-17(a) or DP-17(b), and it meets all of the following criteria:

a) For expansions based on DP-17(a) only:

1. Is adjacent to the existing Urban Growth Area((

~~b) For expansions based on DP-17(a) only, is));~~

2. Is no larger than necessary to promote compact development that accommodates anticipated growth needs;

~~((e))~~b) Can be efficiently provided with urban services and does not require supportive facilities or services to cross or be located in the Rural Area;

~~((d))~~c) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;

~~((e))~~d) Is not currently designated as Natural Resource Land;

~~((f))~~e) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; ~~((and))~~

f) Is not expanding the Urban Growth Area from a location that was previously expanded through the Four-to-One program;

g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change; and

h) For expansions of the Urban Growth Area based on the criteria in DP-17 (b) where the area is adjacent to an incorporated area, no development proposal or activity shall be allowed until the land added to the Urban Growth Area is annexed into a city or town.

Four-to-One Program - CPPs

87

DP-19 Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is ~~((contiguous with))~~ adjacent to the Rural Area, and:

- a) Is not characterized by urban development;
- b) Is currently developed with a low-density lot pattern that cannot be realistically redeveloped at an urban density; or
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

Four-to-One Program - KCCP

88

RP-106 ((~~Except for Four-to-One proposals,~~)) King County shall not amend the Urban Growth Area prior to the Growth Management Planning Council taking action on the proposed amendment to the Urban Growth Area.

Four-to-One Program - KCCP

89

- U-104** Rural zoned properties that are immediately adjacent to a city and are planned or designated for park purposes by that city may be redesignated to urban when the city has committed to designate the property in perpetuity in ~~((a form satisfactory to))~~ an interlocal agreement or conservation easement adopted by the King County Council for park purposes and:
- a. The property is ~~((no more))~~ less than 30 acres in size and was acquired by the city prior to 1994; or
 - b. ~~((The property is no more than 30 acres in size and receives county support through a park or recreation facility transfer agreement between King County and a city; or~~
 - ~~€.))~~ The property is ~~((or was formerly))~~ a King County park and is being ~~((or has been))~~ transferred to a city.

Four-to-One Program - KCCP

U-185 Through the Four-to-One Program, King County shall actively pursue dedication of open space along the original Urban Growth Area ~~((line))~~ boundary adopted in the 1994 King County Comprehensive Plan. Through this program, one acre of Rural Area zoned land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space. ~~((Land added to the Urban Growth Area for drainage facilities that are designed as mitigation to have a natural looking visual appearance in support of its development, does not require dedication of permanent open space.))~~

Four-to-One Program - KCCP

U-186 King County shall evaluate Four-to-One proposals for both quality of open space and feasibility of urban development and annexation. The highest-quality proposals shall be recommended for adoption as amendments to the Urban Growth Area. Lands preserved as open space shall retain their Rural Area designations ((and should)); generally be configured in such a way as to connect with open space on adjacent properties; include half of the site in dedicated open space; and fully buffer the new urban area from surrounding Rural Area lands and Natural Resource Lands.

Four-to-One Program - KCCP

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- U-187** King County shall use the following criteria for evaluating open space in Four-to-One proposals:
- a. Quality of fish and wildlife habitat areas;**
 - b. Connections to regional open space systems;**
 - c. Protection of wetlands, stream corridors, ground water and water bodies;**
 - d. Unique natural, biological, cultural, historical, or archeological features;**
 - e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area ((line)) boundary; and**
 - f. The land proposed as open space shall remain undeveloped, except for those uses allowed in ((U-188)) in King County Code 20.18.180.**

Four-to-One Program - KCCP

93

U-189

Land added to the Urban Growth Area under the Four-to-One Program shall:

- a. Not expand the Urban Growth Area from a location that was previously expanded through the Four-to-One Program;
- b. Be limited to residential development and have a minimum density of ~~((four))~~ eight dwellings per acre ~~((and))~~;
- c. ~~((shall be))~~ Be ~~((physically contiguous))~~ adjacent to the original Urban Growth Area boundary adopted in the 1994 Comprehensive Plan, unless there are limitations due to the presence of critical areas~~((, and))~~;
- d. ~~((shall be))~~ Be able to be served by sewers and other efficient urban services and facilities~~((;))~~ provided that such sewer and other urban services and facilities shall be provided directly from the urban area and ~~((shall))~~ not cross the open space or Rural Area or Natural Resource Lands~~((;))~~;
- e. ~~((Drainage facilities to s))~~ Support the urban development ~~((shall be))~~ with drainage facilities that are located within the urban portion of the development~~((;))~~;
- f. ~~((In some cases, lands must m))~~ Meet affordable housing requirements under this program~~((;))~~; and
- g. ~~((The total area))~~ Not result in more than a total of 4,000 acres being added to the Urban Growth Area as a result of this ~~((policy shall not exceed 4,000 acres))~~ program.

Four-to-One Program - KCCP

94

U-190a For Four-to-One proposals adjacent to an incorporated area, development proposals and/or activities shall not be allowed until the land added to the Urban Growth Area is annexed into a city.

Four-to-One Program - KCC

- K.C.C. 20.18.170 – Process for Four-to-One Program
- K.C.C. 20.18.180 – Criteria for Four-to-One Proposals
- K.C.C. 20.18.xxx – Affordable housing requirements

Proposed Ordinance - Substantive Topics

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- 1) Community needs lists
- 2) Subarea planning performance reporting
- 3) Active transportation
- 4) Road vacation criteria
- 5) Clearing and grading definition
- 6) Clearing and grading exceptions - wildfire risk reduction
- 7) Greenhouse gas emission reduction goals
- 8) Legal lot determinations
- 9) Comprehensive Plan update cycle
- 10) Public Participation in planning
- 11) Effective date changes per GMA
- 12) Criteria for rezones
- 13) Preliminary plats with TDRs
- 14) Essential Public Facilities criteria
- 15) RA zone purpose
- 16) R zone purpose
- 17) Housing
 - a) Emergency housing
 - b) Accessory dwelling units/accessory living quarters
 - c) Middle housing
- d) Mobile home density
- e) Inclusionary housing/Community preference
- 18) Mixed use developments in RNCCs
- 19) Destination resort
- 20) Shoreline stabilization
- 21) Temporary use permits
- 22) Utility facilities/equity impact review
- 23) Hydro, non-hydro, and fossil fuel uses/equity impact review
- 24) Hazardous liquid and gas transmission pipelines/equity impact review
- 25) NB retail use size
- 26) Grange proposal
- 27) Manufacturing uses in rural area
- 28) Growing and harvesting uses/landscaping
- 29) Height step back in Vashon CB zoning
- 30) Pedestrian and bicycle circulation and access
- 31) RDI Program Repeal
- 32) Mineral extraction use, reclamation plan, or materials processing use
- 33) Critical area regulations
- 34) Shoreline critical area regulations
- 35) School concurrency
- 36) School capital facility plans/STRC/School Impact fees/Exemptions
- 37) Home occupations in A, F, RA zones
- 38) TDR Program
- 39) Groundwater Protection SDO (VMI)
- 40) LOSS
- 41) Green building program
- 42) Sustainable Communities and Housing demonstration project - kits corner
- 43) Vashon Affordable housing SDO
- 44) Skyway Business District and White Center UACs application for countywide center

Proposed Ordinance - Today's Briefing

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- Middle Housing
- Inclusionary Housing
- Mobile Home Parks
- Emergency Housing
- Accessory Dwelling Units and Accessory Living Quarters
- Transfer of Development Rights
- Urban Agriculture
- Destination Resorts

(Refer to staff report for detailed information)

Critical Area Policy Changes

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- E-112a The protection of lands where development would pose hazards to health and safety, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs, and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County, including, but not limited to, through designation of specific critical area buffers:
- ~~a. ((Floodways of 100-year floodplains;~~
 - ~~b. Slopes with a grade of 40((%)) percent or more or landslide hazards that cannot be mitigated;~~
 - ~~c. Wetlands and their protective buffers;~~
 - ~~d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;~~
 - ~~e. Channel migration hazard areas;~~
 - ~~f. Critical Aquifer Recharge Areas;~~
 - ~~g. Fish and Wildlife Habitat Conservation Areas; and~~
 - ~~h. Volcanic hazard areas))~~ Critical aquifer recharge areas;
 - b. Fish and wildlife habitat conservation areas;
 - c. Flood hazard areas;
 - d. Geologically hazardous areas; and
 - e. Wetlands.

Critical Area Policy Changes

R-671 King County regulations should ~~((use pilot or demonstration projects and multi-agency collaboration to develop a new suite of practices that will))~~ provide ~~((options))~~ to manage alluvial fans regulatory pathways for landowners ~~((whose existing operations, residences, or infrastructure are affected))~~ to protect existing residences and agricultural operations that are threatened by alluvial fan ~~((deposits))~~ hazards. These pathways should provide timely ~~((and cost-effective))~~ emergency relief from debris and ~~((the associated changes to the))~~ watercourse ~~((along with))~~ changes, as well as long-term multi-benefit solutions that consider: reduction of alluvial fan hazard risks; protection of ~~((intact))~~ functional fish habitat; and restoration of degraded fish habitat within these areas.

Critical Area Policy Changes

100

E-425 To protect or improve adjacent wetlands and aquatic habitats, ~~((stream and))~~ riparian area, wetland buffer, and setback requirements may be increased to protect King County ~~((s))~~ Species of Local Importance and their habitats, as appropriate. Whenever possible, density transfers, clustering, and buffer averaging should be allowed.

Critical Area Policy Changes

- 101
- E-432 King County shall designate the following areas as Fish and Wildlife Habitat Conservation Areas:
- a. Areas with which federal or state listed endangered, threatened ~~((or))~~, sensitive, or candidate species have a primary association;
 - b. Habitats of Local Importance and ~~((H))~~ habitats for Species of Local Importance, including Wildlife Habitat Conservation Areas;
 - c. Wildlife habitat networks designated by the ~~((e))~~ County;
 - d. Aquatic areas;
 - e. Commercial and recreational shellfish areas;
 - ~~((e.))~~ f. Kelp and eelgrass beds;
 - ~~((f.))~~ g. Herring, smelt, and sand lance spawning areas;
 - ~~((g.))~~ h. Riparian ~~((corridors))~~ areas; and
 - ~~((h.))~~ i. State aquatic reserves.

Critical Area Policy Changes

- 102
- E-435 King County designates the following to be Species of Local Importance:
- Salmonids and other anadromous fish – Kokanee salmon, Sockeye/red salmon, Chum salmon, Coho/silver salmon, Pink salmon, Coastal resident/searun cutthroat trout, Rainbow trout, Dolly Varden, Western river lamprey, and Pacific lamprey;
 - Native Freshwater Mussels – Western pearlshell mussel, Oregon ~~((and western))~~ floater, and western ridge mussel;
 - Shellfish – Dungeness crab, Pandalid shrimp, ~~((Geoduck))~~ Butter clam, Littleneck clam, and ~~((Pacific))~~ Olympia oyster;
 - Marine Fish – White sturgeon~~((;))~~; Pacific herring~~((;))~~; Longfin smelt~~((;))~~; Surfsmelt~~((;))~~; Lingcod~~((;))~~; Pacific cod; Pacific sand lance~~((;))~~; Yelloweye, Brown, Copper, Bocaccio, Canary, and Quillback Rockfish; English sole~~((;))~~; and Southern ~~((R))~~ rock sole;
 - Birds – Marbled Murrelet, Western grebe, Caspian Tern, Pigeon Guillemot, Pelagic Cormorant, American bittern, Great blue heron, Common Loon, Western High Arctic Brant, Harlequin duck, Bufflehead, Wood duck, Hooded merganser, Barrow's goldeneye, Common goldeneye, Cinnamon teal, Tundra swan, Trumpeter swan, Surf scoter, White-winged scoter, Black scoter, Bald Eagle, Golden Eagle, Peregrine Falcon, Northern Goshawk, Osprey, Spotted Owl, Western screech-owl, Sooty grouse, Pacific coast ~~((B))~~ Band-tailed pigeon, Belted kingfisher, ~~((Hairy woodpecker,))~~ Olive-sided flycatcher, Western meadowlark, Cassin's finch, Oregon Vesper Sparrow, Red-eyed Vireo, Purple Martin, Vaux's Swift, ~~((and))~~ Purple finch, Yellow-billed Cuckoo, Black-backed Woodpecker, American three-toed woodpecker, Hairy woodpecker, Pileated woodpecker, and the following bird concentrations:
 - Waterfowl Concentrations (Anatidae excluding Canada Geese in urban areas); and
 - Western Washington nonbreeding concentrations of plovers (Charadriidae), sandpipers (Scolopacidae), and phalaropes (Phalaropodidae);

Critical Area Policy Changes

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(E-435 continued)

f. Mammals – American marten, ~~((mink,))~~ Wolverine, Fisher, Gray wolf, Cascade red fox, Douglas squirrel, Northern flying squirrel, Townsend's chipmunk, Hoary marmot, ~~((Columbian black-tailed deer,))~~ Roosevelt ~~((E))~~ elk ~~((in their historic range))~~, mountain goat, Pika, Townsend's big-eared bat, roosting concentrations of Big-brown bats, Pallid bats, ~~((and))~~ Myotis bats, Killer whale (Orca), Gray whale, Dall's and Harbor porpoise, Harbor seal, Stellar sea lions, and concentrations of California sea lions;

g. Amphibians – Red-legged frog, Larch Mountain salamander, Oregon spotted frog, and Western toad;

h. Reptiles – Western fence lizard and Northwestern pond turtle;

i. Rare Plants – ~~((bristly sedge; Canadian St. John's-wort; clubmoss cassiope; Oregon goldenaster; toothed wood fern; Vancouver ground-cone; and white-top aster))~~ Tall bugbane, Triangular-lobed moonwort, Western moonwort, Stalked moonwort, Harvest brodiaea Alaska harebell, Few-flowered sedge, Long-styled sedge, Clubmoss mountain-heather, Golden paintbrush, Weak thistle, Spleenwort-leaved goldthread, Tree clubmoss, Spotted Joe-pye weed, Kamchatka fritillary, Swamp gentian, Oregon goldenweed, Large St. Johns'-wort, Pacific peavine, Water lobelia, Northern bog clubmoss, One-cone clubmoss, White meconella, Branched montia, Old field blue toadflax, Brewer's cliffbrake, Whitebark pine, Choriso's bog-orchid, Columbia white-topped aster, and Flat-leaved bladderwort; and

j. ~~((High-quality ecological communities – Douglas fir – Pacific Madrone / Salal; Douglas fir – Western Hemlock / Swordfern; Forested Sphagnum Bog PTN, Low Elevation Freshwater Wetland PTN, North Pacific Herbaceous Bald and Bluff, Red Alder Forest; Western Hemlock – (Western Redcedar) / Bog Labrador-tea / Sphagnum Spp.; Western Hemlock – (Western Redcedar) / Devil's-club / Swordfern; Western Hemlock – (Western Redcedar) / Sphagnum Spp.; Western Hemlock / Swordfern – Foamflower; Western Redcedar – Western Hemlock / Skunkcabbage; and Willow Spp. Shrubland [Provisional]))))~~ Other invertebrates – Blue gray taidropper, Hatch's click beetle, Beller's ground beetle, Pacific clubtail, Western bumblebee, Johnson's hairstreak, and Valley silverspot.

Critical Area Policy Changes

~~((E-482 A small Category IV wetland that is less than 2,500 square feet and that is not part of a wetland complex may be altered to move functions to another wetland as part of an approved mitigation plan that is consistent with E-483 and E-484.))~~

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Critical Area Policy Changes

105 E-499i King County should work with landowners, other jurisdictions, the state Department of Health, sewer districts, and the Puget Sound Partnership to proactively address failing septic systems with a priority in ~~((environmentally))~~ environmental health sensitive areas, ~~((including))~~ critical areas and their buffers, and constrained shoreline environments.

105

Critical Area Policy Changes

- 106
- E-708 King County should implement a monitoring and adaptive management framework ~~((for))~~ to:
- a. Evaluate the effectiveness ~~((monitoring of its critical areas))~~ of County regulations, policies, and programs in achieving no net loss of critical areas functions and values; and
 - b. ~~((use monitoring data to i))~~ Inform ~~((the))~~ future ~~((review and updates of its critical areas policies and regulations))~~ regulatory updates.

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Critical Area Policy Changes

107

I-301

King County shall:

- a. Monitor ((and benchmark)), measure, assess, and report on the progress of the ((Countywide Planning Policies and King County)) Comprehensive Plan toward achieving ((their)) its objectives, inclusive of those relating to growth targets, the environment, development patterns, housing needs, the economy, transportation, ((and)) the provision of public services, and health and social equity outcomes of residents((-)); ~~and~~
- b. Use results of such monitoring, measurement, assessment, and reporting to ((encourage)) identify implementation actions and inform policy revisions, as appropriate, to achieve the planning objectives found within the Growth Management Act, Countywide Planning Policies, and ((King County)) Comprehensive Plan;
- c. Use the most current critical areas data available in measurement, assessment, and reporting to promote environmental protection, while maintaining developable capacity to accommodate growth targets and housing needs.

Logistics

- Website: [Kingcounty.gov/CouncilCompPlan](https://kingcounty.gov/CouncilCompPlan)
- Email: CouncilCompPlan@kingcounty.gov

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