

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistency with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>U-102 The Urban Growth Area designations shown on the official Land Use Map include enough land to provide the countywide capacity, as required by the Growth Management Act, to accommodate residential (including housing affordable to all income levels), commercial, and institutional growth expected ((over the period 2006-2031)) between 2019 and 2044. These lands should include only those lands that meet the following criteria:</p> <p>a.1. Are characterized by urban development that can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools, and other urban governmental services within the next 20 years;</p> <p>((b-)) 2. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;</p> <p>((c-)) 3. Respect topographical features that form a natural edge, such as rivers and ridge lines;</p> <p>((d-)) 4. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts, unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;</p> <p>((e- Are included within the Bear Creek Urban Planned Development sites; and</p> <p>f-)) 5. Are not Rural Area or Natural Resource Lands; and</p> <p>6. Are not within the 100-year floodplain of any river or river segment that has a mean annual flow of 1,000 or more cubic feet per second as determined by the Washington State Department of Ecology, unless otherwise exempted under Chapter 36.70A Revised Code of Washington; or</p> <p>b. Are included within the Redmond Ridge, Redmond Ridge East, and Trilogy neighborhoods.</p>	<p>Substantive change</p>	<p>Updated to reflect 2022 House Bill 1220 and Countywide Planning Policy housing mandates</p> <p>Sub-a.6. is added to address requirements in RCW 36.70A.110(8)</p> <p>Clarifies existing intent: This is an "and" list – meaning that Urban Growth Area lands need to meet all of the things on this list, which is not the case for current sub-e, as there are urban lands outside of the former-Urban Planned Developments. Restructured and added the former- Urban Planned Developments using their current names as a separate "or" in sub-b. to address this exception.</p>	<p>Ensures there is enough zoned capacity for housing needs and urban lands are free from extreme flood hazards</p>	<p>Countywide Planning Policies H-1, H-15</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"> No issues identified.
<p>U-103 Parcels that are split by the Urban Growth Area boundary ((line)) should be reviewed for possible redesignation to either all urban area or all Rural Area or Natural Resource Lands taking into consideration:</p> <p>a. Whether the parcel is split to recognize ((environmentally sensitive features)) critical areas;</p> <p>b. The parcel's geographic features;</p> <p>c. Whether the parcel will be added to an adjoining city's Potential Annexation Area; and</p> <p>d. The requirements of interlocal agreements, or the requirements of King County plans.</p>	<p>Clarification of existing policy intent</p>	<p>Reflect 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>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> <p>a. The property is ((no more)) less than 30 acres in size and was acquired by the city prior to 1994; or</p> <p>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</p> <p>e-)) The property is ((or was formerly)) a King County park and is being ((or has been)) transferred to a city.</p>	<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"> Executive staff indicate that the intent is to require an interlocal to be approved by the Council, and for conservation easements to be approved administratively. The language could be updated to reflect this (which is also current practice). This policy is also being reviewed as part of the Four-to-One program and CPP changes (to be provided in a separate matrix)

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<p>((U-105 Existing or proposed churches in the Rural Area may be included within the Urban Growth Area when all of the following criteria are met:</p> <p>a. The church property must have an interior lot line as defined by King County Code 21A.06.730 that is adjacent to the original Urban Growth Area boundary as established by the 1994 King County Comprehensive Plan, excluding the Urban Growth Areas of Cities in the Rural Area and excluding Urban Growth Area boundaries established through the Four to One Program;</p> <p>b. The church property shall not be adjacent to an Agricultural Production District or the Forest Production District;</p> <p>c. Sewer service is required once the property is included in the Urban Growth Area;</p> <p>d. Direct vehicular access to a principal arterial road is required; and</p> <p>e. The church property shall be included in the Potential Annexation Area of the appropriate city at the same time it is included in the Urban Growth Area.</p>	<p>Clarification of existing policy intent</p>	<p>Outdated policy that has since been implemented and is no longer needed</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>[Lead-in text on Page 2-6] The two unincorporated activity centers (Skyway and White Center) meet the criteria for countywide center designation in the Countywide Planning Policies. King County intends to apply for this designation following adoption of the 2024 Comprehensive Plan.</p>						<ul style="list-style-type: none"> Exec staff state that engagement on potential designation as Countywide Centers began during the subarea planning process and was discussed again during the 2024 Comprehensive Plan Update process. The 2024 KCCP engagement included dedicated outreach and engagement with North Highline and Skyway-West Hill community members, including through the White Center CDA, through social media, at a monthly Skyway leaders meeting, at Nia Fest, and at a WHCA Community Quarterly Meeting. Based on that engagement and associated input, the proposal to apply to designate the areas as countywide centers was retained as a mechanism to potentially bring more resources for needed infrastructure.
<p>U-107 King County should support ((land use and zoning)) actions that promote public health ((by increasing opportunities for every resident to be more physically active)); address racially and environmentally disparate outcomes; support safe and convenient daily physical activity and social connectivity; protect from exposure to harmful substances and environments; increase life opportunities and access to employment; and support housing in high-opportunity areas((Land use and zoning actions include)), through activities such as:</p> <p>a. ((e)) Concentrating growth, infrastructure, and services into the Urban Growth Area;</p> <p>b. ((p)) Promoting urban centers;</p> <p>c. ((a)) Allowing mixed-use developments;</p> <p>d. ((s)) Supporting access to healthy, affordable retail foods; and</p>	<p>Substantive change</p>	<p>Addresses Countywide Planning Policies regarding addressing health disparities through land use strategies, including but beyond physical activity.</p> <p>Also consolidates Comprehensive Plan Policies U108, U-109, and U-109a.</p>	<p>Improved health outcomes for priority populations.</p>	<p>Countywide Planning Policy DP-6</p> <p>King County Equity and Social Justice Strategic Plan.</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"> It is unclear what “environmentally disparate” and “high-opportunity area” mean in the context of this policy, as these terms are not defined or described in the Comprehensive Plan. It appears that these terms come from VISION 2050 and the Countywide Planning Policies, where <i>environmentally disparate</i> outcomes relate to disparate health outcomes that vary by race and place, and <i>high opportunity areas</i> is a reference to places indicated as high opportunity

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e. (a) Adding pedestrian and bicycle facilities and connections.						areas by PSRC's opportunity mapping. Councilmembers may wish to clarify the terminology used in this policy.
((U-108 King County should support the development of Urban Centers to meet the region's needs for housing, jobs, services, culture and recreation and to promote healthy communities; improving access to these services helps address social and economic needs of all residents, including disadvantaged communities. Strategies may include exploring opportunities for joint development or transit-oriented development, siting civic uses in mixed-use areas, and leveraging or utilizing existing county assets in urban centers.	Clarification of existing policy intent	Consolidated in U-107	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.
U-109 King County should concentrate facilities and services within the Urban Growth Area to make it a desirable place to live and work, to increase the opportunities for walking and biking within the community, to more efficiently use existing infrastructure capacity and to reduce the long-term costs of infrastructure maintenance.	Clarification of existing policy intent	Consolidated in U-107	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.
U-109a King County should encourage development, facilities and policies that lead to compact communities that transit can serve efficiently and effectively. As funding permits, King County should partner with jurisdictions and the private sector to spur development of compact communities and infrastructure investments that enhance alternatives to single occupant vehicles such as transit, safe walking paths and trails, bicycle facilities, car and van pools, and other modes.)	Clarification of existing policy intent	Consolidated in U-107	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
U-111 Development standards for urban areas should emphasize ways to allow maximum permitted densities and uses of urban land while not compromising the function of critical environmental areas. Mitigating measures should serve multiple purposes, such as drainage control, groundwater recharge, stream protection, air quality improvement, open space preservation, cultural and historic resource protection and landscaping preservation. When technically feasible, standards should be simple and measurable, so they can be implemented without lengthy review processes.	Policy staff flag				<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> The existing policy includes language that is duplicative of other policies and does not provide further clarification. This policy could be simplified by removing language on mitigation measures, which is addressed elsewhere in both the Comprehensive Plan and in the King County Code. It is unlikely that a reader would turn to this policy to review mitigation measures.
(U-132a) U-111a King County shall allow and support the development of (innovative) community gardens and urban agriculture throughout (the public realm of) residential and commercial areas.	Substantive change	<p>Changes to related to 2016 Work Plan Action 5 – Implementation Needs.</p> <p>Relocated to reflect original intent; previous location in "mixed use development" section implied it was limited to mixed use development, which it was not meant to</p> <p>"Innovative" is unclear what it would entail. Allowing urban agriculture in residential and commercial zones is a new substantive change as it is. It's unknown what being more innovative beyond that would entail.</p>	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: Revise the zoning code related to growing and harvesting crops and agricultural activities in Sections 108 and 128 of the Proposed Ordinance Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Corresponding changes are proposed to be made to the King County Code.

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		<p>"Public realm" is unclear. This could/should be both for common areas of urban residential and urban commercial developments, but also as standalone uses in urban residential and urban commercial zones. It is not necessary for the policy.</p> <p>Note that, as an outstanding Work Plan Action 5 item, this also has related Code changes proposed in K.C.C. Title 21A to implement policy amendments adopted in 2016</p>				
<p>U-112 King County ((will)) shall work with cities, communities, residents, and developers to ((design communities and development projects that)) employ green infrastructure and other ((techniques)) approaches that help reduce heat islands ((throughout the community and the region)) and the health effects of extreme heat on residents, particularly in frontline communities and historically underserved neighborhoods with less tree canopy and open spaces.</p>	Substantive change	<p>Changes address Countywide Planning Policies regarding creating and protecting green infrastructure systems and prioritizing neighborhoods with green infrastructure underinvestment.</p> <p>Clarifying change: "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p>	Improve built environments and thereby improve health outcomes.	<p>Countywide Planning Policy DP-43</p> <p>Strategic Climate Action Plan</p> <p>King County 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: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.
<p>U-114 Land use policies and regulations shall accommodate a growth target of approximately ((41,440)) 5,412 housing units and approximately ((6,840)) 3,340 jobs by ((2034)) 2044, as established in the Countywide Planning Policies for the unincorporated portion of the Urban Growth Area.</p> <p>a. As part of accommodating the housing growth target, King County shall plan for and accommodate its jurisdictional housing need, as established in the Countywide Planning Policies; and</p> <p>b. The targets allocated to urban unincorporated King County shall be monitored and may be refined through future planning that includes the community, adjacent cities, and service providers.</p>	Substantive Change	<p>Updated to reflect 2022 House Bill 1220 and Countywide Planning Policy housing mandates</p> <p>Consolidates U-116</p>	Ensures there is enough zoned capacity for housing needs	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: <ul style="list-style-type: none"> Expand voluntary inclusionary housing program to all urban unincorporated areas and two rural towns. Streamline permitting processes for and incentivize development of middle housing. Streamline permitting processes for emergency housing. Anticipated resource need: No Anticipated timeline: n/a 	<ul style="list-style-type: none"> It is unclear how the addition of subsection (sub) a. is substantially different than the existing text. Exec staff state that the intent of this sub is to acknowledge that the County will confirm its growth target is consistent with and in alignment with its housing need. Further, the Exec staff indicate that housing need and growth targets are separate but related policies in the Countywide Planning Policies, with the <i>growth targets</i> as the overall number of units King County is planning to accommodate and the <i>jurisdictional housing need</i> as the types of housing needed to house King County households by income over the same planning period, totaling to the housing growth target. The policy is intending to address revised Countywide Planning Policies DP-12, DP-13, and DP-14, which were ratified in late 2023 and which require jurisdictions to plan for both the growth target and the jurisdictional housing need.

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U-115 King County shall provide adequate land capacity for residential <u>(including to plan for and accommodate housing affordable to all income levels)</u> , commercial, industrial, and other non-residential growth in the urban unincorporated area. As required under the Growth Management Act, this land capacity shall: a. ((b)) Be calculated on a countywide basis <u>and be consistent with the Countywide Planning Policies</u> ; and b. ((shall i)) Include both redevelopment opportunities as well as opportunities for development on vacant lands. ((+))	Substantive Change	Updated to reflect 2022 House Bill 1220 and Countywide Planning Policy housing mandates Edits for clarity	Ensures there is enough zoned capacity for housing needs	Countywide Planning Policies H-1, H-15	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: <ul style="list-style-type: none"> Expand voluntary inclusionary housing program to all urban unincorporated areas and two rural towns. Streamline permitting processes for and incentivize development of middle housing. Anticipated resource need: No Anticipated timeline: n/a 	<ul style="list-style-type: none"> Policy U-115 and U-114 still overlap and could be combined.
((U-116 King County shall use housing and employment targets to implement the Comprehensive Plan in urban communities. The targets allocated to subareas of unincorporated King County will be monitored and may be refined through future planning that includes communities, affected cities and service providers.	Clarification of existing policy intent	Consolidated in U-114	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.
U-118 New residential development in the Urban Growth Area should occur where facilities and services can be provided at the lowest public cost and in a timely fashion. The Urban Growth Area ((should have)) shall include zoning that provides for a variety of housing types and prices, including mobile home parks, ((multifamily development)) apartments, middle housing, townhouses, and small-lot ((;)) single ((family)) detached home development.	Substantive change	Updated to reflect current mandates and regulations, and to use 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"> The statement “a variety of housing types and prices” could be changed to include housing size and reflect affordability instead of price, to encompass different housing considerations. This policy breaks out multifamily into specific types, but later policies retain the use of that term. The policies could be changed to be consistent with terminology.
U-119 King County shall seek to achieve through future planning efforts, over the next 20 years, including collaborative efforts with cities, an average zoning density of at least eight homes per acre in the Urban Growth Area through a mix of densities and housing types. A lower density zone may be used to recognize existing subdivisions with little or no opportunity for infill or redevelopment.	Policy staff flag					<ul style="list-style-type: none"> Councilmembers may wish to clarify the intent in Policy U-119. The policy could apply exclusively to urban unincorporated areas rather than countywide. Additionally, language on lower density zones is not necessary for clarification, as the policy sets an average.
U-120 King County should apply the urban residential, low land use designation in limited circumstances in unincorporated urban areas ((in order)) to protect ((;)) floodplains, critical aquifer recharge areas, high function wetlands and unstable slopes from degradation, and the link these environmental features have to a network of open space, fish and wildlife habitat, and urban separators. The residential density for land so designated should be maintained at one unit per acre, and lands that are sending sites under the Transfer of Development Rights Program may transfer density at a rate of at least four units per acre.	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.

~~((+As amended by Ordinance 17687.))~~

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<p>U-121 New multifamily housing should be built to the scale and design of the existing community or neighborhood, while contributing to an area-wide density and development pattern that supports transit and allows for a range of housing choices. Multifamily housing in unincorporated urban areas should be sited as follows:</p> <ol style="list-style-type: none"> In or next to unincorporated activity centers or next to community or neighborhood business centers; In mixed-use developments in centers and activity areas; and On small, scattered parcels integrated into existing urban residential areas. Over time, zoning should encourage a larger proportion of multifamily housing to be located on small scattered sites rather than on larger sites. 	Policy staff flag					<ul style="list-style-type: none"> This policy addresses two concepts – the character and scale of multifamily housing, and where multifamily housing should be located. Policies U- 150, U-159 and U-164 address the location of multifamily housing as mixed-use in unincorporated activity centers, community business and neighborhood business centers. This policy could be streamlined with other policies. Executive staff state the intent of the sub items is to show how the County sees multifamily housing developing over time.
<p>((U-122 Land zoned for multifamily uses should be allowed to be converted to nonresidential zone categories only after new multifamily sites are identified and rezoned to replace the multifamily housing capacity lost due to the conversion.))</p>	Substantive change	To reflect current practice. The County considers a wide variety of impacts of any zoning change; this specific direction is unnecessary.	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.
<p>U-122a King County ((should)) shall explore zoning policies and provisions and tools that increase housing density and affordable housing opportunities within unincorporated urban ((growth)) areas, with a focus on areas near frequent transit and commercial areas.</p>	Substantive change	To reflect current practice, and edits for clarity	n/a	n/a	<ul style="list-style-type: none"> <u>Planned implementation of proposal:</u> Regulatory <u>Description of proposed regulations:</u> "a higher maximum density in the R-1 thru R-48 for duplex, triplex, fourplex, and townhouse development with 9 or fewer units when located within a half mile of high capacity or frequent transit was proposed. This is a higher density than ordinarily allowed. (See PO line 6021.) The proposed expanded inclusionary housing program also achieves these goals, as well as the associated Work Plan item to explore mandatory inclusionary housing and community preference further." <u>Anticipated resource need:</u> n/a <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> The policy language in U-122a is similar to U-121. U-121 is a "should" policy, while U-122a is a "shall" policy. These two policies could be consolidated, by making U-121 a "shall" policy, and adding "near...commercial areas" to U-121.
<p>U-123 King County should apply minimum density requirements to all unincorporated urban residential zones of four or more homes per acre, except under limited circumstances such as the:</p> <ol style="list-style-type: none"> Presence of significant physical constraints such as those noted in policy U-120, or Implementation of standards applied to a property through a property-specific development condition(;) or special district overlay(, or subarea study). 	Clarification of existing policy intent	"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.	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.

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		<p>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.</p> <p>In this case of sub-b, property standards that would diverge from the minimum lot area above would only be imposed via a p-suffix or special district overlay; such standards are not set via an area zoning and land use study nor a subarea plan. So, the reference should just be removed.</p>				
<p>U-124 Requests for increases in density of unincorporated urban residential property zoned for one dwelling unit per acre shall be considered unless the property meets the criteria <u>for</u> low land use designation in set forth in Policy U-120.</p>	<p>Technical change</p>	<p>Grammar correction</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-125 King County should support proposed zoning changes to increase density within the unincorporated urban area when consistent with the King County Comprehensive Plan Land Use Map and when the following conditions are present:</p> <p>a. The development will be compatible with the character and scale of the surrounding neighborhood;</p> <p>b. Urban public facilities and services are adequate, consistent with adopted levels of service and meet Growth Management Act concurrency requirements, including King County transportation concurrency standards;</p> <p>c. The proposed density change will not increase unmitigated adverse impacts on environmentally critical areas or increase unmitigated adverse displacement impacts on residents or businesses, either on site or in the vicinity of the proposed development;</p> <p>d. The proposed density increase will be consistent with or contribute to achieving the goals and policies of ((this)) the ((e))Comprehensive ((p))Plan((:)) and the subarea plan ((or subarea study)) for that geography, if applicable((,-or)):</p> <p>e. ((t))The development is within walking distance of transit corridors or transit activity centers, retail and commercial activities, and is accessible to parks and other recreation opportunities; and ((e-)) f. An equity impact analysis has been completed that identifies all potential equity impacts and displacement risk to residents or businesses located on or adjacent to the site proposed for zoning reclassification:</p> <ol style="list-style-type: none"> For ((area zoning or)) zoning reclassifications initiated by the County in a subarea plan or area zoning and land use study, the analysis shall include, at a minimum, ((use of the County's Equity Impact Review tool)) an equity impact review. For zoning reclassifications not initiated by the County, a community meeting shall be held that meets the requirements of ((K.C.C.)) King County Code 20.20.035 prior to submittal of 	<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.</p> <p>In this case of sub-d, subarea plans have goals and policies, but area zoning and land use studies do not. So, subarea study is removed, and reliance on the Comprehensive Plan and subarea plans is retained; and adding area zoning and land use studies would not be appropriate.</p> <p>Sub-f is updated 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>Other edits for clarity, consistent with existing intent</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"> Councilmembers may wish to consider making edits to this policy for clarity. For example, in some cases "the development" could refer to "the proposed density change", as development may not be a part of a zoning change proposal, environmental impacts could be changed from "unmitigated adverse impact" to "no net loss" consistent with the County's critical areas regulations

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the application. Notice of the community meeting should be provided, at a minimum, in the top six languages ((identified by the tier map of limited-English-proficient persons maintained by the office of equity and social justice and the county demographer)) spoken in that community.						
U-126 King County, when evaluating rezone requests, shall consult with the city whose <u>Potential Annexation Area</u> includes the property under review; if a pre-annexation agreement exists, King County shall work with the city to ensure compatibility with the city's pre-annexation zoning for the area. King County shall also notify special purpose districts and local providers of urban utility services and should work with these service providers on issues raised by the proposal.	Technical change	To spell out acronyms	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.
U-128 Density incentives should encourage private developers to provide affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program, Low Impact Development and Green Building; locate development close to transit; participate in historic preservation; and include energy conservation measures.)	Substantive change	Removing to reflect repeal of the Residential Density Incentive Program, which is being replaced by the Inclusionary Housing Program. Replacement language here is not appropriate as: 1) the program is substantively addressed in Chapter 4 Housing, and 2) the program applies to both urban unincorporated areas and two of the Rural Towns, which goes beyond the scope of this chapter.	Affordable housing, one of the biggest issues facing King County residents, is prioritized in regulatory incentives, which can help spur new development and access to housing that is affordable to all	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: Proposed repeal of the Residential Density Incentive Program in K.C.C. Chapter 21A.34 and expansion of the Inclusionary Housing program in K.C.C. Chapter 21A.48 Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
U-129 King County ((supports)) should allow mixed use developments in the urban area in community and neighborhood business centers, unincorporated activity centers, and in areas designated commercial outside of centers.	Substantive change	To move from a statement to policy direction and to reflect urban scope of the policy, as some of these centers also occur in rural areas.	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"> Exec staff describe that the intent of the policy changes is to ensure mixed-use developments would not be applied to commercial areas in the rural area outside of rural towns. Councilmembers may wish to add a policy in Chapter 3 to better address this policy intent. Mixed-use is required in some of these areas, not just allowed.
U-133 King County shall encourage((s)) affordable, innovative, quality infill development and redevelopment in existing unincorporated urban areas. A variety of regulatory, incentive, and program strategies ((could)) should be considered, including: a. Special development standards for infill sites; b. Assembly and resale of sites to providers of affordable and healthy housing; c. ((Impact mitigation fee structures that favor infill developments; d.)) Greater regulatory flexibility in allowing standards to be met using innovative techniques; ((e-)) d. Coordination with incentive programs of cities affiliated to annex the area; ((f-)) e. Green ((B))building techniques that create sustainable development; and	Clarification of existing policy intent	"Encourages" is a statement, not policy direction. "Shall encourage" is consistent with current practice and other policy goals and current inclusionary housing regulations, as is the addition of "affordable" infill. Sub-c is removed as the County only has school impact fees. If implementing this, it would have fiscal impacts for schools, as they would have to cover the unpaid difference, which is outside the scope of the current interlocal agreement with the school districts.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: Sustainable communities and housing demonstration project in K.C.C. 21A.55 and middle housing incentives Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy overlaps with Policy U-141, which is about supporting infill and redevelopment proposals. Councilmembers may wish to consolidate these policies together.

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((g-)) f. Joint public/private loan guarantee pools.						
U-134 Single(-family) detached homes, <u>accessory dwelling units</u> , townhomes, (duplexes) <u>middle housing</u> , and apartments shall be allowed in all urban residential zones, provided that <u>apartments, duplexes, triplexes, and fourplexes shall not be:</u> a. (Apartment shall not be a) Allowed in the R-1 zone unless 50((%)) percent or more of the site is environmentally constrained; and b. (Apartment in R-1, R-4, R-6 and R-8 shall not be d)) Developed at densities in excess of 18 units per acre in the net buildable area <u>in the R-1, R-4, R-6, or R-8 zone.</u>	Clarification of existing policy intent	Updated to reflect middle housing terminology proposed in the K.C.C., consistent with existing intent (which is that duplexes, triplexes, and fourplexes are currently allowed as "apartments" and "townhomes" in the Code, and thus already subject to these limitations) Uses current terminology in the code for single detached homes, and policy 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"> The subs could be in the Code, not in policy, and maintain the policy language at a higher level. Other policies discuss the character and limitations to that already. If the subs are retained in the policy, Council may want to consider whether limiting density to the net buildable area meets their policy goals.
U-135 Urban residential neighborhood design should preserve historic structures, natural features and neighborhood identity, while <u>accommodating housing affordable to all income levels and providing privacy, community space, and safety and mobility for pedestrians and bicyclists of all ages and abilities.</u>	Substantive change	Updated to reflect 2022 House Bill 1220 and Countywide Planning Policy housing mandates	Development of and access to housing affordable to all	Countywide Planning Policies H-1, H-15	<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"> No issues identified.
U-136 Site planning tools, such as clustering, shall be permitted (in or for) to allow preservation or utilization of unique natural features within a development.	Technical change	Grammar 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.
U-139 Nonresidential uses, such as schools, (religious facilities) <u>places of worship, libraries, and small-scale retail and personal services</u> , should be integrated into urban residential neighborhoods to create viable neighborhoods with reduced dependence on (the automobile) <u>vehicles</u> . These uses should be sited, designed, and scaled to be compatible with existing residential character and should provide convenient and safe walking and bicycling connections to neighboring residences.	Technical change	Reflects 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"> The Code could be amended to support and allow the uses identified in this section.
U-139a King County shall support policy and system changes that increase access to affordable, healthy foods in neighborhoods.	Policy staff flag					<ul style="list-style-type: none"> No issues identified.
U-140 Multifamily residential development should provide common and private open space; variation in facades and other building design features that may include varying window treatments, building colors, and materials; and light fixtures that will give a residential scale and identity to multifamily development.	Policy staff flag					<ul style="list-style-type: none"> This policy could be changed to include mixed-use development, which typically has the same features as in multifamily development.
U-141 King County should support infill and redevelopment proposals in unincorporated urban areas that serve to improve the overall character of existing communities or neighborhoods. New development should consider the scale and character of existing buildings.	Policy staff flag					<ul style="list-style-type: none"> This policy is weaker than the infill policy at U-133. RP-203 also encourages infill. U-141 could be deleted.
U-142 Residential developments within the unincorporated urban area, including mobile home parks, shall provide the following improvements: a. Paved streets (and alleys if appropriate), curbs and sidewalks, and internal walkways when appropriate;	Policy staff flag					<ul style="list-style-type: none"> This policy could be consolidated with U-171 or deleted, as these requirements are elsewhere in code.

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<p>b. Adequate parking and consideration of access to transit activity centers and transit corridors; c. Street lighting and street trees; d. Stormwater treatment and control; e. Public water supply; f. Public sewers; and g. Landscaping around the perimeter and parking areas of multifamily developments.</p> <p>The design and construction quality of development in unincorporated urban areas should meet or exceed the quality in the area's designated annexation city.</p>						
<p>U-137 New urban residential developments should provide recreational space, community facilities, and neighborhood circulation for pedestrians and bicyclists to increase opportunities for physical activity and ensure access to transit facilities where they exist or are planned.</p> <p>U-144 residential developments should provide recreation space, community facilities, and neighborhood circulation for pedestrians and bicyclists access to transit where they exist or are planned. Recreation space based on the size of the developments shall be provided on site, except that in limited cases, fee payments for local level park and outdoor recreation needs may be accepted by King County.</p> <p>U-146 Recreation spaces located in residential developments in the Urban Area should include amenities such as play equipment, open grassy areas, barbecues, benches, bicycle racks, trails, and picnic tables.</p>	Policy staff flag					<ul style="list-style-type: none"> Policy U-137 and U-144 address recreational space in new developments. These policies could be combined in U-146.
<p>U-145 Recreation spaces located within ((a residential)) the following developments, except those for elderly or other special needs populations, shall include a child's play area: a. single detached subdivisions; b. apartment, townhouse, and mixed-use developments, of more than four units in the UR and R-4 through R-48 zones; and c. stand-alone townhouse developments in the NB zone of more than four units on property designated commercial outside of center in the urban area.</p>	Clarification of existing policy intent	This is an existing requirement in K..C.C. 21A.14.190; policy is updated to be clear and consistent about where this is required	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's proposed edits make this more of a regulation than a policy. Councilmembers may wish to combine this policy with U-146 (regarding amenities in recreation areas), delete this policy, and move the Executive's proposed edits into the zoning code (if the code does not already include these standards).
<p>U-147 Business((/)) and office park developments should be located in or adjacent to an unincorporated activity center. They may serve as a transition between office((/)) and retail areas and residential areas. They should be designed to take advantage of on-site or nearby structured parking, and/or bus service and passenger facilities should be compatible with the objective of higher employment densities.</p>	Technical change	Grammar 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"> This policy could be edited for clarity, including removing the second sentence related to design features and focusing the policy on location instead. Design features could apply to other types of commercial development and could potentially moved into a policy that more broadly covers commercial development.
<p>U-149 New facilities and businesses that draw from throughout the region, such as large retail uses, large public assembly facilities, and</p>	Technical change	Grammar correction	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.

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((institutions of)) higher education <u>institutions</u> should locate in the Urban Growth Area.					<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 	
U-151 Within unincorporated activity centers, the following zoning is appropriate: Urban Residential, with a density of ((twelve)) 12 to ((forty-eight)) 48 dwelling units per acre; Community Business; Neighborhood Business; Office; and Industrial.	Technical change	Grammar correction	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.
U-152 King County may designate new unincorporated activity centers or expand existing unincorporated activity centers only through a subarea planning process that should address: a. The relationship <u>and role</u> of the ((entire)) center to its surrounding uses, including adjacent cities, and to other nearby centers; b. Availability of supporting public services; c. ((The function of the center to other centers in the sub-region; ∅.)) The need for additional commercial and industrial development; ((e.)) d. The size and boundaries of the center; and ((f.)) e. Zoning.	Clarification of existing policy intent	Edits for clarity and streamlining	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.
U-153 The size, uses, and boundaries of unincorporated activity centers should ((be consistent with the following criteria)) : a. <u>Be</u> ((M)) more than ((forty)) 40 acres in size, excluding land needed for surface water management or protection of environmentally critical areas; b. <u>Include</u> ((R)) retail space based on the amount of residential development planned for the surrounding area to provide for community and local shopping needs; and c. <u>Limit</u> ((R)) retail space ((should not exceed)) to a maximum of 60 acres and 600,000 square feet unless ((it is served by direct freeway access by)) located on a principal or minor arterial <u>that connects directly to a freeway</u> and the retail space is well served by transit.	Clarification of existing policy intent	Edits for clarity and streamlining	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.
U-154 Design features of unincorporated activity centers should include the following: a. Safe and attractive walkways and bicycle facilities for all ages and abilities with access to each major destination, including schools, community centers, and commercial areas; b. Buildings close to sidewalks to promote walking and access to transit; c. Compact design with close grouping of compatible uses; d. Off-street parking in multistory structures located to the side or rear of buildings or underground; e. Public art; f. Public spaces, such as plazas and building atriums; g. Retention of attractive natural features, historic buildings, and established character; h. Aesthetic design and compatibility with adjacent uses through setbacks, building orientation, landscaping, and traffic control;	Policy staff flag					<ul style="list-style-type: none"> • U-154, U-158, U-163 and U-168 address similar design features in urban unincorporated areas, community business centers, and neighborhood business centers. This language is duplicative across the policies and could be consolidated into one policy.

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<p>i. Screening of unsightly views, such as heavy machinery, outdoor storage areas, loading docks, and parking areas from the view of adjacent uses and from arterials; and</p> <p>j. Signs should be regulated to reduce glare and other adverse visual impacts on nearby residences, without limiting their potential contribution to the color and character of the center.</p> <p>U 158 New major residential, commercial, and mixed-use developments in unincorporated activity centers should include low impact design features and should promote public health by increasing opportunities for physical activity in daily life. The development should include: safe walkways and bicycle facilities for all ages and abilities with access to commercial areas, schools, and community facilities; trails; and pocket parks.</p> <p>U-163 Design features of community business centers should include the following:</p> <ol style="list-style-type: none"> Safe and attractive walkways and bicycle facilities for all ages and abilities; Close grouping of stores; Off-street parking behind or to the side of buildings, or enclosed within buildings; Public art; Retention of attractive natural features, historic buildings, and established character; Landscaping, which may include planters and street trees; Appropriate signage; Public seating areas; and Architectural features that provide variation between buildings or contiguous storefronts. <p>U-168 Design features of neighborhood business centers should include the following:</p> <ol style="list-style-type: none"> Safe and attractive walkways and bicycle facilities for all ages and abilities; Close grouping of stores; Off-street parking behind or to the side of buildings, or enclosed within buildings; Public art; Retention of attractive natural features, historic buildings, or established character; Landscaping, which may include planters and street trees; Appropriate signage; Public seating areas; and Architectural features that provide variation between buildings or contiguous storefronts. 						
<p>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:</p>	<p>Policy staff flag</p>					<ul style="list-style-type: none"> The policy could be updated to reference mixed-use development instead of multifamily housing, as this how the use is permitted in code.

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<ul style="list-style-type: none"> a. Retail stores and services; b. Professional offices; c. Community and human services; 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 e. Stands or small outlets that offer fresh, affordable fruit and produce and locally produced value-added food products. 						<ul style="list-style-type: none"> • The policy does not completely align with code requirements, which does not provide density bonuses based on transit service. Councilmembers may wish to remove this language for consistency, although it is a "should" policy so complete alignment is not required. • U-159, that covers community business centers, and U-164, covering neighborhood business centers use the same language "Industrial and heavy commercial uses should be excluded." However, more manufacturing uses are permitted in CB zones than in NB zones. Different language could be used to differentiate what is allowed in each of these centers.
<p>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 <u>plan or area zoning and land use</u> study. Redevelopment and infill development of existing community business centers is encouraged.</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.</p> <p>In this case, expansions of community business centers or designations of new ones could happen via either a subarea plan or an area zoning and land use study.</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 could be refocused and streamlined by deleting the first and last sentence. The first sentence, identifying locations on the land use map, is not a policy and shown in lead-in text. The last sentence, on redevelopment and infill, is addressed in the redevelopment and infill section.
<p>U-162 The specific size and boundaries of community business centers should be ((consistent with the criteria listed below.));</p> <ul style="list-style-type: none"> 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; b. Designed to provide shopping and services for a market population of 15,000 to 40,000 people; 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 d. ((Must be 1)) Located at the intersection of two principal or minor arterials. 	<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.

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<p>U-164 Neighborhood business centers in urban areas should include primarily retail stores and offices designed to provide convenient shopping and other services for nearby residents. Industrial and heavy commercial uses should be excluded. Neighborhood business centers should include the following mix of uses:</p> <ul style="list-style-type: none"> a. Retail stores and services; b. Professional offices; c. Multifamily housing as part of a mixed-use development with residential densities up to 12 units per acre when convenient to a minor arterial. Higher densities are appropriate when the center is a walkable community, convenient to a principal arterial or well-served by transit; and d. Farmers Markets. 	Policy staff flag					<ul style="list-style-type: none"> • U-159, that covers community business centers, and U-164, covering neighborhood business centers use the same language "Industrial and heavy commercial uses should be excluded." However, more manufacturing uses are permitted in CB zones than in NB zones. Different language could be used to differentiate what is allowed in each of these centers.
<p>U-165 Designated neighborhood business centers are shown on the Comprehensive Plan Land Use Map. Expansion of existing or the designation of new neighborhood business centers shall only be permitted through a subarea plan or area zoning and land use study. Redevelopment and infill development of existing neighborhood business centers is encouraged.</p>	Clarification of existing policy intent	<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.</p> <p>In this case, expansions of neighborhood business centers or designations of new ones could happen via either a subarea plan or an area zoning and land use study.</p>	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 could be refocused and streamlined by deleting the first and last sentence. The first sentence, identifying locations on the land use map, is not a policy and shown in lead-in text. The last sentence, on redevelopment and infill, is addressed in the redevelopment and infill section.
<p>U-167 The specific size and boundaries of neighborhood business centers should be ((consistent with the criteria listed below.));</p> <ul style="list-style-type: none"> a. Ten acres or less in size, excluding land needed for surface water management or protection of ((environmentally sensitive features)) critical areas; b. Designed to provide convenience shopping for a market population of 8,000 to 15,000 people; c. Located within walking distance of transit corridors or transit activity centers; and d. Located one to three miles from another neighborhood business center. 	Clarification of existing policy intent	Edits for clarity, streamlining, 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"> • No issues identified.
<p>U-169 Stand-alone commercial developments legally established outside designated centers in the unincorporated urban area may be recognized with the ((CO)) 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 ((CO)) Commercial Outside of Center</p>	Clarification of existing policy intent	<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</p>	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"> • Policy direction could be added, by changing "may" to "should."

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<p>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.</p>		<p>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.</p> <p>In this case, an area zoning study would be the typical vehicle that this sort of change occurs under, unless it is for potential zoning that retains the associated Commercial Outside of Center land use designation.</p> <p>Spells out acronyms.</p>				
<p>U-170 The ((C)) 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 ((e)) 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.</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.</p> <p>In this case, this type of change could happen via either a subarea plan or an area zoning and land use study.</p> <p>Spells out acronyms.</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"> Policy direction could be added, by changing "may" to "should."
<p>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:</p> <ol style="list-style-type: none"> Paved streets; Sidewalks for all ages and abilities and bicycle facilities in commercial and retail areas; Adequate parking for employees and business users; Landscaping along or within streets, sidewalks, and parking areas to provide an attractive appearance; Adequate stormwater control, including curbs, gutters, and stormwater retention facilities; 	<p>Technical change</p>	<p>Reflects 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 could be consolidated with U-142 or deleted, as these requirements are elsewhere in code. Exec staff indicate that they understand that edits made to this policy in 2016 led to code changes in this update, and they would prefer that the policy is retained. Landscaping requirements can cover more than the site perimeter and parking areas. This language could be removed to broaden the scope.

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<p>f. Public water supply; g. Public sewers; h. Controlled traffic access to arterials and intersections; and i. Where appropriate, in commercial areas, common facilities, such as shared streets, walkways, and waste disposal and recycling with appropriate levels of landscaping.</p> <p>The design and construction quality of development in unincorporated urban areas should meet or exceed the quality in the area's designated annexation city.</p>						
<p>U-172 Within the Urban Growth Area((, but outside unincorporated activity centers,))) properties with existing industrial uses shall be protected. The ((e))County may use tools such as special district overlays to identify them for property owners and residents of surrounding neighborhoods.</p>	Substantive change	<p>The goals of this policy apply to I zoned properties both within and outside of unincorporated activity centers, consistent with existing mandates to accommodate industrial employment growth in the Multicounty Planning Policies and the Countywide Planning Policies</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"> The second sentence is a different policy intent than the first sentence. It could be separated into another policy or deleted.
<p>U-175 King County, in collaboration with cities and the development community, should create and fund a process to clean up and reclaim polluted industrial areas ((in order))) to expand the land available for industrial development.</p>	Technical change	Grammar 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"> It appears that the County does not currently collaborate with the cities or development community nor fund clean-ups for industrial areas at this time. This policy could be revised or deleted.
<p>((U-176 Sites for potential new Urban Planned Developments may be designated within the established Urban Growth Area to realize mutual benefits for the public and the property owner. Two Urban Planned Developments areas have been designated by the county: the Bear Creek Urban Planned Development area, comprised of the Redmond Ridge (formerly known as Northridge) Urban Planned Development, the Trilogy at Redmond Ridge (formerly known as Blakely Ridge) Urban Planned Development, and the Redmond Ridge East Urban Planned Development; and Cougar Mountain Village Urban Planned Development. Future Urban Planned Development sites in the Urban Growth Area shall be designated through a subarea planning process, or through a Comprehensive Plan amendment initiated by the property owner.</p>	Clarification of existing policy intent	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development, the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning 	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>U-177 The creation of Urban Planned Developments is intended to serve as a model for achieving a mix of uses, appropriate development patterns, and high quality design, as well as providing for public benefits that shall include:</p> <p>a. Open space and critical areas protection; b. Diversity in housing types and affordability; c. Quality site design; and d. Transit and nonmotorized transportation opportunities.</p>	Clarification of existing policy intent	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development, the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning 	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>U-178 King County has established a Fully Contained Community. This one area is designated through this Comprehensive Plan and is shown on the Land Use Map as the urban planned community of the</p>	Clarification of existing policy intent	<p>Edits made throughout the plan to reflect that:</p>	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.

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<p>Bear Creek Urban Planned Development area comprised of Trilogy at Redmond Ridge, Redmond Ridge, and Redmond Ridge East Urban Planned Development sites. Nothing in these policies shall affect the continued validity of the approved Urban Planned Development permits for these sites. This Fully Contained Community designation may be implemented by separate or coordinated Fully Contained Community permits.</p>		<ul style="list-style-type: none"> there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development, the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning 			<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>U-179 The population, household, and employment growth targets and allocations for the county's Urban Growth Area in this plan include the Bear Creek Urban Planned Development area. Accordingly, the requirements in Revised Code of Washington 36.70A.350(2) that the county reserve a portion of the 20-year population projection for allocation to new Fully Contained Communities has been satisfied.</p>	<p>Clarification of existing policy intent</p>	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development, the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning 	<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>U-180 The review and approval process for a Fully Contained Community permit shall be the same as that for an Urban Planned Development permit, except the following additional criteria shall be met, pursuant to the provisions of RCW 36.70A.350:</p> <p>a. New infrastructure (including transportation and utilities infrastructure) is provided for and impact fees are established and imposed on the Fully Contained Community consistent with the requirements of RCW 82.02.050;</p> <p>b. Transit-oriented site planning and traffic demand management programs are implemented in the Fully Contained Community. Pedestrian, bicycle, and high occupancy vehicle facilities are given high priority in design and management of the Fully Contained Community;</p> <p>c. Buffers are provided between the Fully Contained Community and adjacent non-Fully Contained Community areas. Perimeter buffers located within the perimeter boundaries of the Fully Contained Community delineated boundaries, consisting of either landscaped areas with native vegetation or natural areas, shall be provided and maintained to reduce impacts on adjacent lands;</p> <p>d. A mix of uses is provided to offer jobs, housing, and services to the residents of the new Fully Contained Community. No particular percentage formula for the mix of uses should be required. Instead, the mix of uses for a Fully Contained Community should be evaluated on a case-by-case basis, in light of the geography, market demand area, demographics, transportation patterns, and other relevant factors affecting the proposed Fully Contained Community. Service uses in the Fully Contained Community may also serve residents outside the Fully Contained Community, where appropriate;</p> <p>e. Affordable housing is provided within the new Fully Contained Community for a broad range of income levels, including housing</p>	<p>Clarification of existing policy intent</p>	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development, the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning 	<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>affordable by households with income levels below and near the median income for King County;</p> <p>f. Environmental protection has been addressed and provided for in the new Fully Contained Community, at levels at least equivalent to those imposed by adopted King County environmental regulations;</p> <p>g. Development regulations are established to ensure urban growth will not occur in adjacent nonurban areas. Such regulations shall include but are not limited to: rural zoning of adjacent Rural Areas; Fully Contained Community permit conditions requiring sizing of Fully Contained Community water and sewer systems so as to ensure urban growth will not occur in adjacent nonurban areas; and/or Fully Contained Community permit conditions prohibiting connection by property owners in the adjacent Rural Area (except public school sites) to the Fully Contained Community sewer and water mains or lines;</p> <p>h. Provision is made to mitigate impacts of the Fully Contained Community on designated agricultural lands, forest lands, and mineral resource lands; and</p> <p>i. The plan for the new Fully Contained Community is consistent with the development regulations established for the protection of critical areas by King County pursuant to RCW 36.70A.170.</p> <p>For purposes of evaluating a Fully Contained Community permit the following direction is provided: The term "fully contained" is not intended to prohibit all interaction between a Fully Contained Community and adjacent lands but to limit impacts on adjacent lands and contain them within the development site as much as possible. "Fully contained" should be achieved through the imposition of development conditions that limit impacts on adjacent and nearby lands and do not increase pressures on adjacent lands for urban development. "Fully contained" is not intended to mandate that all utilities and public services needed by an urban population both start and end within the property (since sewer, water, power, and roads, are of such a nature that the origin and/or outfall cannot reasonably exist within the property boundaries), but that the costs and provisions for those utilities and public services that are generated primarily by the Fully Contained Community (schools, police, parks, employment, retail needs) be reasonably accommodated within its boundaries and not increase pressure for more urban development on adjacent properties.)</p>						
<p>U-181 ((Except for existing Fully Contained Community designations, n)) No new Urban Planned Developments or Fully Contained Communities shall be <u>designated or</u> approved in King County.</p>	<p>Clarification of existing policy intent</p>	<p>Edits made throughout the plan to reflect that:</p> <ul style="list-style-type: none"> there are no large undeveloped areas in the urban growth area that would be appropriate for a Urban Planned Development-scale and/or Fully Contained Community-scale of development, the previous Urban Planned Development/Fully Contained Community agreements and approvals have expired and are now under King County zoning 	<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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U-182 Urban separators are corridors of land that define community or municipal identities and boundaries, provide visual breaks in the urban landscape, and link parks and open space within and outside the Urban Growth Area. These urban corridors should include and link parks and other lands that contain significant ((environmentally sensitive features)) critical areas, provide wildlife habitat or critical resource protection, contain defining physical features, or contain historic resources. The residential density for land so designated should be maintained at one unit per acre, and lands that are sending sites under the Transfer of Development Rights Program may transfer density at a rate of at least four units per acre.	Technical change	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"> This policy duplicates lead-in text that introduces the urban separator concept. This could be removed from the policy and maintained in the lead-in text.
U-183 King County should ((actively pursue designating urban separators in the unincorporated area and)) work with the cities to establish and maintain permanent urban separators within the incorporated area that link with and enhance King County's urban separator corridors.	Clarification of existing policy intent	To reflect that the County has already established urban separators in Unincorporated King 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.
Policies U-185 through U-190a concern to the Four-to-One Program.						<ul style="list-style-type: none"> These policies are being reviewed along with other Four-to-One changes in the CPPs and the zoning code in the Four-to-One Review Matrix
U-191 King County shall collaborate with all Eastside Rail Corridor owners, adjacent and neighboring jurisdictions, and other interested and affected parties in support of achieving a vision for the corridor that includes dual use (recreational trail and public transportation) and supports multiple objectives, consistent with federal railbanking.	Clarification of existing policy intent	Redundant to policy P-110	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.
U-192 King County shall identify and implement actions that support development of the Eastside Rail Corridor to include dual use (recreational trail and public transportation), consistent with federal railbanking, and to achieve multiple objectives, such as actions to include property management and maintenance, service and capital planning and improvements, community and stakeholder engagement, securing funding to implement priority activities, and other actions.	Clarification of existing policy intent	Redundant to policy P-110	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.
U-193 King County shall work within all appropriate planning venues and processes to integrate the Eastside Rail Corridor into land use plans, transportation system plans, trail system plans, utility plans, and other plans, including significant capital projects or plans that affect and relate to dual use (recreational trail and public transportation), consistent with federal railbanking, and achieving multiple objectives for the corridor.)	Clarification of existing policy intent	Redundant to policy P-110	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.
U-201 ((In order to))To meet the Growth Management Act and ((the regionally adopted)) Countywide Planning Policies goal of becoming a regional service provider for all county residents and a local service provider in the Rural Area and Natural Resource Lands, King County shall encourage annexation of the remaining urban unincorporated area. The ((e))County may also act as a contract service provider where mutually beneficial.	Clarification of existing policy intent	Edits for clarity and streamlining	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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U-201a In all urban unincorporated areas, King County shall consider equity <u>and racial</u> and social justice in its planning, project development, and service delivery approach.	Technical	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.
U-202 To help create an environment that is supportive of annexations, King County shall work with cities and with neighborhood groups, local business organizations, public service providers, and other ((stakeholders)) affected parties on annexation-related activities to move the remaining urban islands towards annexation by the city most appropriate to serve it. King County ((will)) shall also seek changes at the state level that would facilitate annexation of urban unincorporated 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 Includes edits 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"> This policy duplicates some of the language in Policy U-201. Councilmembers may wish to consolidate the policies into one.
U-203 The Potential Annexation Areas Map adopted by the Growth Management Planning Council illustrates city-designated ((p)) Potential ((a)) Annexation ((a)) Areas ((PAAAs)) . This may include contested areas (where more than one city claims a ((PAA)) Potential Annexation Area), and those few areas that are unclaimed by any city. For contested areas, the ((e)) County should attempt to help resolve the matter, or to enter into an interlocal agreement with each city for the purpose of bringing the question of annexation before voters. For unclaimed areas, King County should work with adjacent cities and service providers to develop a mutually agreeable strategy and time frame for annexation. For areas affiliated with a city for annexation, King County should proactively support annexations.	Clarification of existing policy intent	Edits for clarity and to spell out acronyms	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 last sentence, "For areas affiliated with a city for annexation, King County should proactively support annexations" duplicates Policy U-201. This sentence could be removed to reduce duplication. The GMPC does not adopt, they approve their recommendations. The County Council adopts (and ratifies on behalf of UKC) and the cities ratify. This language could be modified to reflect that process.
U-204 King County shall support annexation proposals that are consistent with the Countywide Planning Policies and the Washington State Growth Management Act, when the area proposed for annexation is wholly within the annexing city's officially adopted ((PAA)) Potential Annexation Area, and when the area is not part of a contested area.	Technical	To spell out acronyms	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.
U-205 King County shall not support annexation proposals that would: a. Result in illogical service areas; b. Create unincorporated islands, unless the annexation is preceded by an interlocal agreement in which the city agrees to pursue annexation of the remaining island area in a timely manner; c. Focus solely on areas that would provide a distinct economic gain for the annexing city at the exclusion of other proximate areas that should logically be included; d. Move designated Agricultural and/or Forest Production District lands into the Urban Growth Area, <u>except as allowed in Policies R-656 and R-656a</u> ; or e. Apply zoning to maintain or create permanent, low-density residential areas, unless such areas are part of an urban separator or are environmentally constrained, rendering higher densities inappropriate.	Clarification of existing policy intent	Reflects existing allowance for Agricultural and/or Forest Production District lands to be moved into the Urban Growth Area under policies R-656 and R-656a	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.
U-206 King County shall favor annexation over incorporation as the preferred method of governance transition. King County ((will)) shall	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 	<ul style="list-style-type: none"> No issues identified.

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not support incorporations when the proposed incorporation area is financially infeasible.					<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>U-207 King County shall work with cities to develop pre-annexation or annexation interlocal agreements to address the transition of services from the ((e))County to the annexing cities. The development of such agreements should include a public outreach process to include but not be limited to residents and property owners in the Potential Annexation Areas, as well as residents and property owners in the surrounding areas. Such agreements may address a range of considerations, including but not limited to:</p> <p>a. Establishing a financing partnership between the ((e))County, city, and other service providers to address needed infrastructure;</p> <p>b. Providing reciprocal notification of development proposals in Potential Annexation Areas, and opportunities to identify and/or provide mitigation associated with such development;</p> <p>c. Supporting the city's desire, to the extent possible, to be the designated sewer or water service provider within the Potential Annexation Area, where this can be done without harm to the integrity of existing systems and without significantly increasing rates;</p> <p>d. Assessing the feasibility and/or desirability of reverse contracting in order for the city to provide local services on the ((e))County's behalf prior to annexation, as well as the feasibility and/or desirability of the ((e))County continuing to provide some local services on a contract basis after annexation;</p> <p>e. Exploring the feasibility of modifying development, concurrency, and infrastructure design standards prior to annexation, when a specific and aggressive annexation timeline is being pursued;</p> <p>f. Assessing which ((e))County-owned properties and facilities should be transferred to city control, and the conditions under which such transfers should take place;</p> <p>g. Transitioning ((e))County employees to city employment where appropriate;</p> <p>h. Ensuring that land use plans for the annexation area are consistent with the Countywide Planning Policies with respect to planning for urban densities and efficient land use patterns; provision of urban services, affordable housing, and transportation; the protection of critical areas; and the long-term protection of urban separators;</p> <p>i. Continuing equivalent protection of cultural resources, and county landmarks and historic resources listed on the King County Historic Resource Inventory;</p> <p>j. Maintaining existing equestrian facilities and establishing equestrian linkages; and</p> <p>k. Establishing a timeline for service transitions and for the annexation.</p>	Technical	Grammar correction	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.
<p>U-208 King County should engage in joint planning processes for the urban unincorporated areas with the area's designated annexation city. Alternatively, upon a commitment from the city to annex through an interlocal agreement, King County (will) shall engage in joint planning processes for the urban unincorporated</p>	Substantive change	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.</p> <p>Unclear what traditional (vs nontraditional) would mean for subarea planning.</p>	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.

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<p>areas in tandem with the annexing city. Such planning may consider land use tools such as:</p> <ul style="list-style-type: none"> a. ((traditional s)) Subarea plans ((, subarea studies)) or area ((re zoning)) zoning and land use studies; b. ((a)) Allowing additional commercial and high-density residential development through the application of new zoning; c. Transfers of Development Rights that add units to new development projects; and d. ((a)) Application of collaborative and innovative development approaches, such as design standards. <p>((King County will work through the Growth Management Planning Council to develop a plan to move the remaining unincorporated urban Potential Annexation Areas towards annexation.))</p>		<p>Referencing subarea plans in general is more appropriate.</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.</p> <p>In this case of sub-a, subarea plans and area zoning and land use studies covers the examples of this set of land use tools.</p> <p>"Area zoning" is old terminology; updated to current "area zoning and land use study" defined term.</p> <p>For the last statement, reflects current practice, as without action from the state there are limited options to substantively advance annexation.</p>				