

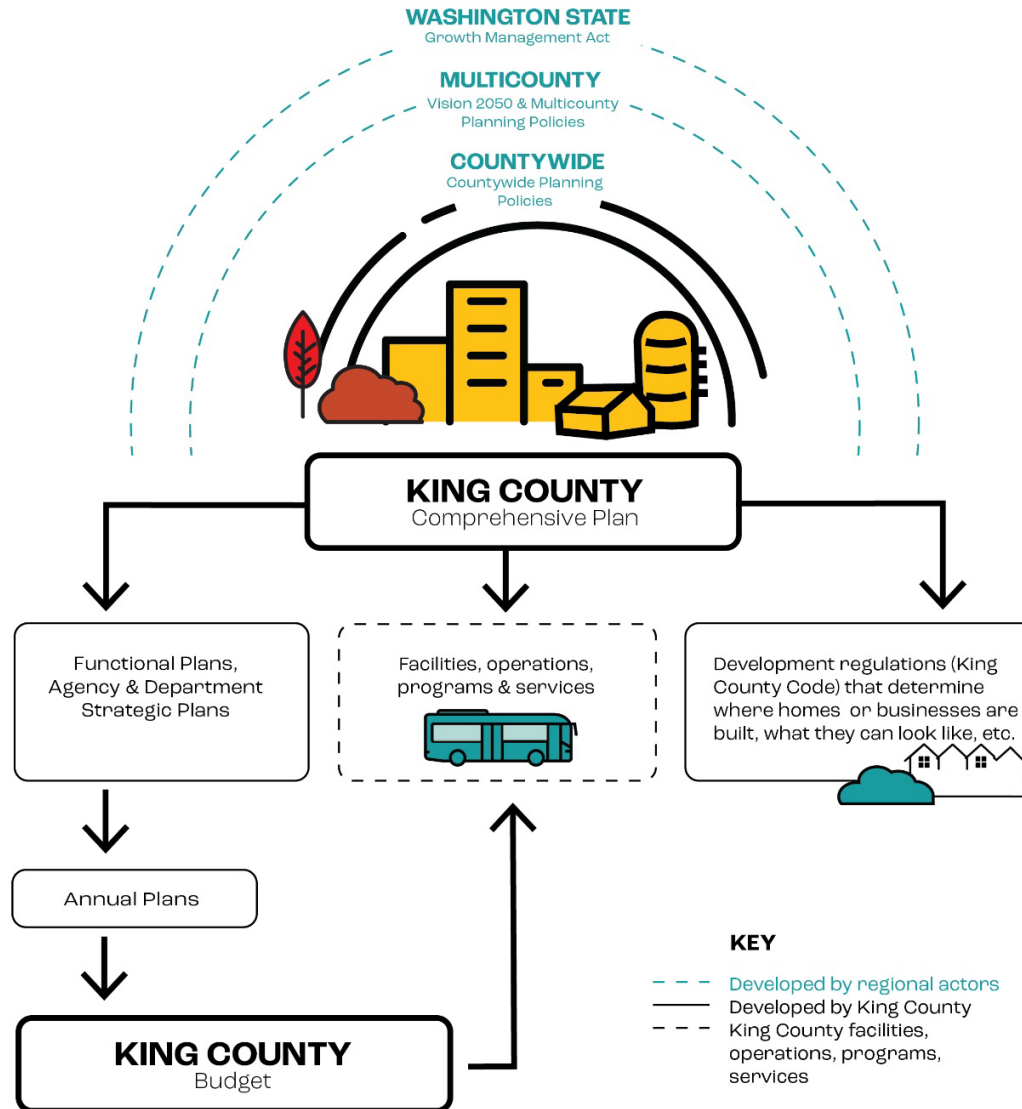
# 2024 King County Comprehensive Plan

King County Council Local Services and Land Use Committee

April 17, 2024

# Hierarchy of Planning

2



# 2024 Plan - Council Schedule

3



# Types of changes

4

Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
RP-102 <u>In its planning processes, including the development, update, and implementation of King County plans, ((King)) the County shall use equitable engagement strategies to actively solicit public participation from a wide variety of sources, particularly from populations historically underrepresented or excluded from planning processes ((in its planning processes, including the development, update, and implementation of its plans)).</u>	Substantive change	To improve equitable planning framework and address Countywide Planning Policies about prioritizing needs of underrepresented communities in access to services/process. To move beyond public participation, to not only engagement, but equitable engagement.	Improved engagement with priority populations, which can result in more equitable outcomes for those populations in County plans	Countywide Planning Policies, FW-6 and FW-8  Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> Yes</li> <li>• <u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified. There is a work plan action (#2) in Chapter 12 related to the changes in this policy. As noted in the Executive's information here and in the Equity Analysis, additional resources would be needed to implement this policy.</li> </ul>
RP103 King County shall <u>((seek comment from)) coordinate with Indian tribes during its planning processes in a manner that respects their sovereign status, promotes tribal self-determination and self-governance, and honors past and present agreements.</u>	Substantive change	Policy amendment for consistency with 2022 <a href="#">House Bill 1717</a> , and to clarify the manner in which the County will coordinate with Indian tribes consistent with existing practices.	Improved coordination with Indian tribes	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> Programmatic</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> No</li> <li>• <u>Anticipated timeline:</u> Ongoing</li> </ul>	<ul style="list-style-type: none"> <li>• No issues identified. Exec staff note that the new language was in the Public Review Draft and the Tulalip, Squamish, and Snoqualmie Tribes were individually emailed about the release of the PRD.</li> </ul>
<del>((R-102))</del> RP-103a King County <del>((will))</del> shall continue to support the diversity and richness of its rural communities and their distinct character by working with its rural constituencies through its Community Service Areas program to sustain and enhance the rural character of Rural Area and Natural Resource Lands.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	n/a	n/a	<ul style="list-style-type: none"> <li>• <u>Planned implementation of proposal:</u> n/a</li> <li>• <u>Description of proposed regulations:</u> n/a</li> <li>• <u>Anticipated resource need:</u> n/a</li> <li>• <u>Anticipated timeline:</u> n/a</li> </ul>	<ul style="list-style-type: none"> <li>• The language could be streamlined to reduce the number of times the word "rural" is used. "King County shall work with its rural constituencies to sustain and enhance the diversity and richness of the Rural Area and Natural Resource Lands."</li> </ul>

# April 17, 2024 Briefing

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

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# Chapter 9 Policy Changes

**F-202a** Results from ~~((the King County E))~~equity ~~((I))~~impact ~~((R))~~reviews ~~((Tool will))~~ shall be used as an important consideration in evaluating funding, capital project, and service delivery decisions, and the County's equity and racial and social justice principles should be used to improve residents' access to the determinants of equity.

# Chapter 9 Policy Changes

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

# Chapter 9 Policy Changes

**F-203** ~~((When service providers are planning and designing facilities,))~~ King County should ~~((encourage them to use sustainable development practices to achieve net-zero greenhouse gas emissions in new buildings by 2030))~~ work with service providers to implement incentives that encourage green building, such as financial and development incentives, and allow more people to access healthier buildings with reduced utility bills.



# Chapter 9 Policy Changes

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

- a. ~~((r))~~Renewable energy production (~~(when such use is compatible with the primary use of the facility))~~, with particular emphasis on benefits to King County ratepayers and communities, such as Community Solar programs; and**
- b. Use as a P-patch or community garden.**

# Chapter 9 Policy Changes

**F-212** King County's capital facility plans (~~(should)~~) shall identify financing strategies to support (~~(its)~~) the land use assumptions in the Comprehensive Plan, including adopted (~~(20-year)~~) growth targets (~~and land use plan~~) and allocated housing needs.

# Chapter 9 Policy Changes

**F-212** King County's capital facility plans (~~((should))~~) shall identify financing strategies to support (~~((its))~~) the land use assumptions in the Comprehensive Plan, including adopted (~~((20-year))~~) growth targets (~~((and land use plan))~~) and allocated housing needs.

# Chapter 9 Policy Changes

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

# Chapter 9 Policy Changes

13

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

# Chapter 9 Policy Changes

14

**F-217a** All eligible King County major remodels and renovations shall ~~((plan for and should))~~ achieve LEED Gold certification level using the LEED rating system or the Sustainable Infrastructure Scorecard, or achieve a similar certification level using an approved alternative rating system~~((, and apply minimum performance standards when the incremental cost impacts do not exceed the maximums allowed by King County code))~~.

# Chapter 9 Policy Changes

15

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

# Chapter 9 Policy Changes

16

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



# Chapter 9 Policy Changes

**F-228**

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

# Chapter 9 Policy Changes

18

- F-230**      **Siting analysis for proposed new or expansions to existing essential public facilities shall consist of the following:**
- a. An inventory of similar existing essential public facilities in King County and neighboring counties, including their locations and capacities;**
  - b. A forecast of the future needs for the essential public facility;**
  - c. An analysis of the potential social, equity, health, and economic impacts and benefits and burdens to ~~((jurisdictions and local))~~ communities receiving or surrounding the facilities;**

*(F-230 continued on next slide)*

# Chapter 9 Policy Changes

*(F-230 continued)*

- d. An analysis of the proposal's consistency with policies F-226 through F-229;**
- e. An analysis of alternatives to the facility, including decentralization, conservation, demand management, and other strategies;**
- f. An analysis of economic and environmental impacts, including mitigation, of any existing essential public facility, as well as of any new site(s) under consideration as an alternative to expansion of an existing facility;**

*(F-230 continued on next slide)*

# Chapter 9 Policy Changes

20

*(F-230 continued)*

- g. **An analysis of potential climate change impacts on the essential public facility, including consideration of sea level rise, and options for reducing climate change impacts on the facility, including locating the facility outside of the mapped 500-year floodplain along the marine shoreline (unless water-dependent, such as wastewater treatment facilities and associated conveyance infrastructure);**

*(F-230 continued on next slide)*

# Chapter 9 Policy Changes

*(F-230 continued)*

- h. Extensive public involvement which strives to effectively engage a wide range of racial, ethnic, cultural, and socio-economic group, including communities that are the most impacted;**
- ~~((h.))~~ **i. Consideration of any applicable prior review conducted by a public agency, local government, or ~~((stakeholder group))~~ interested parties; and**
- ~~((i.))~~ **j. ~~To the extent allowable under the Growth Management Act, the locational criteria in policies R-326 and R-327.~~**

# Chapter 9 Policy Changes

22

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

# Chapter 9 Policy Changes

23

**F-262**

**Developments using a ((Collective)) community on-site sewage system((s)) or large on-site sewage system may be ((used)) permitted only in the following circumstances in the Rural Area and Natural Resource Lands:**

- a. Existing on-site systems are failing within an area and ((the Seattle/King County Department of) Public Health – Seattle & King County concurs that long-term individual on-site sewage system repairs are not feasible or water quality is threatened by the presence of or potential for health hazards resulting from inadequate on-site wastewater disposal methods;**
- b. An authorized public agency will manage the ((community)) system; ((and))**

***(F-262 continued on next slide)***

# Chapter 9 Policy Changes

24

*(F-262 continued)*

- c. The ~~((community))~~ system is designed only to serve existing structures and lots and cannot be used as a basis to ~~((increase))~~ exceed base density for the zone or applicable special district overlay(s) or p-suffix(es) ~~((or to expand permitted nonresidential uses))~~. Substandard vacant lots must be combined to the extent feasible to meet rural density policies ~~((. Management of the community system must be by an authorized public agency.))~~ and regulations;

*(F-262 continued on next slide)*



# Chapter 9 Policy Changes

25

*(F-262 continued)*

- d. A system serving residentially developed lots cannot be used to: expand existing permitted nonresidential uses in size or scale; establish new permitted nonresidential uses; or serve commercially zoned properties; and**
- e. For a system serving commercially developed lots: the system is used only to serve commercially zoned properties; property-specific development conditions are imposed that establish a range of allowed uses that can be adequately served by the system at the time of its construction; and the allowed uses are not more expansive than those allowed in the underlying zone.**

# Chapter 9 Policy Changes

26

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

# Chapter 9 Policy Changes

27

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

# Chapter 9 Policy Changes

28

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

# Chapter 9 Policy Changes

29

**F-275** King County ((will)) shall plan and manage stormwater by basin or sub-basin consistent with Policies E-463 and E-464. To accomplish this goal, stormwater runoff should not be diverted from one basin or sub-basin into another, unless no other reasonable alternative is available for managing run-off within the same basin or an analysis using best available science determines cross-basin diversion or mitigation actions for unavoidable impacts will have greater benefit to regional stormwater management. Where such diversions are permitted, King County ((will)) shall require environmental analysis and mitigation adequate to protect surface water and groundwater resources from significant adverse impacts.

# Chapter 9 Policy Changes

**F-277** Stormwater programs including public education, stormwater system mapping, construction of regional and shared stormwater facilities, retrofitting developed areas, and operation and maintenance programs should be funded through an adequate and equitable funding mechanism. Stormwater facilities required for new development, redevelopment and retrofitting should be designed and built to improve regional water quality to the maximum extent possible, as well as for aesthetic value~~(, as well as for)~~ and low-cost, long-term maintenance.

# Chapter 9 Policy Changes

31

**F-278** King County shall continue to (~~encourage, support and~~) require the use of low impact development as a part of its strategy to mitigate stormwater impacts from new development to the maximum extent feasible and should consider additional supportive strategies, such as in lieu fee mechanisms which are determined through analyses according to best available science to result in overall benefits to regional stormwater management and water quality.

# Chapter 9 Policy Changes

32

**F-279a** **When scoping and designing flood risk reduction, fish passage, park, trails, and habitat restoration projects, the County should actively review and pursue opportunities to support stormwater retrofit projects.**



# Chapter 9 Policy Changes

33

**F-282a King County should continue to implement and support innovative stormwater management programs, such as the RainScapes Green Stormwater Infrastructure Incentive program for private landowners.**

# Chapter 9 Policy Changes

34

**F-282b King County should work with regional partners to identify locations for stormwater parks, focusing first on communities with the most polluted water that lack easy access to green space.**

# Chapter 9 Policy Changes

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

# Chapter 9 Policy Changes

36

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

# Chapter 9 Policy Changes

37

**F-303a** Results from an equity impact review shall be used as an important consideration to identify impacts and opportunities of adding, expanding, or upgrading transmission and distribution lines; siting new gas or hazardous liquid transmission pipelines; or new modified, or expanded fossil fuel facilities. The County's equity and racial and social justice principles should be used to improve residents' access to the determinants of equity.

# Chapter 9 Policy Changes

38

**F-308a**      **Consistent with Ordinance ((17971)) 18106, King County Metro Transit ((should implement a strategy to sell transit carbon offsets and other environmental attributes to)) shall make carbon offsets or environmental attributes available for purchase by individuals, public entities, and private entities, if doing so is likely to be financially beneficial to the department. ((To reduce their greenhouse gas emissions, the King County wastewater treatment division and solid waste division should consider purchasing transit carbon offsets from King County Metro Transit.)) Revenue from the sale of carbon offsets or environmental attributed shall be used by the department solely for the purposes of reducing greenhouse gas emissions through mobility services or investments that reduce greenhouse emissions from transit operations.**

# Chapter 9 Policy Changes

39

- F-312** King County shall develop and adopt strategic energy management, efficiency, and conservation programs in its own operations, including:
- a. Consolidated energy accounting of ((€))County facilities to establish baseline energy performance for the ((€))County, benchmarking of facilities against comparable best practices where possible, setting goals for facility efficiency improvements, and measuring and reporting progress toward ((€))County energy goals;
  - b. Fossil fuel elimination action plans;

*(F-312 continued on next slide)*

# Chapter 9 Policy Changes

*(F-312 continued)*

- c. Purchase of 100 percent greenhouse gas neutral electricity for operations;**
- d. Energy efficiency audits of all ((€))County facilities over 20,000 square feet and the creation of action plans for reducing energy use at such facilities;**
- ((€.)) e. Energy management plans for energy-intensive or special-purpose ((€))County facilities such as wastewater treatment plants, correctional facilities, and transit bases that focus on least-cost management and that include specific approaches for each facility's use, as well as the production and sale of energy where appropriate;**

*(F-312 continued on next slide)*



# Chapter 9 Policy Changes

*(F-312 continued)*

- f. Capital portfolios managed to maximize greenhouse gas emissions reductions, including no new natural gas or fossil fuel powered equipment installed, with minor exceptions allowed;**
- ~~((d.))~~ g. Mandatory energy efficiency and resource use guidelines for operation and maintenance of all ~~((e))~~ County-occupied facilities, while recognizing the unique operating requirements of specialty facilities;**
- ~~((e.))~~ h. Programs to encourage employees to implement energy conserving measures at work; and**
- ~~((f.))~~ i. Incentives, including retaining a portion of energy cost savings, to ~~((e))~~ County agencies and departments for achieving energy efficiency.**

# Chapter 9 Policy Changes

42

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

*(F-320 continued on next slide)*

# Chapter 9 Policy Changes

43

*(F-320 continued)*

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

# Chapter 9 Policy Changes

44

- F-321** King County encourages the:
- a. ~~((the u))~~ Use of solar energy;
  - b. ~~((the s))~~ Siting of roads, lots, landscaping and buildings for improved solar orientation;
  - c. ~~((the u))~~ Use of passive solar design and active solar technologies; ~~((and))~~
  - d. ~~((the p))~~ Protection of solar access; and
  - e. The pursuit and allocation of funds to support access to solar energy for frontline communities.

# Chapter 9 Policy Changes

45

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

# Chapter 9 Policy Changes

46

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

# Chapter 9 Policy Changes

47

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

# Chapter 9 Policy Changes

48

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



# Chapter 9 Policy Changes

49

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

# Capital Facilities and Utilities Appendix

- Capital Facilities
- Utilities

*(Refer to staff report for detailed information)*

# Chapter 10 Policy Changes

51

**ED-101 King County (~~has a long-term commitment to~~) should support sustainable, inclusive, and equitable economic development throughout the county.**

# Chapter 10 Policy Changes

52

**ED-101a King County (~~is committed to promoting~~) should promote diversity, equity, and equality of opportunity in all economic development policies and programs, and to (~~integrating~~) prioritize these (~~as~~) factors in(~~to~~) decision and policy-making efforts.**

# Chapter 10 Policy Changes

**ED-102** The focus for significant economic growth (~~will~~) shall remain within the Urban Growth Area, concentrated in cities and in a network of regionally designated growth centers. (~~while within~~) In the Rural Area and Natural Resource Lands, (~~the focus will~~) economic development shall be focused on sustaining and enhancing prosperous and successful rural and resource-based businesses, as well as encouraging new businesses that support and are compatible with the rural economic clusters.

# Chapter 10 Policy Changes

54

**ED-103** King County policies, programs, and strategies shall recognize the importance of ~~(( ))~~ and ~~((place special emphasis))~~ focus on ~~(( ))~~ growing new businesses, such as start-up companies and small local businesses, ~~((as well as retaining))~~ and expanding ~~((homegrown firms in basic))~~ existing businesses in industries that ~~((bring income into the county and increase the standard of living of the County's residents))~~ create jobs that pay family wages and share the County's values of racial equity, environmental sustainability, and workers' rights.

# Chapter 10 Policy Changes

55

**ED-103a King County policies, programs, and strategies shall recognize the role and importance of small and locally owned businesses in community stability and creating opportunity for Black, Indigenous, and other People of Color; immigrants; refugees; the LGBTQIA+ community; women; and other historically underrepresented groups.**

# Chapter 10 Policy Changes

56

**ED-104** King County policies, programs, and strategies shall recognize the importance of a diversified economic base to provide a continuum of skill training opportunities to meet the skill level needs of industry and shall support middle-wage jobs. King County should direct resources in ways that reduce inequities and build economic resiliency for those communities most negatively impacted by asset poverty.



# Chapter 10 Policy Changes

57

**ED-106** King County shall protect and prevent displacement of cultural resources, and promote expanded cultural opportunities for its residents and visitors (~~(in order)~~) to enhance the region's quality of life and economic vitality.

# Chapter 10 Policy Changes

58

**ED-202** King County shall ~~((emphasize continued))~~ prioritize support for the aerospace, green energy, creative economy, and information technology industrial clusters; agriculture and forestry clusters; ((as well as industrial clusters offering)) and emerging sectors that offer the best opportunities for business development, job creation, and economic growth ((including those identified in the Puget Sound Regional Council's Regional Economic Strategy, the Local Food Initiative and the King County Rural Economic Strategies Plan)).

# Chapter 10 Policy Changes

59

- ED-209** King County shall foster the development and use of public/private partnerships to implement economic development projects and programs. At a minimum, these projects (~~must~~) shall demonstrate that they:
- a. Cannot be accomplished solely by either sector;
  - b. Have an experienced and proven private partner(s);
  - c. Do not unduly enrich the private partner(s);

*(ED-209 continued on next slide)*

# Chapter 10 Policy Changes

*(ED-209 continued)*

- d. Provide tangible and measurable public benefits in terms of tax and other revenue, construction and permanent jobs, livable wages with benefits and a wage-progression strategy, and public amenities; and
- e. ~~((Will use the King County Jobs Initiative, or other entities with similar programs, as their first source of referral for training and employing low-income, low-skill residents in entry-level and semi-skilled jobs))~~  
Share decision-making power with and spread benefits to community groups.

# Chapter 10 Policy Changes

- ED-210** King County should support programs and strategies to expand international trade, including those that:
- a. Promote, market, and position the county for increased export(,) and import, and foreign investment opportunities;**
  - b. Promote the health and viability of the region's export and import gateways through active collaboration with the Northwest Seaport Alliance and the Port of Seattle;**
  - c. Provide technical assistance, training, and opportunities for local firms wishing to export; (~~and~~)**

*(ED-210 continued on next slide)*

# Chapter 10 Policy Changes

*(ED-210 continued)*

- d. Partner with regional trade groups to promote assistance, opportunities and partnerships to connect current and potential exporters with international markets; and
- e. Contribute to a more circular economy that reduces demand for materials; keeps materials in use as long as possible; regenerates natural systems by reusing waste products, materials, or byproducts of manufacturing, supporting export of recyclable materials; or otherwise improves processes to be more efficient.

# Chapter 10 Policy Changes

63

- ED-212** King County shall encourage and support community((-))-based and community((-))-led efforts to ~~((support))~~ develop and retain existing small and local businesses and resilient communities. These efforts may include:
- a. Priority hire programs that create middle-wage employment in historically underserved and historically underrepresented communities;
  - b. Ensuring public investment decisions protect culturally significant economic assets and community anchors;  
and
  - c. Engaging communities directly affected by economic development activities in planning, decision-making, and implementation.

# Chapter 10 Policy Changes

64

**ED-302** King County should support the Workforce Development Council of Seattle-King County ~~((, authorized by the federal Workforce Innovation and Opportunity Act of 2014, and composed of high-level representatives from business, local government, labor, education and training institutions, advocacy organizations, and human service providers. The purpose of the Workforce Development Council is))~~ to coordinate and improve employment, training, literacy, and vocational rehabilitation programs to meet the needs of workers and employers. King County ~~((will))~~ should work with the Workforce Development Council to emphasize the needs in and highlight opportunities for communities that have the highest unemployment rates in the region, including the potential for development of training opportunities in these areas.



# Chapter 12 Policy Changes

65

**I-203**

Except as otherwise provided in this policy, the annual update shall not consider proposed amendments to the ~~((King County))~~ Comprehensive Plan that require substantive changes to Comprehensive Plan policies ~~((and development regulations))~~ or that alter the Urban Growth Area ~~((B))~~boundary. Substantive amendments may be considered in the annual update only to consider the following:

- a. Changes required by existing Comprehensive Plan policies;
- b. Changes to technical appendices and any amendments required thereby;
- c. Adoption of Community Service Area subarea plans;
- d. Comprehensive updates of subarea plans initiated by motion;

*(I-203 continued on next slide)*

# Chapter 12 Policy Changes

66

*(I-203 continued)*

- e. Changes required by amendments to the Countywide Planning Policies or state or federal law;
- f. Amendments resulting from the comprehensive plan implementation progress report required by Revised Code of Washington 36.70A.130;
- g. Land use map or shoreline master program map amendments resulting from a site-specific application or an area zoning and land use zoning study, provided that the amendments do not require substantive change to policy language or alter the Urban Growth Area boundary, except to correct mapping errors;

*(I-203 continued on next slide)*

# Chapter 12 Policy Changes

67

*(I-203 continued)*

- h. Amendments to add or remove lands from the Agricultural Production District under policy R-656a and/or R-656b for King County safety, preservation, and/or fish passage road projects that are in the adopted six-year Capital Improvement Program;**
- i. ~~((A)) Four-to-One proposals~~ ~~((that changes the Urban Growth Area Boundary))~~;**
- ~~((b. An amendment regarding the provision of wastewater services to a Rural Town. Such amendments shall be limited to policy amendments and adjustments to the boundaries of the Rural Town as needed to implement a preferred option identified in a Rural Town wastewater treatment study;~~**

*(I-203 continued on next slide)*

# Chapter 12 Policy Changes

68

*(I-203 continued)*

- ~~e.)~~ j. Amendments necessary for the conservation, protection, and recovery of threatened and endangered species; or
- ~~((d. Adoption of Community Service Area subarea plans;~~
- e.) k. Amendments to the Comprehensive Plan ~~((w))~~Work ~~((p))~~Plan to change deadlines ~~((; or~~
- ~~f. Amendments to update the Comprehensive Plan schedule to respond to adopted ordinances to improve alignment with the Growth Management Act, multicounty and countywide planning activities)).~~

# Chapter 12 Policy Changes

69

## Action 1: Comprehensive Plan Performance Measures Framework Update

Through adoption of Motion 15014 in 2017, King County established a Performance Measures Program for the Comprehensive Plan. The Program is intended to monitor Comprehensive Plan implementation and to help inform whether plan amendments are needed to better achieve the plan's goals, as reflected in the Comprehensive Plan Guiding Principles. As established in the reporting timelines in King County Code Chapter 20.18, Program reporting occurs in advance of, and with the intent of informing, establishing the scope of work for 10-year Comprehensive Plan updates.

The Executive issued the first Performance Measures Report under the new program in 2022 via Report 2022-RPT0045. In developing the report, department staff indicated that the measures could be further refined to better tell a more accurate picture of plan performance. The approved framework also does not align with the current Comprehensive Plan update cycle. As required by Motion 15014, any changes to the performance measures framework must be approved via a motion that is passed by the Council.

***(Action 1 continued on next slide)***

# Chapter 12 Policy Changes

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## *(Action 1 continued)*

- *Deliverables:* The Executive should file with the Council a motion updating the Performance Measures Program Framework.
- *Timeline:* The Performance Measures Program Framework Motion should be filed with the Council by December 31, 2029. Council review, refinement, and possible approval of the Motion should be completed by March 31, 2030, to allow for completion of the next Performance Measures Report that is due by December 31, 2030, to inform scoping for the 2034 10-year Comprehensive Plan update.
- *Lead Agency:* Office of Performance, Strategy and Budget.
- *Support Agency(ies):* Comprehensive Planning Interdepartmental Team.

# Chapter 12 Policy Changes

71

## Action 2: Comprehensive Plan Public Participation Code Update

The public participation requirements for updates to the King County Comprehensive Plan and development regulations are guided by state law, adopted Comprehensive Plan policies, and King County Code Chapter 20.18. The majority of the requirements in code have not been amended since they were first adopted in 1998. The 2024 Comprehensive Plan made some code changes to align with current state law, reflect current practice, and provide clarity. However, additional work is needed to ensure the code reflects and supports equitable engagement goals and outcomes.

Equitable engagement process improvements were integrated into the 2024 Comprehensive Plan update process. Those 2024 engagement efforts were not inconsistent with the current code; however, the code could be strengthened to further support this work in the future. Additionally, there are more opportunities to improve the engagement process to make it more equitable. Given this, additional updates to the public participation code in Chapter 20.18 work are warranted. This work would be disingenuous without thoughtful community engagement on the changes, especially with communities that have been historically excluded from the planning process. This Work Plan Action directs that work to occur outside of a major Comprehensive Plan update to allow for focused engagement on these important issues.

***(Action 2 continued on next slide)***

# Chapter 12 Policy Changes

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## *(Action 2 continued)*

- *Deliverables:* The Executive should file with the Council an ordinance updating the public participation elements of King County Code Chapter 20.18.
- *Timeline:* The ordinance should be transmitted to the Council by June 30, 2028. If there is a Comprehensive Plan midpoint update authorized at that time, the code changes should be part of the midpoint transmittal package.
- *Lead Agency:* Office of Performance, Strategy and Budget.
- *Support Agency(ies):* Office of Equity and Racial and Social Justice, and Department of Local Services.



# Chapter 12 Policy Changes

73

## Action 3: Mandatory Inclusionary Housing and Community Preference Review

In 2022, the County adopted inclusionary housing regulations for Skyway-West Hill and North Highline, which included: (1) mandatory inclusionary housing in the commercial cores of both communities, (2) voluntary inclusionary housing in the remaining areas of those communities, and (3) a requirement for a community preference program for any inclusionary housing development. The 2024 Comprehensive Plan expanded the voluntary inclusionary housing provisions to other geographies (all of urban unincorporated King County and the Rural Towns of Vashon and Snoqualmie Pass).

The 2024 Comprehensive Plan Equity Work Group, as well as public input received during development of the 2024 plan, expressed support for also expanding the mandatory inclusionary housing and community preference provisions to some or all of the new geographies that the voluntary provisions in the 2024 changes would apply to. Additional time and resources are needed to review how or if these elements could successfully be implemented in additional communities without unintended consequences.

***(Action 3 continued on next slide)***

# Chapter 12 Policy Changes

74

## *(Action 3 continued)*

Given this, this Work Plan Action directs evaluation of whether it would be appropriate to potentially expand mandatory inclusionary housing and/or community preference regulations to the other geographies that currently have voluntary inclusionary housing, including consideration of displacement risk, market conditions, and public engagement with potentially affected communities.

- *Deliverables:* The Executive should file with the Council a Mandatory Inclusionary Housing and Community Preference Review report and a proposed ordinance implementing the recommendations in the report.
- *Timeline:* The Mandatory Inclusionary Housing and Community Preference Review report and ordinance, if recommended, should be filed with the Council by December 31, 2027.
- *Lead Agency:* Department of Community and Human Services.
- *Support Agency(ies):* Department of Local Services.

# Chapter 12 Policy Changes

75

## Action 4: Multifamily Housing Tax Exemption Feasibility

In 2021, the Washington State Legislature authorized use of Multifamily Housing Tax Exemptions (MFTEs) in unincorporated areas via Engrossed Second Substitute Senate Bill 5287. MFTE programs are property tax waiver programs enacted by cities and counties to support local housing goals. Under Chapter 84.14 Revised Code of Washington, local governments can give exemptions for new construction, conversion, and rehabilitation of multifamily residential improvements with at least four units. Under these exemptions, a property owner does not have to pay property taxes on the residential improvements for a given number of years. The property owner still pays tax on the land and on non-residential improvements like the commercial portion of a mixed-use building.

MFTEs give financial incentives to help meet housing goals without the need for direct funding. This can support development of affordable housing, but it can also incentivize market-rate housing in a way that complies with state constitutional requirements. It can also potentially result in either a loss of tax revenue to the community or a tax shift where other property owners will pay more in taxes.

***(Action 4 continued on next slide)***

# Chapter 12 Policy Changes

76

## *(Action 4 continued)*

This Work Plan Action directs King County to explore whether to allow use of a MFTE in unincorporated King County, including analysis of:

- a. potential program design that would incentivize affordable units;
- b. impacts of a tax exemption, and whether that financial impact is sustainable; and
- c. potential program administrative needs, including monitoring, oversight, reporting;
- d. ongoing program updates to ensure sufficient incentive to maximize public benefits; and
- e. public input received during engagement on this action item.

- *Deliverables:* The Executive should file with the Council a Multifamily Housing Tax Exemption Feasibility report and a proposed ordinance implementing the recommendations in the report.
- *Timeline:* The Multifamily Housing Tax Exemption Feasibility report and ordinance, if recommended, should be filed with the Council by December 31, 2027.
- *Lead Agency:* Department of Community and Human Services.
- *Support Agency(ies):* Department of Local Services, Office of Performance Strategy and Budget.

# Chapter 12 Policy Changes

77

## Action 5: Old Growth Corridors Strategies

Mature forests with broad range of native tree species and age classes – key characteristics of what are commonly referred to as “old growth” forests – provide a wealth of ecological and social benefits including, but not limited to, healthy habitat; clean and cool water; water storage to mitigate downstream flooding, providing summer flows to rivers and streams, and supplying drinking water; wildfire resilience; diversity of flora, fauna, fungal, and microbial communities; and recreation. Old growth forests in western Washington are also of enormous cultural importance to sovereign Indian tribes. In addition to providing ecological, social, and cultural benefits, mature forests in the Pacific Northwest also sequester carbon and are more resilient to the effects of climate change than younger or less diverse forests.

The 2024 Comprehensive Plan includes policies directing King County to identify and implement strategies to protect forests in ways that build resilience and maximize social and ecological values while carefully considering any effects of changes to forestland management on the timber resource economy. The Plan directs King County to identify opportunities to establish and maintain large blocks of forest, particularly in upper watershed areas and along major river corridors given the importance of contiguous forest cover in these areas for preventing flooding, improving water quality, and protecting salmon and other wildlife habitat.

***(Action 5 continued on next slide)***

# Chapter 12 Policy Changes

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## *(Action 5 continued)*

This work plan action item directs review scientific literature and recommend potential strategies and tactics to accelerate establishment of “old growth corridors” in upper watersheds and along major river corridors, especially in areas with a predominance of existing public ownership.

This work should include identifying and analyzing: appropriate geographies; feasible programmatic and project actions King County has control to implement such as acquisitions, incentive programs, and regulatory changes; potential partnerships with public and private landowners, land managers, and Indian tribes; and existing and potential funding sources.

- *Deliverables:* The Executive should file with the Council an Old Growth Corridors Strategies report outlining scientific findings, geographies of relevance, and potential strategies for establishing old growth corridors.
- *Timeline:* The Old Growth Corridors Strategies report should be transmitted to the Council by June 1, 2026.
- *Lead Agency:* Department of Natural Resources and Parks.

# Chapter 12 Policy Changes

79

## Action 6: Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan

Properties and infrastructure along the Vashon-Maury Island shoreline are potentially at risk to damage from coastal flooding, tsunamis, landslides, and sea level rise. The extent to which these hazards affect specific locations will vary depending on site-specific factors, including topography, the proximity of infrastructure to the shoreline, and the ability to implement adaptive measures in any given location. Existing studies have not gotten to this level of specificity for these hazards, however. This makes it difficult to determine where and what specific hazard mitigation approaches may be needed and how to sequence that work.

King County will conduct a detailed assessment of the Vashon and Maury Island shoreline inclusive of public and private infrastructure and natural systems to better understand which locations face a higher risk from coastal flooding, tsunamis, landslides, and sea level rise due to site constraints or other factors. Results from the study will inform long-range planning for these hazards and the development of additional actions, policies, development regulations, and/or zoning changes, as needed, to address these risks. These changes would be included in future updates of the Comprehensive Plan and/or King County Code.

***(Action 6 continued on next slide)***

# Chapter 12 Policy Changes

80

## *(Action 6 continued)*

The study will draw on available data and studies, as well as a new coastal storm surge model for the King County shoreline being developed by USGS (due summer 2024). The County intends to apply for grant funding to complete this work.

- *Deliverables:* The Executive should file with the Council the Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan. If policy and/or code changes are recommended by the Assessment, they should be transmitted to the Council in the next appropriate update to the Comprehensive Plan and/or the King County Code.
- *Timeline:* The Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan should be transmitted to the Council by December 31, 2026.
- *Lead agency:* Department of Natural Resources and Parks
- *Support agency(ies):* Department of Local Services, Public Health - Seattle & King County



# Chapter 12 Policy Changes

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## **Action 7: Wildfire Risk Assessment**

Large wildfires across the Pacific Northwest over the last decade, combined with recent local fires in King County and increasing concern about the impacts of climate change on wildfire potential, have contributed to a growing awareness of the need to prepare for an increased risk of wildfire in or adjacent to the wildland-urban interface (WUI).

King County issued its first Wildfire Risk Reduction Strategy in 2022 and has since been working to develop and implement the identified actions. This includes implementing state building code changes related to building in the WUI in 2023, as well as adopting wildfire risk policy and code changes in the 2024 Comprehensive Plan. However, additional information is needed to better understand wildfire risks in unincorporated King County and whether additional regulatory measures are needed to further reduce wildfire risk.

***(Action 7 continued on next slide)***

# Chapter 12 Policy Changes

82

## *(Action 7 continued)*

This workplan will include completing a wildfire risk assessment for unincorporated King County to better understand where and how communities and critical infrastructure are vulnerable to wildfire; the degree to which current codes and policies address the risk; and what additional actions, policy, development regulation, or zoning changes, if any, may be needed to reduce wildfire risk. Potential external partners for the study include King County fire districts, the Washington State Dept. of Natural Resources, and utilities. The results of this work will inform future updates of the Comprehensive Plan and/or King County Code. The County intends apply for grant funding to complete this work.

- *Deliverable:* The Executive should file with the Council the Wildfire Risk Assessment report. If policy and/or code changes are recommended by the report, they should be transmitted to the Council in the next appropriate update to the Comprehensive Plan and/or the King County Code.
- *Timeline:* The Wildfire Risk Assessment report should be transmitted to the Council by December 31, 2026.
- *Lead agency:* Department of Natural Resources and Parks
- *Support agency(ies):* King County Office of Emergency Management Department of Local Services – Permitting Division.

# Chapter 12 Policy Changes

83

**I-601**

**King County should develop incentives for the Urban Growth Area that encourage the development industry to provide a broad range of housing affordable to all income levels and business space, including areas of the county with the most disparate outcomes in health, economic prosperity and housing conditions, where residents may be at high risk of displacement. Incentives could include:**

- ~~a. ((Identification of geographic areas with infill opportunities, granting budget priority status and allowing more flexible development standards;~~**
- ~~b. Density bonuses for site designs which provide public benefits (for example, grid roads that connect with other developments and limit impacts on arterials);~~**
- ~~c. Incentives which lower financial development risk;~~**

***(I-601 continued on next slide)***

# Chapter 12 Policy Changes

84

*(I-601 continued)*

- d.) **Density bonuses and/or other regulatory flexibilities for inclusionary housing;**
- b.** Joint development opportunities at ((e))County-owned or operated facilities, utilization of air rights on ((e)) County-owned or operated facilities, and the establishment of transit-supportive design guidelines and regulations; and
- ((e.)) c.** County (~~capital improvement~~) funding for public urban amenities<sub>1</sub> including transportation, parks, open space, cultural<sub>1</sub> and other facilities<sub>1</sub> for cities participating in the King County Transfer of Development Rights Program.

# Four-to-One Program - CPPs

85

**DP-17** Allow expansion of the Urban Growth Area only if at least one of the following criteria is met:

a) A countywide analysis determines that the current Urban Growth Area is insufficient in size and additional land is needed to accommodate the housing and employment growth targets, including institutional and other non-residential uses, and there are no other reasonable measures, such as increasing density or rezoning existing urban land, that would avoid the need to expand the Urban Growth Area; or

b) A proposed expansion of the Urban Growth Area is accompanied by dedication of permanent open space to the King County Open Space System, where the acreage of the proposed open space:

1) Is at least four times the acreage of the land added to the Urban Growth Area;

2) Is ~~((contiguous with))~~ adjacent to the original Urban Growth Area boundary adopted in the 1994 King County Comprehensive Plan, with at least ((a portion)) half of the site to be placed in dedicated open space ((surrounding)) and shall fully buffer the proposed Urban Growth Area expansion from surrounding Rural Area and Natural Resource Lands; and

3) Preserves high quality habitat, critical areas, or unique features that contribute to the band of permanent open space along the edge of the Urban Growth Area; or

c) The area is currently a King County park being transferred to a city to be maintained as a park in perpetuity ~~((or is park land that has been owned by a city since 1994 and is less than thirty acres in size))~~.

# Four-to-One Program - CPPs

**DP-18** Add land to the Urban Growth Area only if expansion of the Urban Growth Area is warranted based on the criteria in DP-17(a) or DP-17(b), and it meets all of the following criteria:

a) For expansions based on DP-17(a) only:

1. Is adjacent to the existing Urban Growth Area

~~b) For expansions based on DP-17(a) only, is~~);

2. Is no larger than necessary to promote compact development that accommodates anticipated growth needs;

~~((e))~~b) Can be efficiently provided with urban services and does not require supportive facilities or services to cross or be located in the Rural Area;

~~((d))~~c) Follows topographical features that form natural boundaries, such as rivers and ridge lines and does not extend beyond natural boundaries, such as watersheds, that impede the provision of urban services;

~~((e))~~d) Is not currently designated as Natural Resource Land;

~~((f))~~e) Is sufficiently free of environmental constraints to be able to support urban development without significant adverse environmental impacts, unless the area is designated as an Urban Separator by interlocal agreement between King County and the annexing city; ~~((and))~~

f) Is not expanding the Urban Growth Area from a location that was previously expanded through the Four-to-One program;

g) Is subject to an agreement between King County and the city or town adjacent to the area that the area will be added to the city's Potential Annexation Area. Upon ratification of the amendment, the Countywide Planning Policies will reflect both the Urban Growth Area change and Potential Annexation Area change; and

h) For expansions of the Urban Growth Area based on the criteria in DP-17 (b) where the area is adjacent to an incorporated area, no development proposal or activity shall be allowed until the land added to the Urban Growth Area is annexed into a city or town.

# Four-to-One Program - CPPs

87

**DP-19** Allow redesignation of Urban land currently within the Urban Growth Area to Rural land outside of the Urban Growth Area if the land is not needed to accommodate projected urban growth, is not served by public sewers, is ~~((contiguous with))~~ adjacent to the Rural Area, and:

- a) Is not characterized by urban development;
- b) Is currently developed with a low-density lot pattern that cannot be realistically redeveloped at an urban density; or
- c) Is characterized by environmentally sensitive areas making it inappropriate for higher density development.

# Four-to-One Program - KCCP

**RP-106 ((~~Except for Four-to-One proposals,~~)) King County shall not amend the Urban Growth Area prior to the Growth Management Planning Council taking action on the proposed amendment to the Urban Growth Area.**



# Four-to-One Program - KCCP

- U-104** Rural zoned properties that are immediately adjacent to a city and are planned or designated for park purposes by that city may be redesignated to urban when the city has committed to designate the property in perpetuity in ~~((a form satisfactory to))~~ an interlocal agreement or conservation easement adopted by the King County Council for park purposes and:
- a. The property is ~~((no more))~~ less than 30 acres in size and was acquired by the city prior to 1994; or
  - b. ~~((The property is no more than 30 acres in size and receives county support through a park or recreation facility transfer agreement between King County and a city; or~~
  - ~~€.))~~ The property is ~~((or was formerly))~~ a King County park and is being ~~((or has been))~~ transferred to a city.

# Four-to-One Program - KCCP

**U-185** Through the Four-to-One Program, King County shall actively pursue dedication of open space along the original Urban Growth Area ~~((line))~~ boundary adopted in the 1994 King County Comprehensive Plan. Through this program, one acre of Rural Area zoned land may be added to the Urban Growth Area in exchange for a dedication to King County of four acres of permanent open space. ~~((Land added to the Urban Growth Area for drainage facilities that are designed as mitigation to have a natural looking visual appearance in support of its development, does not require dedication of permanent open space.))~~

# Four-to-One Program - KCCP

**U-186** King County shall evaluate Four-to-One proposals for both quality of open space and feasibility of urban development and annexation. The highest-quality proposals shall be recommended for adoption as amendments to the Urban Growth Area. Lands preserved as open space shall retain their Rural Area designations ((and should)); generally be configured in such a way as to connect with open space on adjacent properties; include half of the site in dedicated open space; and fully buffer the new urban area from surrounding Rural Area lands and Natural Resource Lands.

# Four-to-One Program - KCCP

- U-187** King County shall use the following criteria for evaluating open space in Four-to-One proposals:
- a. Quality of fish and wildlife habitat areas;**
  - b. Connections to regional open space systems;**
  - c. Protection of wetlands, stream corridors, ground water and water bodies;**
  - d. Unique natural, biological, cultural, historical, or archeological features;**
  - e. Size of proposed open space dedication and connection to other open space dedications along the Urban Growth Area ((line)) boundary; and**
  - f. The land proposed as open space shall remain undeveloped, except for those uses allowed in ((U-188)) in King County Code 20.18.180.**

# Four-to-One Program - KCCP

93

U-189

Land added to the Urban Growth Area under the Four-to-One Program shall:

- a. Not expand the Urban Growth Area from a location that was previously expanded through the Four-to-One Program;
- b. Be limited to residential development and have a minimum density of ~~((four))~~ eight dwellings per acre ~~((and))~~;
- c. ~~((shall be))~~ Be ~~((physically contiguous))~~ adjacent to the original Urban Growth Area boundary adopted in the 1994 Comprehensive Plan, unless there are limitations due to the presence of critical areas~~((, and))~~;
- d. ~~((shall be))~~ Be able to be served by sewers and other efficient urban services and facilities~~((;))~~ provided that such sewer and other urban services and facilities shall be provided directly from the urban area and ~~((shall))~~ not cross the open space or Rural Area or Natural Resource Lands~~((;))~~;
- e. ~~((Drainage facilities to s))~~ Support the urban development ~~((shall be))~~ with drainage facilities that are located within the urban portion of the development~~((;))~~;
- f. ~~((In some cases, lands must m))~~ Meet affordable housing requirements under this program~~((;))~~; and
- g. ~~((The total area))~~ Not result in more than a total of 4,000 acres being added to the Urban Growth Area as a result of this ~~((policy shall not exceed 4,000 acres))~~ program.

# Four-to-One Program - KCCP

94

**U-190a For Four-to-One proposals adjacent to an incorporated area, development proposals and/or activities shall not be allowed until the land added to the Urban Growth Area is annexed into a city.**

# Four-to-One Program - KCC

- K.C.C. 20.18.170 - Process for Four-to-One Program
- K.C.C. 20.18.180 - Criteria for Four-to-One Proposals
- K.C.C. 20.18.xxx - Affordable housing requirements

# Proposed Ordinance - Substantive Topics

96

- 1) Community needs lists
- 2) Subarea planning performance reporting
- 3) Active transportation
- 4) Road vacation criteria
- 5) Clearing and grading definition
- 6) Clearing and grading exceptions - wildfire risk reduction
- 7) Greenhouse gas emission reduction goals
- 8) Legal lot determinations
- 9) Comprehensive Plan update cycle
- 10) Public Participation in planning
- 11) Effective date changes per GMA
- 12) Criteria for rezones
- 13) Preliminary plats with TDRs
- 14) Essential Public Facilities criteria
- 15) RA zone purpose
- 16) R zone purpose
- 17) Housing
  - a) Emergency housing
  - b) Accessory dwelling units/accessory living quarters
  - c) Middle housing
- d) Mobile home density
- e) Inclusionary housing/Community preference
- 18) Mixed use developments in RNCCs
- 19) Destination resort
- 20) Shoreline stabilization
- 21) Temporary use permits
- 22) Utility facilities/equity impact review
- 23) Hydro, non-hydro, and fossil fuel uses/equity impact review
- 24) Hazardous liquid and gas transmission pipelines/equity impact review
- 25) NB retail use size
- 26) Grange proposal
- 27) Manufacturing uses in rural area
- 28) Growing and harvesting uses/landscaping
- 29) Height step back in Vashon CB zoning
- 30) Pedestrian and bicycle circulation and access
- 31) RDI Program Repeal
- 32) Mineral extraction use, reclamation plan, or materials processing use
- 33) Critical area regulations
- 34) Shoreline critical area regulations
- 35) School concurrency
- 36) School capital facility plans/STRC/School Impact fees/Exemptions
- 37) Home occupations in A, F, RA zones
- 38) TDR Program
- 39) Groundwater Protection SDO (VMI)
- 40) LOSS
- 41) Green building program
- 42) Sustainable Communities and Housing demonstration project - kits corner
- 43) Vashon Affordable housing SDO
- 44) Skyway Business District and White Center UACs application for countywide center



# Proposed Ordinance - Today's Briefing

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

*(Refer to staff report for detailed information)*

# Critical Area Policy Changes

98

- E-112a The protection of lands where development would pose hazards to health and safety, property, important ecological functions or environmental quality shall be achieved through acquisition, enhancement, incentive programs, and appropriate regulations. The following critical areas are particularly susceptible and shall be protected in King County, including, but not limited to, through designation of specific critical area buffers:
- ~~a. ((Floodways of 100-year floodplains;~~
  - ~~b. Slopes with a grade of 40((%)) percent or more or landslide hazards that cannot be mitigated;~~
  - ~~c. Wetlands and their protective buffers;~~
  - ~~d. Aquatic areas, including streams, lakes, marine shorelines and their protective buffers;~~
  - ~~e. Channel migration hazard areas;~~
  - ~~f. Critical Aquifer Recharge Areas;~~
  - ~~g. Fish and Wildlife Habitat Conservation Areas; and~~
  - ~~h. Volcanic hazard areas))~~ Critical aquifer recharge areas;
  - b. Fish and wildlife habitat conservation areas;
  - c. Flood hazard areas;
  - d. Geologically hazardous areas; and
  - e. Wetlands.

# Critical Area Policy Changes

R-671 King County regulations should ~~((use pilot or demonstration projects and multi-agency collaboration to develop a new suite of practices that will))~~ provide ~~((options))~~ to manage alluvial fans regulatory pathways for landowners ~~((whose existing operations, residences, or infrastructure are affected))~~ to protect existing residences and agricultural operations that are threatened by alluvial fan ~~((deposits))~~ hazards. These pathways should provide timely ~~((and cost-effective))~~ emergency relief from debris and ~~((the associated changes to the))~~ watercourse ~~((along with))~~ changes, as well as long-term multi-benefit solutions that consider: reduction of alluvial fan hazard risks; protection of ((intact)) functional fish habitat; and restoration of degraded fish habitat within these areas.

# Critical Area Policy Changes

100

E-425 To protect or improve adjacent wetlands and aquatic habitats, ~~((stream and))~~ riparian area, wetland buffer, and setback requirements may be increased to protect King County ~~((s))~~ Species of Local Importance and their habitats, as appropriate. Whenever possible, density transfers, clustering, and buffer averaging should be allowed.

# Critical Area Policy Changes

- 101
- E-432 King County shall designate the following areas as Fish and Wildlife Habitat Conservation Areas:
- a. Areas with which federal or state listed endangered, threatened ~~((or))~~, sensitive, or candidate species have a primary association;
  - b. Habitats of Local Importance and ~~((H))~~ habitats for Species of Local Importance, including Wildlife Habitat Conservation Areas;
  - c. Wildlife habitat networks designated by the ~~((e))~~ County;
  - d. Aquatic areas;
  - e. Commercial and recreational shellfish areas;
  - ~~((e.))~~ f. Kelp and eelgrass beds;
  - ~~((f.))~~ g. Herring, smelt, and sand lance spawning areas;
  - ~~((g.))~~ h. Riparian ~~((corridors))~~ areas; and
  - ~~((h.))~~ i. State aquatic reserves.

# Critical Area Policy Changes

- 102
- E-435 King County designates the following to be Species of Local Importance:
- a. Salmonids and other anadromous fish – Kokanee salmon, Sockeye/red salmon, Chum salmon, Coho/silver salmon, Pink salmon, Coastal resident/searun cutthroat trout, Rainbow trout, Dolly Varden, Western river lamprey, and Pacific lamprey;
  - b. Native Freshwater Mussels – Western pearlshell mussel, Oregon ~~((and western))~~ floater, and western ridge mussel;
  - c. Shellfish – Dungeness crab, Pandalid shrimp, ~~((Geoduck))~~ Butter clam, Littleneck clam, and ~~((Pacific))~~ Olympia oyster;
  - d. Marine Fish – White sturgeon~~((;))~~; Pacific herring~~((;))~~; Longfin smelt~~((;))~~; Surfsmelt~~((;))~~; Lingcod~~((;))~~; Pacific cod; Pacific sand lance~~((;))~~; Yelloweye, Brown, Copper, Bocaccio, Canary, and Quillback Rockfish; English sole~~((;))~~; and Southern ~~((R))~~ rock sole;
  - e. Birds – Marbled Murrelet, Western grebe, Caspian Tern, Pigeon Guillemot, Pelagic Cormorant, American bittern, Great blue heron, Common Loon, Western High Arctic Brant, Harlequin duck, Bufflehead, Wood duck, Hooded merganser, Barrow's goldeneye, Common goldeneye, Cinnamon teal, Tundra swan, Trumpeter swan, Surf scoter, White-winged scoter, Black scoter, Bald Eagle, Golden Eagle, Peregrine Falcon, Northern Goshawk, Osprey, Spotted Owl, Western screech-owl, Sooty grouse, Pacific coast ~~((B))~~ Band-tailed pigeon, Belted kingfisher, ~~((Hairy woodpecker,))~~ Olive-sided flycatcher, Western meadowlark, Cassin's finch, Oregon Vesper Sparrow, Red-eyed Vireo, Purple Martin, Vaux's Swift, ~~((and))~~ Purple finch, Yellow-billed Cuckoo, Black-backed Woodpecker, American three-toed woodpecker, Hairy woodpecker, Pileated woodpecker, and the following bird concentrations:
    1. Waterfowl Concentrations (Anatidae excluding Canada Geese in urban areas); and
    2. Western Washington nonbreeding concentrations of plovers (Charadriidae), sandpipers (Scolopacidae), and phalaropes (Phalaropodidae);

*(E-435 continued on next slide)*

# Critical Area Policy Changes

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(E-435 continued)

f. Mammals – American marten, ~~((mink,))~~ Wolverine, Fisher, Gray wolf, Cascade red fox, Douglas squirrel, Northern flying squirrel, Townsend's chipmunk, Hoary marmot, ~~((Columbian black-tailed deer,))~~ Roosevelt ~~((E))~~ elk ~~((in their historic range))~~, mountain goat, Pika, Townsend's big-eared bat, roosting concentrations of Big-brown bats, Pallid bats, ~~((and))~~ Myotis bats, Killer whale (Orca), Gray whale, Dall's and Harbor porpoise, Harbor seal, Stellar sea lions, and concentrations of California sea lions;

g. Amphibians – Red-legged frog, Larch Mountain salamander, Oregon spotted frog, and Western toad;

h. Reptiles – Western fence lizard and Northwestern pond turtle;

i. Rare Plants – ~~((bristly sedge; Canadian St. John's-wort; clubmoss cassiope; Oregon goldenaster; toothed wood fern; Vancouver ground-cone; and white-top aster))~~ Tall bugbane, Triangular-lobed moonwort, Western moonwort, Stalked moonwort, Harvest brodiaea Alaska harebell, Few-flowered sedge, Long-styled sedge, Clubmoss mountain-heather, Golden paintbrush, Weak thistle, Spleenwort-leaved goldthread, Tree clubmoss, Spotted Joe-pye weed, Kamchatka fritillary, Swamp gentian, Oregon goldenweed, Large St. Johns'-wort, Pacific peavine, Water lobelia, Northern bog clubmoss, One-cone clubmoss, White meconella, Branched montia, Old field blue toadflax, Brewer's cliffbrake, Whitebark pine, Choriso's bog-orchid, Columbia white-topped aster, and Flat-leaved bladderwort; and

j. ~~((High-quality ecological communities – Douglas fir – Pacific Madrone / Salal; Douglas fir – Western Hemlock / Swordfern; Forested Sphagnum Bog PTN, Low Elevation Freshwater Wetland PTN, North Pacific Herbaceous Bald and Bluff, Red Alder Forest; Western Hemlock – (Western Redcedar) / Bog Labrador-tea / Sphagnum Spp.; Western Hemlock – (Western Redcedar) / Devil's-club / Swordfern; Western Hemlock – (Western Redcedar) / Sphagnum Spp.; Western Hemlock / Swordfern – Foamflower; Western Redcedar – Western Hemlock / Skunkcabbage; and Willow Spp. Shrubland [Provisional]))))~~ Other invertebrates – Blue gray tailedropper, Hatch's click beetle, Beller's ground beetle, Pacific clubtail, Western bumblebee, Johnson's hairstreak, and Valley silverspot.

# Critical Area Policy Changes

~~((E-482 A small Category IV wetland that is less than 2,500 square feet and that is not part of a wetland complex may be altered to move functions to another wetland as part of an approved mitigation plan that is consistent with E-483 and E-484.))~~



# Critical Area Policy Changes

105

E-499i King County should work with landowners, other jurisdictions, the state Department of Health, sewer districts, and the Puget Sound Partnership to proactively address failing septic systems with a priority in ~~((environmentally))~~ environmental health sensitive areas, ~~((including))~~ critical areas and their buffers, and constrained shoreline environments.

# Critical Area Policy Changes

- 106
- E-708 King County should implement a monitoring and adaptive management framework ~~((for))~~ to:
- a. Evaluate the effectiveness ~~((monitoring of its critical areas))~~ of County regulations, policies, and programs in achieving no net loss of critical areas functions and values; and
  - b. ~~((use monitoring data to i))~~ Inform ~~((the))~~ future ~~((review and updates of its critical areas policies and regulations))~~ regulatory updates.

# Critical Area Policy Changes

107

I-301

King County shall:

a. Monitor ((and benchmark)), measure, assess, and report on the progress of the ((Countywide Planning Policies and King County)) Comprehensive Plan toward achieving ((their)) its objectives, inclusive of those relating to growth targets, the environment, development patterns, housing needs, the economy, transportation, ((and)) the provision of public services, and health and social equity outcomes of residents((-)); ~~and~~

b. Use results of such monitoring, measurement, assessment, and reporting to ((encourage)) identify implementation actions and inform policy revisions, as appropriate, to achieve the planning objectives found within the Growth Management Act, Countywide Planning Policies, and ((King County)) Comprehensive Plan;

c. Use the most current critical areas data available in measurement, assessment, and reporting to promote environmental protection, while maintaining developable capacity to accommodate growth targets and housing needs.

# Logistics

- Website: [Kingcounty.gov/CouncilCompPlan](https://kingcounty.gov/CouncilCompPlan)
- Email: [CouncilCompPlan@kingcounty.gov](mailto:CouncilCompPlan@kingcounty.gov)