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CHAPTER 12 IMPLEMENTATION, AMENDMENTS, AND EVALUATION

The Comprehensive Plan policies, development regulations, and countywide policy framework have been adopted to achieve the County's and region's growth management objectives. This chapter describes the tools, processes, and procedures used to implement, review, and amend the Comprehensive Plan.

The chapter explains the relationship between planning and zoning, lists ~~((the))~~ incentives programs, identifies actions that will be undertaken between ~~((eight))~~ 10-year updates to implement or refine provisions within the Comprehensive Plan, and outlines and distinguishes between annual updates, midpoint updates, and ~~((eight))~~ 10-year updates.

9

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10 ~~((I. Regulations~~

11 The Comprehensive Plan guides land use over the long term by applying specific land use designations
12 throughout the unincorporated portion of King County and by providing guidelines for implementing
13 regulations used to evaluate specific development proposals. To ensure that these implementing regulations are
14 effective and warrant a high degree of public trust and confidence, the regulations must be equitable, reasonable,
15 and responsibly administered.

16

17 ~~I-101~~ ~~King County's regulation of land use should:~~

- 18 ~~a. Protect public health, safety and general welfare, and property rights;~~
- 19 ~~b. Protect consumers from fraudulent practices in land use, land sales and~~
20 ~~development;~~
- 21 ~~c. Implement and be consistent with the Comprehensive Plan and other~~
22 ~~adopted land use goals, policies and plans;~~
- 23 ~~d. Be expeditious, predictable, clear, straightforward and internally~~
24 ~~consistent;~~
- 25 ~~e. Provide clear direction for resolution of regulatory conflict;~~
- 26 ~~f. Be enforceable, efficiently administered and provide appropriate~~
27 ~~incentives and penalties;~~
- 28 ~~g. Be consistently and effectively enforced;~~
- 29 ~~h. Create public and private benefits worth their cost;~~
- 30 ~~i. Be coordinated with timely provision of necessary public facilities and~~
31 ~~services;~~
- 32 ~~j. Encourage creativity and diversity in meeting county goals and policies;~~
- 33 ~~k. Be coordinated with cities, special purpose districts and other public~~
34 ~~agencies to promote compatible development standards throughout~~
35 ~~King County;~~
- 36 ~~l. Be responsive, understandable and accessible to the public;~~
- 37 ~~m. Provide effective public notice and reasonable opportunities for the~~
38 ~~public (especially those directly affected) to be heard and to influence~~
39 ~~decisions;~~
- 40 ~~n. Avoid intruding on activities involving constitutionally protected~~
41 ~~freedoms of speech, petition, expression, assembly, association and~~
42 ~~economic competition, except when essential to protect public health,~~
43 ~~safety and welfare (and then the restriction should be no broader than~~
44 ~~necessary);~~
- 45 ~~o. Treat all members of the public equitably. Base regulatory decisions~~
46 ~~wholly on the applicable criteria and code requirements, including~~
47 ~~application of the county's Equity and Social Justice goals;~~

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88 **~~((H.))~~ Comprehensive Plan Amendments**

89 In the process of implementing the Comprehensive Plan, there may be a need for amendments to address
90 emerging land use and regulatory issues. The County has established the Comprehensive Plan update process to
91 enable individual residents, businesses, community groups, cities, ~~((e))~~County departments, and others to
92 propose changes to ~~((existing))~~ Comprehensive Plan policies and development regulations. This process
93 provides for continuous and systematic review of Comprehensive Plan policies and development regulations in
94 response to changing conditions and circumstances that could affect growth and development throughout King
95 County.

96
97 The Comprehensive Plan update process includes ~~((the annual update, the midpoint update, and the eight year
98 update))~~ annual, midpoint, and 10-year updates. The annual update generally is limited to those amendments
99 that propose technical changes and adoption of ~~((CSA))~~ Community Service Area subarea plans. The ~~((eight))~~
100 10-year update is designed to address amendments that propose substantive changes. The midpoint update is an
101 optional process that allows for consideration of a smaller range of substantive changes, but only if initiated by
102 motion. This update schedule provides the measure of certainty and predictability necessary to allow for new
103 land use initiatives to work. By allowing annual and midpoint updates, the process provides sufficient flexibility
104 to account for technical adjustments or changed circumstances. The process requires early and continuous
105 public involvement and necessitates meaningful public ~~((dialogue))~~ engagement.

106
107 King County has established a docket process to facilitate public involvement and participation in the
108 Comprehensive Plan update process in accordance with Revised Code of Washington 36.70A.470. Parties
109 interested in proposing changes to ~~((existing))~~ Comprehensive Plan policies, development regulations, land use
110 designations, zoning, or other components of the Comprehensive Plan can ~~((obtain and complete))~~ submit a
111 docket ~~((form))~~ request outlining the proposed amendment. ~~((Docket forms are available via the King County
112 website.))~~

113

114 ~~**((I-201) The update process shall provide continuing review and evaluation of
115 Comprehensive Plan policies and development regulations.))**~~

116

117 **I-202 Through the update process, ~~((King County))~~ Comprehensive Plan policies and
118 ~~((supporting))~~ implementing development regulations shall be subject to
119 continuing review, evaluation, and amendment according to the annual,
120 midpoint, and ~~((eight))~~ 10-year update schedule in accordance with Revised Code
121 of Washington 36.70A.130 ~~((1) and (2))~~ and the King County Code.**

122

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- 123 **I-202a** **Except as provided in I-202b, ((P))proposed amendments to the King County**
 124 **Comprehensive Plan, including the Land Use Map, shall be considered by the**
 125 **King County Council only once each calendar year in accordance with the State**
 126 **Growth Management Act and so that the cumulative effect of the proposals can**
 127 **be determined.**
 128
- 129 **I-202b** **After appropriate public participation, amendments may be considered more than**
 130 **once each calendar year as follows:**
 131 **a. For initial adoption of a subarea plan;**
 132 **b. Adoption or amendment of a shoreline master program;**
 133 **c. Amendment of the capital facilities element of a comprehensive plan that**
 134 **is part of the adoption or amendment of the County budget;**
 135 **d. To resolve an appeal of a comprehensive plan filed with the Growth**
 136 **Management Hearings Board or with the court; or**
 137 **e. If an emergency exists, if:**
 138 **1. Based on the King County Council finding that the amendment**
 139 **is necessary for the immediate preservation of public peace,**
 140 **health, or safety or for the support of County government and its**
 141 **existing public institutions; and**
 142 **2. Public notice and an opportunity for public comment precede**
 143 **the adoption of the amendments.**
 144
- 145 **I-203** **Except as otherwise provided in this policy, the annual update shall not consider**
 146 **proposed amendments to the ((King County)) Comprehensive Plan that require**
 147 **substantive changes to Comprehensive Plan policies ((and development**
 148 **regulations)) or that alter the Urban Growth Area ((B))boundary. Substantive**
 149 **amendments may be considered in the annual update only to consider the**
 150 **following:**
 151 **a. Changes required by existing Comprehensive Plan policies;**
 152 **b. Changes to technical appendices and any amendments required**
 153 **thereby;**
 154 **c. Adoption of Community Service Area subarea plans;**
 155 **d. Comprehensive updates of subarea plans initiated by motion;**
 156 **e. Changes required by amendments to the Countywide Planning Policies**
 157 **or state or federal law;**
 158 **f. Amendments resulting from the comprehensive plan implementation**
 159 **progress report required by Revised Code of Washington 36.70A.130;**
 160 **g. Land use map or shoreline master program map amendments resulting**
 161 **from a site-specific application or an area zoning and land use zoning**
 162 **study, provided that the amendments do not require substantive change**
 163 **to policy language or alter the Urban Growth Area boundary, except to**
 164 **correct mapping errors;**

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- 165 **h. Amendments to add or remove lands from the Agricultural Production**
 166 **District under policy R-656a and/or R-656b for King County safety,**
 167 **preservation, and/or fish passage road projects that are in the adopted**
 168 **six-year Capital Improvement Program;**
- 169 **i. ~~(A)~~ Four-to-One proposals ~~((that changes the Urban Growth Area~~**
 170 **Boundary));**
- 171 **~~((b. An amendment regarding the provision of wastewater services to a Rural~~**
 172 **Town. Such amendments shall be limited to policy amendments and**
 173 **adjustments to the boundaries of the Rural Town as needed to**
 174 **implement a preferred option identified in a Rural Town wastewater**
 175 **treatment study;**
- 176 **~~e.)) j.~~ Amendments necessary for the conservation, protection, and recovery**
 177 **of threatened and endangered species; or**
- 178 **~~((d. Adoption of Community Service Area subarea plans;~~**
- 179 **~~e.)) k.~~ Amendments to the Comprehensive Plan ((w))Work ((p))Plan to change**
 180 **deadlines ~~((; or~~**
- 181 **~~f. Amendments to update the Comprehensive Plan schedule to respond to~~**
 182 **adopted ordinances to improve alignment with the Growth Management**
 183 **Act, multicounty and countywide planning activities)).**
- 184
- 185 **I-204 The ~~((eight)) 10-year~~ update shall consider proposed amendments that could be**
 186 **considered in the annual update ~~((and also those outside the scope of the annual~~**
 187 **~~update)),~~ proposed amendments relating to substantive changes to**
 188 **Comprehensive Plan policies ~~((and development regulations,))~~ and proposals to**
 189 **alter the Urban Growth Area ~~((B))~~ boundary in accordance with applicable**
 190 **provisions of Countywide Planning Policies.**
- 191
- 192 **I-204a The midpoint update is an optional process that allows for consideration of a**
 193 **smaller range of substantive policy changes and amendments to the Urban**
 194 **Growth Area boundary at the ~~((four)) five-year~~ point of the ~~((eight)) 10-year~~ update**
 195 **schedule. Midpoint updates are only authorized by a motion that establishes the**
 196 **scope of work. ~~((A smaller range of substantive changes to policies and~~**
 197 **~~amendments to the Urban Growth Area boundary may be considered as part of~~**
 198 **~~the midpoint update.))~~ Workplan action items may be added or amended if related**
 199 **to a topic identified in the scope of work.**
- 200

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201 I-205 ~~((In accordance with RCW 36.70A.140 and the State Environmental Policy Act, as~~
 202 ~~applicable,)) King County shall use equitable engagement strategies to ensure~~
 203 ~~public participation in the update process for Comprehensive Plan policies and~~
 204 ~~development regulations, particularly from populations historically~~
 205 ~~underrepresented or excluded from planning processes. King County shall~~
 206 ~~disseminate information regarding public involvement in the Comprehensive~~
 207 ~~Plan update process, including, but not limited to, the following: description of~~
 208 ~~procedures and schedules for proposing amendments to Comprehensive Plan~~
 209 ~~policies and development regulations; guidelines for participating in the docket~~
 210 ~~process; public meetings to obtain comments from the public or other agencies;~~
 211 ~~provision of public review documents; and dissemination of information relating~~
 212 ~~to the Comprehensive Plan update process on the Internet or through other~~
 213 ~~methods.~~

214
 215 ~~((The following policies guide the preparation of amendments and their review by King County.))~~

216
 217 I-207 ~~((Proposed amendments to the King County Comprehensive Plan, including the~~
 218 ~~Land Use Map, shall be considered by the King County Council only once each~~
 219 ~~calendar year in accordance with the State Growth Management Act and so that~~
 220 ~~the cumulative effect of the proposals can be determined.)) All proposed~~
 221 ~~Comprehensive Plan policy amendments ~~((should)) shall~~ include the following~~
 222 ~~analysis:~~

223 a. ~~Rationale and effect: a detailed statement of ((what is proposed to be~~
 224 ~~changed and why;~~

225 b. ~~Effect: a statement detailing the anticipated outcome of the change on~~
 226 ~~the geographic area affected, populations affected, and environment;~~

227 c. ~~Compliance: a statement confirming compliance with the:~~

228 1. ~~Growth Management Act, including statutory references where~~
 229 ~~applicable; and~~

230 2. ~~Countywide Planning Policies, including policy references where~~
 231 ~~applicable;~~

232 3. ~~King County Strategic Plan, including policy, objective or strategy~~
 233 ~~references where applicable; and~~

234 d. ~~Public Review: an indication that the proposed policy amendment was~~
 235 ~~included in the executive's public review draft or a statement of the~~
 236 ~~public review process used to solicit comments on the proposal));~~

237 1. ~~Whether the proposed change is a new policy or substantive~~
 238 ~~policy change, is clarification of existing intent, or is technical~~
 239 ~~with no policy change intended;~~

240 2. ~~The rationale for the proposed change;~~

241 3. ~~The anticipated outcome of the proposed change, including~~
 242 ~~effects on the geographic area(s) and populations affected; and~~

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282 area, the Rural Area, and Natural Resource Lands), as appropriate and practicable given the dataset used.
 283 Wherever possible, disparate equity and social impacts are also analyzed. Many of the Comprehensive Plan
 284 performance measures overlap with the Determinants of Equity indicators used for internal equity performance
 285 monitoring. Performance measure reports are issued in advance of 10-year Comprehensive Plan updates to
 286 inform the scope of work for the update.

287
 288 Revised Code of Washington 36.70A.130 also requires King County to provide the state a report detailing the
 289 progress achieved in implementing the Comprehensive Plan ("implementation progress report") five years after
 290 adoption of a 10-year update. The report must include information about:

- 291 • Implementation of previously adopted changes to the housing element of the Plan, and any effect those
 292 changes have had on housing affordability and availability within the jurisdiction;
- 293 • Permit processing timelines;
- 294 • Progress toward implementing any actions required to achieve reductions to meet greenhouse gas and
 295 vehicle miles traveled requirements in the Growth Management Act; and
- 296 • Identification of any outstanding actions needed to implement the previous 10-year update, such as
 297 specifically identified regulations, zoning, and/or land use changes or other legislative or administrative
 298 actions. In such cases, the County must adopt a work plan to take any necessary implementing actions
 299 identified in the report and complete all work necessary for implementation within two years of
 300 submission of the report.

301
 302 King County also reports annually on permit processing times.

303
 304 Additionally, ((-))in accordance with the Growth Management Act, King County and ((#s)) cities will work
 305 together to employ an established review and evaluation program, as provided by the King County Countywide
 306 Planning Policies. The purpose of the program will be to determine whether the ((e))County and ((#s)) cities (1)
 307 have sufficient capacity for targeted growth and housing needs and (2) are achieving urban densities within urban
 308 growth areas by comparing growth and development assumptions, targets, housing needs, and objectives
 309 contained in the Countywide Planning Policies and the ((e))County and city comprehensive plans with actual
 310 ((growth and)) patterns of development in the county and cities. Additional monitoring, review, and reporting
 311 occurs under Policy H-100 to (1) ensure alignment with Countywide Planning Policies Housing Chapter goals
 312 and policies and (2) progress towards meeting countywide and jurisdictional housing growth targets, housing
 313 needs, and eliminating disparities in access to housing and neighborhood choice.

314

315 **((Buildable Lands Program**

316 Section)) Revised Code of Washington 36.70A.215 ((of the Growth Management Act, commonly called
 317 Buildable Lands,)) requires six western Washington counties (including King County) and ((the#)) the cities in
 318 those counties to evaluate their capacity to accommodate forecasted growth of housing units and jobs within the
 319 current Urban Growth Area. ((The purpose of the program is to determine whether the county and its cities are
 320 achieving urban densities within urban growth areas by comparing growth and development assumptions,

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321 ~~targets, and objectives contained in the Countywide Planning Policies and the county and city comprehensive~~
 322 ~~plans with actual growth and development in the county and cities.))~~ Objectives relating to this review and
 323 evaluation include:

- 324 • Determining whether a county and ~~((its))~~ the cities in that county are achieving urban densities within
 325 urban growth areas by comparing growth and development assumptions, targets, and objectives contained
 326 in the Countywide Planning Policies and the county and city comprehensive plans with actual growth and
 327 development in the county and cities;
- 328 • Determining whether there is sufficient suitable land to accommodate applicable countywide population
 329 projections, including evaluation of impacts of approved actions to amend the Urban Growth Area;
- 330 • Determining the actual density of housing constructed within the Urban Growth Area since the adoption
 331 of, or since the most recent evaluation of, the Comprehensive Plan;
- 332 • Determining the actual amount of land developed for commercial and industrial uses within the Urban
 333 Growth Area since the adoption of, or since the most recent evaluation of, the Comprehensive Plan;
- 334 • Reviewing commercial, industrial, and housing needs by type and density range to determine the amount
 335 of land needed for commercial, industrial, and housing for the remaining portion of the 20-year planning
 336 period used in the ~~((2012 adopted))~~ Comprehensive Plan; and
- 337 • ~~((Adopting and implementing))~~ Identifying measures intended to promote consistency between estimates
 338 of available land capacity, measures of actual development by type, and goals and objectives of city and
 339 county comprehensive plan policies, development regulations, and Countywide Planning Policies. Such
 340 measures include, but are not limited to, possible amendments to Countywide Planning Policies as
 341 determined necessary by the county and the cities.

342

343 ~~((In collaboration with its cities, King County prepared Buildable Lands Reports in 2002, 2007 and 2014, to~~
 344 ~~implement this portion of the Growth Management Act.~~

345

346 **Conclusions of 2014 King County Buildable Lands Report**

347 ~~The *King County Buildable Lands Report—2014* reported on development densities and capacity as required by the~~
 348 ~~Growth Management Act. The report concluded that King County does have sufficient capacity to~~
 349 ~~accommodate forecasted housing unit and job growth through 2031 and beyond. Under existing Comprehensive~~
 350 ~~Plans and zoning, the county's Urban Growth Area has a generous surplus of planned capacity: more than~~
 351 ~~double the housing target through 2031 and 160% of the jobs target. Almost all of this development capacity is~~
 352 ~~contained within the county's 39 cities. Unincorporated King County within the Urban Growth Area has~~
 353 ~~sufficient capacity for its residential target, but technically has a slight shortfall of capacity for job growth.~~

354

355 ~~Under the Growth Management Act, *VISION 2040* and the Countywide Planning Policies, cities are designated~~
 356 ~~and intended to accommodate almost all employment growth. Prior to planning under the Growth~~

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357 Management Act, unincorporated King County absorbed a large share of the county’s residential and job
 358 growth. Since beginning to plan under the Growth Management Act, the county’s growth has shifted almost
 359 entirely into the cities. However, a commensurate share of urban unincorporated growth targets did not shift into
 360 cities. Annexations transferred more capacity than target into the annexing cities, leaving residual
 361 unincorporated targets that are out of balance with actual capacity. Bearing in mind that the Urban Growth
 362 Area as a whole does have sufficient capacity for commercial and industrial growth, the small shortfall in urban
 363 unincorporated King County is a technical issue that will be addressed as further annexations occur. No action
 364 need be taken now, as urban unincorporated areas undergo transition into cities.

365

366 *Narrative relocated from above with edits*

367 ((In partnership with the King County Growth Report, the King County Buildable Lands Report and
 368 supplementary monitoring of the)) To develop the Urban Growth Capacity Report and King County
 369 Comprehensive Plan Performance Measures, the County and ((its)) the cities ((will)) partner to review
 370 information relating to and including, but not limited to, the following:

- 371 • Urban densities;
- 372 • Remaining land capacity;
- 373 • Growth and development assumptions, targets, and objectives;
- 374 • Residential, commercial, and industrial development;
- 375 • Transportation;
- 376 • Affordable housing need and supply;
- 377 • Economic development; and
- 378 • Environmental quality.

379

380 **I-301**

King County shall:

- 381 **a. _____ Monitor ((and benchmark)), measure, assess, and report on the progress**
 382 **of the ((Countywide Planning Policies and King County)) Comprehensive**
 383 **Plan toward achieving ((their)) its objectives, inclusive of those relating**
 384 **to growth targets, the environment, development patterns, housing**
 385 **needs, the economy, transportation, ((and)) the provision of public**
 386 **services, and health and social equity outcomes of residents((:)); and**
 387 **b. _____ Use results of such monitoring, measurement, assessment, and**
 388 **reporting to ((encourage)) identify implementation actions and inform**
 389 **policy revisions, as appropriate, to achieve the planning objectives**
 390 **found within the Growth Management Act, Countywide Planning**
 391 **Policies, and ((King County)) Comprehensive Plan.**

392

393

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394

395

IV.) Land Use Designations and Zoning Classifications ((and Codes))

396

397

The application of zoning classifications on specific properties is the first step towards implementing the land use designations of the Comprehensive Plan. Boundaries between different zone classifications may follow property lines, natural features or other dividing lines such as roads. A land use designation is implemented by one or more specific zone classification, as indicated on the following table ~~((below))~~.

398

399

400

401

Comprehensive Plan Land Use Designations	Zoning Classifications*
Unincorporated Activity Center (ac)	R-12, R-18, R-24, R-48, NB, CB, O, I
Community Business Center (cb)	NB, CB, O
Neighborhood Business Center (nb)	NB, O
Commercial Outside of Centers (co)	NB, CB, RB, O, I - this is the range of existing zoning in place when the Comprehensive Plan was adopted
((Urban Planned Development (upd)))	((R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, RB, O, I))
Urban Residential, High (uh)	R-18, R-24, R-48
Urban Residential, Medium (um)	R-4, R-6, R-8, R-12
Urban Residential, Low (ul)	R-1
Urban Growth Area ((s)) for Cities in Rural Area (rx)	UR ((The following two zones were in place in the North Bend Urban Growth Area when the comprehensive plan was adopted in 1994: I, RB))
Rural Town (rt)	R-1, R-4, R-6, R-8, R-12, R-18, R-24, R-48, NB, CB, ((RB,)) O, I
Rural Neighborhood Commercial Center (rn)	NB
Rural Area (ra)	RA-2.5, RA-5, RA-10, RA-20
Industrial (i)	I
Forestry (f)	F, M
Agriculture (ag)	A-10, A-35
Mining (m)	M
Greenbelt/Urban Separator (gb)	R-1
King County Open Space System (os)	All zones
Other Parks/Wilderness (op)	All zones

* This is the range of zoning that may be allowed within each comprehensive plan land use designation~~((s))~~ subject to ~~((e))~~Comprehensive ~~((p))~~Plan and subarea plan policies. Actual zoning on a specific property is determined through the area~~((wide))~~ zoning process or through ~~((a quasi-judicial))~~ site-specific rezone application.

Abbreviation	Zoning Classifications
A	Agricultural ((10 or 35 acre minimum lot area))
F	Forest ((80 acre minimum lot area))
M	Mineral
RA	Rural Area ((2.5 acre, 5 acre, 10 acre or 20 acre minimum density))
UR	Urban Reserve
R	Urban Residential ((base density in dwelling units per acre))
NB	Neighborhood Business
CB	Community Business
RB	Regional Business
O	Office
I	Industrial

402

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403 ~~((The Zoning Code (Title 21A) establishes precise rules for each zoning classification such as permitted~~
 404 ~~residential densities and activities or allowed commercial and industrial development activities, and striving for~~
 405 ~~separation between incompatible uses. This code includes standards relative to bulk (i.e. lot size and coverage,~~
 406 ~~building heights and setbacks, landscape standards).~~

407

408 ~~**I-401**~~ ~~—————~~ ~~**The King County Zoning Code's zone classifications and development standards**~~
 409 ~~**and the official zoning maps shall be consistent with the Comprehensive Plan**~~
 410 ~~**and functional plans.**~~

411

412 ~~V. Other))~~ **Implementing King County Codes**

413 The Comprehensive Plan guides land use over the long term by applying specific land use designations
 414 throughout the unincorporated portion of King County and by providing guidelines for implementing
 415 regulations used to evaluate specific development proposals. To ensure that these implementing regulations are
 416 effective and warrant a high degree of public trust and confidence, the regulations must be equitable, reasonable,
 417 and responsibly administered.

418

419 ~~((In addition to the Zoning Code,))~~ King County regulates land development and construction based on the
 420 Comprehensive Plan through a variety of technical code standards resulting in permits and approvals for specific
 421 projects. ~~This includes, but is not limited to, elements of Surface Water Management (King County Code Title~~
 422 ~~9), Water and Sewer Systems (King County Code Title 13), Roads and Bridges (King County Code Title 14),~~
 423 ~~Building and Construction Standards (King County Code Title 16), Fire Code (King County Code Title 17),~~
 424 ~~Land Segregation (King County Code Title 19A), Planning (King County Code Title 20), and Zoning (King~~
 425 ~~County Code Title 21A).~~

426

427 ~~((In terms of land use regulation, the most important of these other implementing codes are Land Segregation~~
 428 ~~(K.C.C. Title 19A) and Shoreline Management (K.C.C. Title 25). The Land Segregation code regulates division~~
 429 ~~of a parcel of land into smaller lots for transfer of ownership. The Shoreline Management code regulates the~~
 430 ~~issuance of substantial development permits for lands abutting waters governed by the Washington State~~
 431 ~~Shoreline Management Act.~~

432

433 ~~Other development approvals include commercial or industrial construction permits. Review of land~~
 434 ~~segregation, substantial development permits and other development proposals are key parts of the development~~
 435 ~~process for making sure facilities and services to support potential development are adequate and for evaluating~~
 436 ~~environmental impacts.))~~

437

438 ~~((I-404))~~ **I-500** **King County's regulation of land use should:**
 439 **a. Protect public health, safety and general welfare, and property rights;**

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- 440 b. Protect consumers from fraudulent practices in land use, land sales and
441 development;
- 442 c. Implement and be consistent with the Comprehensive Plan and other
443 adopted land use goals, policies, and plans;
- 444 d. Be expeditious, predictable, clear, straightforward, and internally
445 consistent;
- 446 e. Provide clear direction for resolution of regulatory conflict;
- 447 f. Be enforceable, efficiently administered, and provide appropriate
448 incentives and penalties;
- 449 g. Be consistently and effectively enforced;
- 450 h. ~~((Create public and private benefits worth their cost;~~
- 451 i.) Be coordinated with timely provision of necessary public facilities and
452 services;
- 453 ~~((j-))~~ i. Encourage creativity and diversity in meeting ~~((e))~~ County goals and
454 policies;
- 455 ~~((k-))~~ j. Be coordinated with cities, special purpose districts, and other public
456 agencies to promote compatible development standards throughout
457 King County;
- 458 ~~((l-))~~ k. Be responsive, understandable, and accessible to the public;
- 459 ~~((m-))~~ l. Provide effective public notice and reasonable opportunities for the
460 public ~~((t))~~, especially those directly affected ~~((t))~~, to be heard and to
461 influence decisions;
- 462 ~~((n-))~~ m. Avoid intruding on activities involving constitutionally protected
463 freedoms of speech, petition, expression, assembly, association, and
464 economic competition, except when essential to protect public health,
465 safety and welfare ~~((t))~~, and then the restriction should be no broader
466 than necessary ~~((t))~~;
- 467 ~~((o-))~~ n. Treat all members of the public equitably. Base regulatory decisions
468 wholly on the applicable criteria and code requirements, including
469 application of the ~~((e))~~ County's ~~((E))~~ equity and racial and ~~((S))~~ social
470 ~~((J))~~ justice goals;
- 471 ~~((p-))~~ o. Make development requirements readily accessible to the public through
472 up-to-date codes, technical assistance materials, and other relevant
473 documents; and
- 474 ~~((q-))~~ p. Provide for relief from existing regulations when they would deprive a
475 property of uses allowed to similar properties with the same zoning or
476 environmental or other constraints, and when such relief would neither
477 endanger public health and safety nor conflict with adopted use policies.
478 This policy is not intended for relief from rules governing the
479 subdividing of land.
- 480

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

481 ~~((I-404))~~ **I-500a** The King County ~~((Zoning))~~ Code's ~~((zone))~~ zoning classifications and
482 development standards and the ~~((official zoning maps))~~ King County Zoning
483 Atlas shall be consistent with the Comprehensive Plan ~~((and functional plans))~~.

484

485 **I-501** When needed infrastructure and facilities are not available in a timely manner,
486 development approvals shall ~~((either))~~;
487 a. _____ ~~((b))~~ Be denied ~~((or))~~;
488 b. _____ ~~((d))~~ Divided into phases ~~((, or the project proponents should))~~; or
489 c. _____ ~~((p))~~ Provide the needed facilities and infrastructure to address impacts
490 directly attributable to their project ~~((, or as may be provided by the~~
491 proponent on a voluntary basis)).

492

493 **I-502** King County's permitting systems should provide for expeditious review of
494 projects consistent with zoning and adopted policies.

495

496 **I-503** Subdivision, short subdivision, and other development approvals, including
497 those requiring detailed environmental review under the State Environmental
498 Policy Act shall be reviewed for consistency with the Comprehensive Plan,
499 zoning, community, subarea plans, functional plans, and capital improvement
500 programs.

501

502 **I-504** King County shall enforce its ~~((land use and environmental))~~ development
503 regulations by ~~((pursuing))~~ responding to code enforcement complaints and by
504 providing ~~((oversight))~~ inspection services during the process of site
505 development on all sites for which it issues permits.

506

507 **I-505** King County shall develop, as a part of the ~~((buildable lands))~~ Urban Growth
508 Capacity analysis, a zoning yield and housing production monitoring program to
509 determine whether housing capacity is being lost in the context of compliance
510 with the Endangered Species Act, and shall propose revisions to the Countywide
511 Planning Policies to implement such a program.

512

513 Siting public and private uses in communities can at times lead to concerns and objections from neighbors
514 resulting from the real or perceived impacts of proposed uses. There is also a risk that objections to these
515 "locally unwanted land uses" ~~((LULUs))~~ can lead to some uses becoming overly-concentrated in some
516 communities, particularly in ~~((historically disadvantaged areas))~~ those communities with higher populations of
517 Black, Indigenous, and other People of Color; people with low-incomes; immigrants; and refugees. In response,
518 governments should evaluate the potential equity and racial and social justice implications, including the
519 beneficial and/or adverse impacts, of policies and regulations involving such uses.

520

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

521 ~~((I-101a))~~ I-505a Equity and racial and social justice principles ~~((will))~~ shall be used by King
 522 County as an important consideration in developing zoning and development
 523 regulations governing public and private uses, in siting public facilities, and in
 524 evaluating land use decisions. Results from ~~((the E))~~ equity ((H)) impact
 525 ~~((R))~~ reviews ~~((Feel will))~~ shall be used where appropriate.
 526

527 **~~((VI. 2016)) Comprehensive Plan ((Workplan)) Work Plan~~**

528 ~~((A new feature of the 2016 Comprehensive Plan is this Workplan section. While Workplan tasks have
 529 accompanied the Comprehensive Plan as part of the adoption process by the County Council, these tasks were
 530 historically included with the Ordinance rather than inside of the Comprehensive Plan. In the 2016
 531 Comprehensive Plan, these tasks will be included in the body of the document.))~~ The Comprehensive Plan
 532 ((Workplan tasks)) Work Plan identifies additional actions the County will take after adoption of the 2024
 533 Comprehensive Plan to: (1) further implement and refine the plan, and/or (2) continue work on issues that arose
 534 during plan development but there was not sufficient time or resources to complete the work prior to adoption.
 535 The action items work in conjunction with the other implementation tools discussed in this chapter, such as
 536 regulations, incentive programs, and other core regional planning and implementation activities. Each
 537 ((Workplan)) Work Plan action item includes a summary description, general timeline and anticipated
 538 outcomes. ~~((In the 2018 update to the 2016 King County Comprehensive Plan, as part of the restructure adopted
 539 in Ordinance 18810 and Motion 15142, the County modified the structure of the King County Comprehensive
 540 Plan update process to include a comprehensive update every eight years, as well as potential annual and
 541 midpoint updates. As part of this review, Workplan items were amended to reflect this restructure, and to add
 542 direction for future updates to the Comprehensive Plan, including a 2020 update. Consistent with policies I-203
 543 and I-204a, modifications and additions to the Workplan were included in the 2020 Comprehensive Plan
 544 update.))~~ Completion of Work Plan actions are dependent on future grant awards and/or budget decisions.
 545 Should funding be unavailable to complete the work, the timelines and/or deliverables may need to be
 546 reassessed.
 547

548 When transmitting to the Council the required report, study, ordinance, and/or motion in any of the ~~((items))~~
 549 Work Plan deliverables outlined below, the transmittal shall be ~~((in the form of a paper original and an electronic
 550 copy))~~ electronically filed with the clerk of the Council, who shall ~~((retain the original and))~~ provide an electronic
 551 copy to all Councilmembers, the Council chief of staff, the policy staff director and the lead staff for the
 552 ~~((planning, rural service and environment committee, or its successor))~~ committee charged with oversight of the
 553 Comprehensive Plan.
 554

555 ~~**((Action 1: Implementation of the Community Service Area Subarea Planning Program.**~~ Under the direction
 556 of the Department of Local Services – Permitting Division, King County has launched a new regular subarea
 557 planning program. While this is described in greater detail in Chapter 11: Community Service Area Subarea

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

558 Planning, launching and implementing this effort will be a major activity following the adoption of the
559 Comprehensive Plan. For each plan, the County shall comply with Policy CP 100 and K.C.C. 2.16.055.

560 • ~~Timeline:~~ Ongoing; the Executive will propose a subarea plan for each area based on planning schedule
561 in Chapter 11.

562 • ~~Outcomes:~~ A proposed subarea plan for each Community Service Area for Council consideration and
563 possible adoption. Each subarea plan shall be transmitted by the Executive to the Council in the form
564 of an ordinance that adopts the subarea plan, at a time consistent with King County Code Chapter
565 20.18. A Public Review Draft of each subarea plan shall be made available to the public and the
566 Council for comment prior to finalizing the plan for transmittal.

567 • ~~Lead:~~ Department of Local Services—Permitting Division, in coordination and collaboration with the
568 Office of Performance Strategy and Budget. Executive staff, including the Department of Local
569 Services—Permitting Division, the Office of Performance, Strategy and Budget, or other appropriate
570 agencies, shall update and coordinate with the Councilmember office(s) representing the applicable
571 study area throughout the community planning process.

572

573 **Action 2: Develop a Performance Measures Program for the Comprehensive Plan.** The purpose of the
574 program is to develop longer term indicators to provide insight into whether the goals of the Comprehensive
575 Plan are being achieved or if revisions are needed. Given the longer term nature of the issues addressed in the
576 Comprehensive Plan, this program will be implemented on an eight year update schedule. Reports are to be
577 released in the year prior to the initiation of the eight year update in order to guide the scoping process for the
578 update. Additionally, to the extent practicable for each dataset, indicators will be reported at the level most
579 consistent with the major geographies in the Growth Management Act and Comprehensive Plan—incorporated
580 cities, unincorporated urban areas, Rural Areas, and Natural Resource Lands.

581 • ~~Timeline:~~ The motion adopting the program framework shall be transmitted by June 1, 2017. A 2022
582 Comprehensive Plan Performance Measures Report released by March 1, 2022, will inform the 2022 Scope
583 of Work for the 2024 Comprehensive Plan update.

584 • ~~Outcomes:~~ The 2017 framework for the program shall be transmitted by the Executive to the Council by June
585 1, 2017, in the form of a motion that adopts the framework. The 2022 Comprehensive Plan Performance
586 Measures Report shall be completed as directed by the 2017 framework motion adopted by the Council.
587 The Executive shall file with the Council the 2022 Comprehensive Plan Performance Measures Report. The
588 2022 Scope of Work for the 2024 Comprehensive Plan update shall be informed by the 2022 Performance
589 Measures Report. The Executive's transmitted 2024 Comprehensive Plan shall include updated references
590 to the new Performance Measures Program.

591 • ~~Lead:~~ Office of Performance Strategy and Budget. Executive staff shall work with the Council's
592 Comprehensive Plan lead staff in development of the 2017 framework for the program.

593

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

594 **Action 3: Implement a Transfer of Development Rights Unincorporated Urban Receiving Area Amenity**
 595 **Funding Pilot Project.** The County's Transfer of Development Rights Program has been very effective in
 596 implementing Growth Management Act goals to reduce sprawl and permanently protect open space. This
 597 Workplan item is to conduct a pilot project to determine the process for providing amenities to unincorporated
 598 urban Transfer of Development Rights receiving area communities. The focus of the pilot project will be the East
 599 Renton Plateau—an area of urban unincorporated King County that has received a substantial number of
 600 Transferrable of Development Rights. The East Renton Plateau Transfer of Development Rights Receiving Area
 601 Pilot Project will: develop a process for engaging the community to determine the type of amenities the
 602 community desires; assess the type and amounts of funding available for providing amenities; and establish an
 603 amount of amenity funding to be provided for each Transferrable of Development Rights (both past and future
 604 Transferrable of Development Rights).

605
 606 • ~~*Timeline:* 2017-2018; (18-month process). The Transfer of Development Rights Amenity Funding Pilot~~
 607 ~~Project Report on the results of the pilot project shall be transmitted to the Council by June 1, 2018, so~~
 608 ~~as to inform the King County 2019-2020 Biennial Budget.~~

609 • ~~*Outcomes:* The Executive shall file with the Council the Transfer of Development Rights Amenity~~
 610 ~~Funding Pilot Project Report recommending process and funding levels relative to Transferrable of~~
 611 ~~Development Rights used in development projects. The report shall include identification of any~~
 612 ~~necessary recommended amendments to the Comprehensive Plan and King County Code. The~~
 613 ~~Executive shall transmit to the Council any recommended amendments to the Comprehensive Plan and~~
 614 ~~King County Code as part of the 2020 Comprehensive Plan update.~~

615 • ~~*Leads:* Department of Natural Resources and Parks. Executive staff shall update and coordinate with~~
 616 ~~the Councilmember office(s) representing the pilot project community throughout the process.~~

617
 618 **Action 4: Transfer of Development Rights Program Review.** The County's Transfer of Development Rights
 619 Program has been very successful in protecting Rural Area and Natural Resource Lands by transferring
 620 development potential into cities and unincorporated urban areas. Typically the Transfer of Development Rights
 621 Program advances two primary policy objectives: conserving Rural Area and Natural Resource Lands, as well as
 622 focusing new growth in urban areas.

623
 624 This Workplan item will do the following:

625 A. Prepare a Transfer of Development Rights Program Review Study that addresses:

- 626 1) Tax revenue impacts of the Transfer of Development Rights Program for both sending and
 627 receiving sites.
- 628 2) Analysis of potential Transfer of Development Rights Program changes that build on existing
 629 program objectives while considering other policy objectives, such as making investments in
 630 economically disadvantaged areas, promoting housing affordability, incentivizing green

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

631 building, and providing for Transit Oriented Development. The analysis should take into
 632 consideration the economic feasibility of and market interest in these other policy objectives, as
 633 well as opportunities for providing amenities to communities that receive Transfer of
 634 Development Rights. This analysis will be achieved through implementation of a pilot project
 635 that utilizes such incentives and provides amenities to the community receiving increased
 636 density associated with the Transfer of Development Rights. If possible, the pilot project should
 637 be undertaken in Skyway West Hill and help implement the Skyway West Hill Action Plan.

638 3) ~~Consider possible performance criteria.~~

639 B. ~~Produce an annual report to the Council on the Transfer of Development Rights Program and~~
 640 ~~associated bank activity.~~

641

642 ● ~~Timeline: The annual report to the Council shall commence with a report due on December 1, 2017. The~~
 643 ~~Transfer of Development Rights Program Review Study, and an ordinance making Comprehensive Plan~~
 644 ~~and/or King County Code changes if applicable, shall be filed with the Council by September 30, 2019 as~~
 645 ~~part of the 2020 Comprehensive Plan update.~~

646 ● ~~Outcomes: The Executive shall file with the Council the Transfer of Development Rights Program Review~~
 647 ~~Study and the annual report. The Study shall outline policy and implementation options, if applicable. If~~
 648 ~~Comprehensive Plan and/or King County Code changes are recommended, an ordinance implementing~~
 649 ~~those changes shall also be transmitted to the Council with the Study.~~

650 ● ~~Leads: Department of Natural Resources and Parks, Office of Performance Strategy and Budget.~~
 651 ~~Executive staff shall update and coordinate with the Councilmember office(s) representing the pilot~~
 652 ~~project community throughout the process.~~

653

654 **Action 5: Review 2016 King County Comprehensive Plan Implementation Needs.** The 2016 Comprehensive
 655 Plan includes new policy direction that may need updates in the King County Code in order to be implemented
 656 before the 2024 Comprehensive Plan update. The County will utilize an interbranch team to review the 2016
 657 Comprehensive Plan and any necessary code updates. This analysis will result in a report that identifies the
 658 areas of the code in need of updating and subsequent legislation to address the areas of inconsistencies. The
 659 legislation will also include code changes to K.C.C. 16.82.150 and 16.82.152, and associated references, to
 660 reflect court rulings and current case law.

661 ● ~~Timeline: An Implementation Report shall be filed with the Council by July 31, 2017. The Report will~~
 662 ~~inform a code update ordinance(s), which shall be transmitted to the Council no later than December 31,~~
 663 ~~2021.~~

664 ● ~~Outcomes: The interbranch team shall prepare, and the Executive shall file with the Council, the 2016~~
 665 ~~Comprehensive Plan Implementation Report and the code update ordinance(s).~~

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

666 ● ~~Leads: Interbranch team comprised of staff from at least the: King County Council, Office of Performance~~
 667 ~~Strategy and Budget, Department of Local Services— Permitting Division, and Prosecuting Attorney’s~~
 668 ~~Office.~~

669

670 ~~**Action 6: Alternative Housing Demonstration Project.** There is considerable interest to explore temporary and~~
 671 ~~permanent alternative housing models to address the issues of homelessness and affordable housing in the Puget~~
 672 ~~Sound region. King County is currently exploring microhousing pilot projects across the region that can inform a~~
 673 ~~larger demonstration project under King County Code on alternative housing models in unincorporated King~~
 674 ~~County. Based on what the County learns from the experience of pilots across the region, the County should~~
 675 ~~pursue a larger demonstration project that looks at a broader range of temporary and permanent alternative~~
 676 ~~housing models under its land use authority.~~

677

678 ~~This work plan item will utilize an interbranch team to analyze the potential for a demonstration project under~~
 679 ~~K.C.C. chapter 21A.55 for one or more temporary or permanent alternative housing projects, such as single~~
 680 ~~and/or multi family microhousing (i.e., very small units clustered around a shared kitchen and other similar~~
 681 ~~models) or tiny houses, modular construction, live/work units, and co-housing projects. A demonstration~~
 682 ~~project will allow the County to test development regulations and other regulatory barriers related to alternative~~
 683 ~~housing models before adopting or amending permanent regulations. Such regulations could include~~
 684 ~~amendments to or establishment of regulations related to permitted uses or temporary uses, building and fire~~
 685 ~~codes, water and sewer supply requirements, setbacks, landscaping screening, location requirements, light and~~
 686 ~~glare requirements, public notice, and mitigation of impacts to the surrounding area. This work plan item should~~
 687 ~~also analyze potential funding sources and funding barriers for projects that may or may not require public~~
 688 ~~funding, including funds managed by the King County Housing and Community Development Division of the~~
 689 ~~Department of Community and Human Services.~~

690 ● ~~Timeline: Two phases. Phase One— Issuance of a request for proposals to identify a project or projects in~~
 691 ~~unincorporated King County that will participate in an Alternative Housing Demonstration Project.~~
 692 ~~While a project or projects are being chosen, a Demonstration Project ordinance package that pilots~~
 693 ~~necessary regulatory flexibilities will be developed for approval by the Council. Such a Demonstration~~
 694 ~~Project shall be transmitted to Council by December 31, 2019. Phase II— An Alternative Housing~~
 695 ~~Demonstration Project Report, including proposed regulations and/or amendments to implement the~~
 696 ~~recommendations of the report shall be transmitted to the Council for consideration within two years from~~
 697 ~~the final certificate of occupancy for buildings developed under the Demonstration Project Ordinance.~~

698 ● ~~Outcomes: The interbranch team shall prepare, and the Executive shall file with the Council, the~~
 699 ~~Alternative Housing Demonstration Project Report, which shall include analysis of the issues learned in~~
 700 ~~the Demonstration Project(s), and identification of recommended amendments to the Comprehensive~~
 701 ~~Plan and King County Code. The Executive shall also file with the Council an ordinance adopting~~
 702 ~~updates to the Comprehensive Plan and/or King County Code as recommended in the Report.~~

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

- 703 ● ~~Leads: The King County Council will convene an interbranch team comprised of staff from at least: King~~
704 ~~County Council, Department of Community and Human Services, Department of Local Services–~~
705 ~~Permitting Division, Public Health, and Office of Performance Strategy and Budget.~~

706

707 **Action 7: Agricultural Related Uses Zoning Code Updates.** As part of the transmitted 2016 Comprehensive
708 Plan, the Executive included recommended code changes related to agricultural uses in unincorporated King
709 County. In order to give the Council additional time to consider these proposed changes and to address the
710 identified policy issues, the transmitted code changes will not be adopted in 2016. Instead, the code changes will
711 be further developed through this work plan item.

712

713 The Council identified several policy issues through review of the code changes as part of the 2016
714 Comprehensive Plan update. Through use of an interbranch team, this work plan item aims to resolve these
715 policy issues, draft a new ordinance, and complete outreach to affected stakeholders such as the King County
716 Agriculture Commission, ag-related business owners, and/or Community Service Areas. If the results of the
717 winery study, currently being reviewed by the Executive, are not complete in time to incorporate into the 2016
718 Comprehensive Plan, then this work plan item should also address the recommendations of that study.

- 719 ● ~~Timeline: Six to nine month process. An Agricultural Related Uses Zoning Code Updates Report and~~
720 ~~proposed regulations to implement the recommendations in report shall be transmitted to the Council for~~
721 ~~consideration by September 30, 2017.~~

- 722 ● ~~Outcomes: The interbranch team shall prepare, and the Executive shall file with the Council, the~~
723 ~~Agricultural Related Uses Zoning Code Updates Report, which shall include identification of~~
724 ~~recommended amendments to the King County Code. The Executive shall also file with the Council an~~
725 ~~ordinance adopting updates to the King County Code as recommended in the Report.~~

- 726 ● ~~Leads: The King County Council will convene an interbranch team comprised of at least King County~~
727 ~~Council staff, the Department of Permitting and Environmental Review, the Department of Natural~~
728 ~~Resources and Parks, and the Office of Performance Strategy and Budget.~~

729

730 **Action 8: Cottage Housing Regulations Review.** Cottage housing is a method of development that
731 allows for multiple detached single family dwelling units to be located on a commonly owned parcel. In
732 unincorporated King County, cottage housing is currently only permitted in the R-4 through R-8 urban
733 residential zones, subject to certain conditions in the King County Code, such as in K.C.C. 21A.08.030 and
734 21A.12.030, which includes being only allowed on lots one acre in size or smaller. This work plan item will
735 review Comprehensive Plan policies and development code regulations for the potential for expanded
736 allowances for cottage housing in unincorporated King County, including in Rural Areas, and recommend
737 policy and code changes as appropriate. The review will include evaluation of encouraging: close proximity of
738 garages to the associated housing unit; and development of units with a wide variety of square footages, so as to
739 address various needs and a diversity of residents.

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

740 ● ~~*Timeline:* A Cottage Housing Regulations Report shall be transmitted to the Council by December 31,~~
741 ~~2018. Any proposed policy or code changes to implement the recommendations in the report shall be~~
742 ~~transmitted to the Council for consideration by September 30, 2019 as part of the 2020 Comprehensive~~
743 ~~Plan update.~~

744 ● ~~*Outcomes:* The Executive shall file with the Council the Cottage Housing Regulations Report, which shall~~
745 ~~include identification of any recommended amendments to the King County Code and/or~~
746 ~~Comprehensive Plan. The Executive shall also file with the Council an ordinance adopting updates to the~~
747 ~~King County Code and/or the Comprehensive Plan, if recommended in the Report.~~

748 ● ~~*Leads:* The Department of Local Services – Permitting Division and the Office of Performance Strategy~~
749 ~~and Budget.~~

750

751 **Action 9: Carbon Neutral King County Plan.** The 2016 Comprehensive Plan includes a new policy F 215b
752 which directs the County to “strive to provide services and build and operate public buildings and infrastructure
753 that are carbon neutral.” To support implementation of this policy, this work plan item directs the Executive to
754 develop an Implementation Plan for making King County government carbon neutral. The Implementation
755 Plan shall address existing and new County buildings, as well as all County operations and services, and shall
756 identify the actions, costs and schedule for achieving carbon neutral status. This Implementation Plan will help
757 inform the 2020 update of the Strategic Climate Action Plan, through which existing county targets for carbon
758 neutrality and greenhouse gas emissions reduction will be updated consistent with the F 215b and the
759 Implementation Plan.

760 ● ~~*Timeline:* A Carbon Neutral King County Implementation Plan and a motion adopting the~~
761 ~~Implementation Plan shall be transmitted to the Council for consideration by February 28, 2019. A~~
762 ~~Progress Report on development of the Implementation Plan shall be transmitted to the Council by~~
763 ~~December 31, 2017.~~

764 ● ~~*Outcomes:* The Executive shall file with the Council for review and potential approval the Carbon Neutral~~
765 ~~King County Implementation Plan and a motion adopting the Implementation Plan.~~

766 ● ~~*Leads:* Department of Natural Resources and Parks.~~

767

768 **Action 10: Green Building Handbook Review.** The 2016 Comprehensive Plan includes policy direction in
769 Policies U 133, R 336a, F 215a, and ED 501a that encourages green building practices in private development.
770 To support these implementation of these policies, and consistent with direction in the 2015 Strategic Climate
771 Action Plan, the County will soon be in the process of reviewing potential green building code requirements
772 and/or encouraged standards for private development for possible adoption. In the meantime, the County
773 intends to continue to use the Department of Permitting and Environmental Review’s existing “Green Building
774 Handbook” to help encourage private green building development, which is referenced in the 2016
775 Comprehensive Plan. This work plan item directs the Executive to transmit to the Council the Green Building
776 Handbook for review and potential approval.

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

777 ● ~~Timeline:~~ The Green Building Handbook and a motion approving the Handbook shall be transmitted to
778 the Council for consideration by March 1, 2017.

779 ● ~~Outcomes:~~ The Executive shall file with the Council for review and potential approval the Green Building
780 Handbook and a motion adopting the Handbook.

781 ● ~~Leads:~~ The Department of Permitting and Environmental Review.
782

783 **Action 11: Bicycle Network Planning Report.** ~~The Puget Sound Regional Council has identified a regional
784 bicycle network, for both the existing network and the associated gaps and needs, in its Active Transportation
785 Plan, which is an element of *Transportation 2040*. King County also identifies local bicycle network needs
786 throughout its planning, such as in the Transportation Needs Report and the Regional Trail Needs Report.~~

787

788 This Workplan item directs the King County Department of Transportation, in coordination with the
789 Department of Natural Resources and Parks and the Department of Permitting and Environmental Review, to
790 evaluate and report on how to enhance the bicycle network within unincorporated King County and address
791 identified regional and local bicycle infrastructure needs (such as standards for bicycle lanes, tracks and trails;
792 plans and financing for capital improvements; bicycle racks and parking; air filling stations; etc). This report will
793 include:

794 a. ~~Evaluation of existing King County planning efforts and possible areas for improvement, such as
795 addressing bicycle facility provisions in:~~

796 ○ ~~roadway designs and standards, including lighting standards,~~

797 ○ ~~plat approvals,~~

798 ○ ~~commercial developments,~~

799 ○ ~~parks & trails planning, and~~

800 ○ ~~transit planning and access to transit.~~

801 b. ~~Evaluation of bicycle and/or active transportation plan elements of other jurisdictions, including
802 the City of Seattle, for opportunities to connect to King County planning and active transportation
803 facilities.~~

804 c. ~~Working with stakeholders for identification of needs and areas for possible improvements.~~

805 ● ~~Timeline:~~ The Bicycle Network Planning Report and a motion approving the report shall be transmitted to
806 the Council for consideration by December 31, 2017.

807 ● ~~Outcomes:~~ The Executive shall file with the Council for review and potential approval the Bicycle Network
808 Planning Report and a motion adopting the Report.

809

810 ● ~~Lead:~~ Department of Transportation.

811

812 **Action 12: Update Plat Ingress/Egress Requirements.** ~~State law gives King County the responsibility to adopt
813 regulations and procedures for approval of subdivisions and plats. The Department of Local Services – Permitting~~

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

814 Division reviews ingress and egress to subdivisions and plats during the preliminary subdivision approval process
815 using the Department of Local Services—Road Services Division’s “King County Road Design and Construction
816 Standards— 2007” (Roads Standards). In recent years, subdivision layouts have included one entry/exit (or
817 ingress/egress) point and a looped road network within the subdivision.

818

819 Utilizing one entry/exit point can cause access issues if the roadway were to be physically impeded (such as due
820 to: a fire, debris, flooding, ice, snow, etc.). This configuration may also cause traffic backups while waiting for
821 the ability to turn in to or out of the development. Sometimes, this one access point may also be located too close
822 to other intersecting roadways to the roadway that the development intersects; this can contribute to traffic back-
823 ups.

824

825 This Workplan item directs the Executive to transmit legislation to update the code, (such as K.C.C. Title 21A),
826 and the King County Department of Local Services—Road Services Division’s Road Standards to address these
827 access issues. This code update will include requiring two entry/exit points for plats and subdivisions over a
828 certain size; requiring sufficient distance between the two entry/exit points so as to not impact traffic flows;
829 addressing access for emergency vehicles, including requiring adequate roadway width to accommodate
830 emergency vehicles; and increasing the distance between adjacent intersecting streets. The transmittal letter for
831 the ordinance(s) shall indicate the rationale for the chosen size threshold for when the County will require two
832 entry/exit points.

833 ● *Timeline:* The proposed amendments to the King County Code and the King County Roads Standards
834 shall be transmitted to the Council for consideration by June 30, 2020.

835 ● *Outcomes:* The Executive shall file with the Council an ordinance(s) adopting updates to the King County
836 Code and the King County Roads Standards.

837 ● *Lead:* Department of Local Services.

838

839 **Action 13: Water Availability and Permitting Study.** The recent Washington State Supreme Court decision in
840 *Whatcom County v. Western Washington Growth Management Hearings Board (aka, Hirst)* held that counties have a
841 responsibility under the Growth Management Act to make determinations of water availability through the
842 Comprehensive Plan and facilitate establishing water adequacy by permit applicants before issuance of
843 development permits. *Hirst* also ruled that counties cannot defer to the State to make these determinations. This
844 case overruled a court of appeals decision which supported deference to the State. The Supreme Court ruling
845 will require the County to develop a system for review of water availability in King County, with a particular
846 focus on future development that would use permit exempt wells as their source of potable water. This system
847 will be implemented through amendments to the King County Comprehensive Plan and development
848 regulations. The County will engage in a Water Availability and Permitting Study to address these and related
849 issues. This study will analyze methods to accommodate current zoning given possible water availability issues
850 and will look at innovative ways to accommodate future development in any areas with insufficient water by
851 using mitigation measures (e.g. water banks). This study will not include analysis of current water availability.

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

852

853 ~~• *Timeline:* Eighteen month process. Initial report will be transmitted to the Council by December 1, 2017;~~
 854 ~~final report, with necessary amendments, will be transmitted to the Council by December 31, 2018. This~~
 855 ~~report may inform the scope of work for the 2020 Comprehensive Plan update.~~

856 ~~• *Outcomes:* Modifications, as needed, to the Comprehensive Plan, King County Code and County~~
 857 ~~practices related to ensuring availability of water within the Comprehensive Plan and determining the~~
 858 ~~adequacy of water during the development permit process.~~

859 ~~• *Leads:* Performance, Strategy and Budget. Work with the Department of Local Services – Permitting~~
 860 ~~Division, Department of Natural Resources and Parks, Department of Public Health, Prosecuting~~
 861 ~~Attorney's Office, and King County Council. Involvement of state agencies, public, local watershed~~
 862 ~~improvement districts, and non-governmental organizations.~~

863

864 **Action 14: 2020 Comprehensive Plan Update.** In 2018, the County restructured its comprehensive planning
 865 program and associated Comprehensive Plan update process. This restructure includes moving to an eight year
 866 update schedule. As part of the transition to this new update schedule and given that the next eight year plan
 867 update will not be completed until 2024, there is a need to make substantive changes in the interim. The scope of
 868 the update proposed by the Executive in the motion shall include any changes as called for by applicable
 869 Workplan Action items, any policy changes or land use proposals that should be considered prior to the 2024
 870 update, review and inclusion of changes related to docket proposals that were recommended to be reviewed as
 871 part of the next eight year update, aligning the language in the Comprehensive Plan and Title 20 regarding what
 872 is allowed during annual, midpoint and eight year updates, and reviewing and updating the terminology to
 873 consistently describe the various updates.

874 ~~• *Timeline:* A motion authorizing the 2020 Comprehensive Plan update shall be transmitted to the~~
 875 ~~Council for consideration by January 2, 2019. The Council shall have until February 28, 2019 to adopt~~
 876 ~~the motion. The 2020 Comprehensive Plan update shall be transmitted to the Council for consideration~~
 877 ~~by September 30, 2019. The Council shall have until June 30, 2020 to adopt the 2020 Comprehensive~~
 878 ~~Plan update.~~

879 ~~• *Outcomes:* The Executive shall file with the Council a motion authorizing the 2020 Comprehensive Plan~~
 880 ~~update. The Council shall have until February 28, 2019 to adopt the motion, either as transmitted or~~
 881 ~~amended. In the absence of Council approval by February 28, 2019, the Executive shall proceed to~~
 882 ~~implement the scope as proposed. If the motion is approved by February 28, 2019, the scope shall~~
 883 ~~proceed as established by the approved motion. The Executive shall then file with the Council the~~
 884 ~~proposed 2020 Comprehensive Plan update by September 30, 2019. The Council shall have until June~~
 885 ~~30, 2020 to adopt the 2020 Comprehensive Plan update.~~

886 ~~• *Leads:* Office of Performance, Strategy and Budget, in coordination and collaboration with the~~
 887 ~~Department of Local Services – Permitting Division.~~

888 **Action 15. Annual DLS Briefing at Local Services Committee.** In order to better serve the residents of
 889 unincorporated King County, the Council adopted Ordinance 18791 to establish a new Department of Local

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

890 Services effective January 1, 2019, following guidance for the creation of the Department adopted in Motion
891 15125. The Department will be evaluating processes, procedures, and policies to identify areas of improvement
892 in the delivery of unincorporated services. In addition to this evaluation, the Department will report at least
893 annually to the Local Services Committee or its successor on key issues related to unincorporated areas.

- 894 • ~~Timeline:~~ The Department will report to the Local Services Committee or its successor at least annually.
- 895 • ~~Outcomes:~~ The Department of Local Services shall coordinate with the Regional Planning Unit and
896 other departments to inform the 2020 Comprehensive Plan update, and will brief the Local Services
897 Committee at least annually.
- 898 • ~~Leads:~~ Department of Local Services, in coordination with the Regional Planning Unit of Office of
899 Performance, Strategy and Budget.

900

901 **Action 16: Streamlining the Comprehensive Plan.** Public participation, as expressed in Policy RP 103, is to be
902 actively sought out throughout the development, amendment, and implementation of the Comprehensive Plan.
903 The Plan, and various iterations before final adoption, are posted online in order to be accessible to the public,
904 and active outreach efforts during plan updates seek to reach a wide range of County residents. However, such a
905 lengthy document with many complex regulatory requirements can be difficult to navigate and understand. To
906 make the Comprehensive Plan and relevant sections in King County Code Title 20 more reader friendly and
907 accessible to a wider audience, redundancies and excess detail should be minimized. This workplan item will
908 initiate the process of streamlining the 2016 Comprehensive Plan and portions of King County Code Title 20
909 over the next several years, with the goal of becoming shorter, easier to understand, and more accessible to the
910 general public. This review will consider: removal of text or policies that are redundant and/or repetitive within
911 the plan; removal of text or policies that are redundant to other existing plans and policy documents; removal of
912 outdated text or policies; removal of text or policies that are at a level of detail that is more appropriate for
913 functional plans, implementation plans, development regulations, etc.; increasing readability and conciseness;
914 clarifying the process for amending the plan; and making the document and sections of the Code more
915 streamlined, user friendly, and accessible for the public.

- 916 • ~~Timeline:~~ A streamlined version of the Comprehensive Plan and relevant sections of King County Code
917 Title 20, including but not limited to KCC 20.08, 20.12, and 20.18 shall be transmitted to the Council
918 for consideration by June 30, 2023.
- 919 • ~~Outcomes:~~ The Executive shall file with the Council an ordinance adopting a streamlined version of the
920 Comprehensive Plan and associated code changes as part of the Executive's proposed 2024 eight year
921 Comprehensive Plan update.
- 922 • ~~Leads:~~ Office of Performance, Strategy and Budget, in coordination and collaboration with the Council's
923 Comprehensive Planning lead staff and the Department of Local Services – Permitting Division.

924

925 **Action 17: Update the Residential Density Incentive Code.** As part of the 2020 Comprehensive Plan update,
926 the King County Executive included a code study regarding the County's Residential Density Incentive (RDI)
927 regulations in K.C.C. Chapter 21A.34. This code study included recommendations for updating the RDI

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

928 regulations, but ultimately the 2020 Comprehensive Plan update did not include any updates with the 2020
 929 Comprehensive Plan update. The code study states that the "key factors identified and recommendations should
 930 be considered as the Affordable Housing Committee seeks to develop model ordinances or provide technical
 931 assistance to other jurisdictions interested in implementing inclusionary housing policies." As part of this Work
 932 plan Action, the King County Executive will update the County's RDI regulations. This work can be
 933 coordinated with the Affordable Housing Committee of the Growth Management Planning Council, which has
 934 been established to implement the Regional Affordable Housing Task Force Five Year Action Plan and will
 935 recommend action and assess progress toward implementing the Plan.

- 936 • ~~*Timeline:* A proposed ordinance modifying the Residential Density Incentive Code shall be transmitted~~
 937 ~~to the Council by June 30, 2023.~~
- 938 • ~~*Outcomes:* The Executive shall file with the Council a proposed ordinance as part of the Executive's~~
 939 ~~proposed 2024 eight year Comprehensive Plan update.~~
- 940 • ~~*Lead:* Department of Local Services—Permitting Division, in coordination with the Department of~~
 941 ~~Community and Human Services and the Affordable Housing Committee of the Growth Management~~
 942 ~~Planning Council.~~

943

944 **Action 18: Greenhouse Gas Mitigation.** As part of the 2020 update to the 2016 Comprehensive Plan, policies
 945 and regulations related to some aspects of climate change and greenhouse gas emissions were adopted. More
 946 work is needed to address resiliency for the natural and built environment, and to mitigate impacts from climate
 947 change, including avoiding or sequestering greenhouse gas emissions. The loss of carbon sequestration capacity
 948 resulting from the conversion of forestland to non-forest uses is one area where the County can make a difference
 949 in addressing these impacts. In order to implement the policy direction in the 2020 update related to sea level
 950 rise, climate change, greenhouse gas emissions, and fossil fuel facility impacts, this Workplan item directs:

- 951 A. Preparation of a Forest Conversion Review Study that includes and evaluates the following information:
- 952 1. The current process and standards for reviewing and approving Class IV General Forest Practices
 953 relating to forest conversion, and for reviewing and approving Conversion Option Harvest Plans.
 - 954 2. The number of forest conversions permitted in unincorporated King County since August 10, 1999,
 955 regardless of whether a separate Class IV General Forest Practice permit was issued, and the
 956 average and total acreage of forest removed.
 - 957 3. The number of Conversion Option Harvest Plans approved since August 10, 1999, and the number
 958 of participating properties that were not subsequently replanted.
 - 959 4. An estimate of sequestered carbon lost and reduced future carbon sequestration potential due to
 960 clearing under Class IV General Forest Practice permits and Conversion Option Harvest Plans.

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

961 5.— Potential pathways to achieving zero net loss carbon sequestration capacity from future forest
 962 conversions, including, but not limited to, off site replanting, payment into a mitigation bank, and
 963 purchase of carbon credits. This should include both standard forest conversions and properties
 964 with Conversion Option Harvest Plans that are subsequently converted to non forest uses.

965 B.— Drafting and transmittal of a proposed ordinance that establishes or modifies regulations, and if necessary,
 966 Comprehensive Plan policies, that will result in zero net loss of carbon sequestration capacity from future
 967 forest conversions, based on the recommended strategies in the Forest Conversion Review Study.

968 •— *Timeline:* The Forest Conversion Review Study report and a proposed ordinance making
 969 Comprehensive Plan and/or King County Code changes shall be transmitted to the Council for
 970 consideration by June 30, 2022.

971 •— *Outcomes:* The Executive shall file with the Council the Forest Conversion Review Study report and a
 972 proposed ordinance with recommended code and/or policy updates.

973 •— *Leads:* Department of Natural Resources and Parks and Department of Local Services—Permitting
 974 Division.

975

976 **Action 19: Skyway West Hill and North Highline Anti-Displacement Strategies.** King County will complete
 977 an Anti Displacement Strategy for Skyway West Hill and North Highline. In the context of Motion 15539, the
 978 work done by the County's Regional Affordable Housing Task Force and the ongoing work by the Affordable
 979 Housing Committee of the Growth Management Planning Council, this strategy will evaluate tools, programs,
 980 and regulations to retain and create affordable housing and prevent residential displacement. The strategy, at
 981 minimum, shall consider the following: mandatory inclusionary zoning; preservation for manufactured housing
 982 and manufactured housing communities; residential community benefit agreements; relocation assistance;
 983 redevelopment assistance; right to return programs; community preference programs; and other tools, programs,
 984 and regulations identified in Motion 15539. The report will be informed by best practices, research, other
 985 ongoing efforts in King County, and a robust community engagement process.

986 •— *Timeline:* A Skyway West Hill and North Highline Anti-Displacement Strategies Report and proposed
 987 legislation to implement the recommendations in the report shall be transmitted to the Council for
 988 consideration by September 30, 2021. This deadline supersedes the deadlines adopted in Motion 15539.

989 •— *Outcomes:* The Executive shall file with the Council the Skyway West Hill and North Highline Anti-
 990 Displacement Strategies Report, which shall include recommended strategies and tools and
 991 identification of recommended legislation, if appropriate. The Executive shall also file with the Council
 992 legislation as recommended in the Report. These outcomes supersede the deliverables adopted in
 993 Motion 15539.

994 •— *Leads:* Department of Community and Human Services, Department of Local Services, the Office of
 995 Equity and Social Justice, and the Office of Performance Strategy and Budget. Executive staff shall
 996 update and coordinate with the Councilmember offices representing the area on at least a quarterly
 997 basis throughout the planning process.

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

998

999 **Action 20: Fossil Fuel Facilities Risk Bonds.** As part of the 2020 Comprehensive Plan update, policies and
1000 regulations related to fossil fuel facilities were adopted. More work is needed to address the potential impacts of
1001 fossil fuels and fossil fuel facilities and related uses on the environment and human health. To accomplish this,
1002 this Workplan Action item directs:

1003 A. Preparation of a Fossil Fuel Risk Bond evaluation, that will include, at a minimum:

1004 1. An economic risk assessment of fossil fuel facilities and related uses, and climate change. The
1005 assessment shall include recommended policy language or development regulations that directs
1006 an update to this evaluation on a periodic basis when significant new information is available,
1007 and shall quantify the expected annualized costs to County finances, the County's economy,
1008 and County households over the next fifty years associated with several categories of risks:

1009 a. For fossil fuel facilities and related uses, the assessment shall address risks associated
1010 with catastrophic explosions of storage and transfer facilities, refineries, oil and gas train
1011 derailments, gas pipeline ruptures and explosions, fuel tanker spills and explosions,
1012 pollution of air and water, brownfields, and abandoned infrastructure.

1013 b. For climate change, the assessment shall address economic risks associated with
1014 changes in the frequency and severity of wildfires, floods, storms, drought, infestations
1015 of exotic diseases and pests, and other natural hazards. The assessment shall also
1016 address costs associated with the implementation of climate action policies and plans, as
1017 well as investing in adaptation measures.

1018 2. An evaluation of the adequacy of existing financial assurance mechanisms in reducing the
1019 County's economic and financial risks associated with fossil fuel facilities and related uses, and
1020 climate change. Title 27A of the King County Code, "Financial Guarantees" already contains
1021 mechanisms for obtaining financial assurances before attempting potentially dangerous
1022 development activity. However, there is currently no language in Title 27A that requires
1023 financial assurances specifically for fossil fuel facilities and related uses. Such measures could
1024 include surety and performance bonds, letters of credit, third party trust funds, insurance,
1025 corporate guarantees, and others. The evaluation shall compare risk exposure for the County,
1026 with the maximum likely coverage of that risk by these mechanisms, and shall include
1027 recommendations for additional financial assurances or other measures that need to be
1028 adopted to minimize risks.

1029 B. Drafting and transmittal of any necessary legislation that establishes or modifies Comprehensive Plan
1030 policies and development regulations, that will implement the recommendations of the Fossil Fuel Risk
1031 Bond evaluation.

1032 • *Timeline:* The Fossil Fuel Risk Bond evaluation and any necessary legislation making Comprehensive
1033 Plan and/or King County Code changes shall be transmitted to the Council for consideration by June
1034 30, 2022.

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

- 1035 • ~~Outcomes: The Executive shall file with the Council the Fossil Fuel Risk Bond evaluation and, if~~
 1036 warranted, a proposed ordinance(s) with recommended code and/or policy updates.
- 1037 • ~~Leads: Office of Performance, Strategy and Budget, Department of Natural Resources and Parks, and~~
 1038 Department of Local Services – Permitting Division.
- 1039
- 1040 **Action 21: Greenhouse Gas Mitigation.** ~~As part of the 2020 Comprehensive Plan update, policies and~~
 1041 ~~regulations related to fossil fuel facilities and resident and business resiliency to climate change impacts were~~
 1042 ~~adopted. However, further work is necessary to reduce climate impacts, by mitigating the greenhouse gas~~
 1043 ~~emissions that drive those impacts. Policy E-215 of the Comprehensive Plan requires all projects being evaluated~~
 1044 ~~under the State Environmental Policy Act (SEPA) to be evaluated for greenhouse gas emissions, and also allows~~
 1045 ~~the County to exercise its substantive authority to mitigate for these emissions, but only after mitigation~~
 1046 ~~standards have been adopted by ordinance. In order to establish standards to begin mitigating emissions from~~
 1047 ~~development, this Workplan Action item directs:~~
- 1048 A. ~~Updating the county's greenhouse gas emissions worksheet to include best available emissions factors~~
 1049 ~~and other data, and to be able to evaluate emissions from a wide range of project types. The worksheet~~
 1050 ~~shall, at a minimum, be capable of evaluating induced demand and all scope one and scope two~~
 1051 ~~emissions from the construction and use, as well as embodied scope three emissions from construction~~
 1052 ~~materials such as cement, asphalt, and steel.~~
- 1053 B. ~~Completion of a study evaluating options for implementing greenhouse gas mitigation from all~~
 1054 ~~development projects requiring SEPA review, as allowed in Comprehensive Plan Policy E-215.~~
- 1055 C. ~~If warranted, drafting and transmittal of a proposed ordinance(s) that adopts the updated greenhouse~~
 1056 ~~gas worksheet and establishes or modifies Comprehensive Plan policies and development regulations to~~
 1057 ~~implement standards for greenhouse gas mitigation in accordance with Policy E-215.~~
- 1058 • ~~Timeline: The updated greenhouse gas emissions worksheet and the greenhouse gas mitigation study,~~
 1059 ~~and a proposed ordinance(s) making Comprehensive Plan and/or King County Code changes shall be~~
 1060 ~~transmitted to the Council for consideration by June 30, 2022.~~
- 1061 • ~~Outcomes: The Executive shall file with the Council the updated greenhouse gas worksheet, greenhouse~~
 1062 ~~gas mitigation study and, if warranted, a proposed ordinance(s) with recommended code and/or policy~~
 1063 ~~updates.~~
- 1064 • ~~Leads: Department of Natural Resources and Parks, and Department of Local Services – Permitting~~
 1065 ~~Division.~~

1066

1067 **Actions Related to the Growth Management Planning Council**

1068 The Growth Management Planning Council (GMPC) is a separate formal body consisting of elected officials
 1069 from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the
 1070 Port of Seattle. The GMPC developed the Countywide Planning Policies, providing a countywide vision and
 1071 serving as a framework for each jurisdiction to develop its own comprehensive plan, which must be consistent

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

1072 with the overall vision for the future of King County. The GMPC is chaired by the King County Executive; five
1073 King County Councilmembers serve as members. Recommendations from the GMPC are transmitted to the full
1074 King County Council for review and consideration.

1075

1076 The GMPC develops its own independent work program every year; this section of the 2016 Comprehensive
1077 Plan Workplan identifies issues the County will bring forward to the GMPC for review, consideration and
1078 recommendations. King County will submit these Workplan items to the GMPC for consideration at its first
1079 meeting of 2017, with a goal of completing the GMPC review and recommendations by December 31, 2018.
1080 The Executive will work with the Council to determine whether the amendments are appropriate for inclusion in
1081 the annual or midpoint Comprehensive Plan update prior to the next eight year update.

1082

1083 **Action GMPC 1 (Was Action 17): Develop a Countywide Plan to Move Remaining Unincorporated Urban**
1084 **Potential Annexation Areas Toward Annexation.** The GMPC has authority to propose amendments to the
1085 Countywide Planning Policies, and a unique defined role related to recommending approval or denial of Urban
1086 Growth Area expansions. In order to move remaining unincorporated areas, which vary in size and complexity,
1087 towards annexation, the GMPC would reconsider the Potential Annexation Areas map and the "Joint Planning
1088 and Annexation" section of the Countywide Planning Policies. This effort would include an evaluation of how
1089 to address Potential Annexation Areas that have been previously unsuccessful in annexation and/or where
1090 annexation does not appear feasible in the near future. The report shall include review of tax revenue impacts to
1091 the County resulting from annexations, evaluation of requirements regarding annexation of roadways within
1092 Potential Annexation Areas, and identification of current orphaned roads and potential methods to transfer
1093 ownership to cities. Deadline: December 31, 2019.

1094

1095 **Action GMPC 2 (Was Action 18): Review the Four to One Program.** The County's Four to One Program has
1096 been very effective in implementing Growth Management Act goals to reduce sprawl and encourage retention of
1097 open space. This is done through discretionary actions by the County Council, following a proposal being
1098 submitted by a landowner(s) to the County. Over time, there have been proposals that vary from the existing
1099 parameters of the program; these have included possible conversion of urban zoning for lands not contiguous to
1100 the original 1994 Urban Growth Area, allowing the open space to be non-contiguous to the urban extension, use
1101 of transfer of development rights, providing increased open space credit for preserved lands with high ecological
1102 value (such as lands that could provide for high value floodplain restoration, riparian habitat, or working
1103 resource lands), and consideration of smaller parcels or parcels with multiple ownerships. Allowing these
1104 changes have the potential for increasing the use of the tool, with attendant risks and benefits. The Growth
1105 Management Planning Council would review the Four to One program and determine whether changes to the
1106 existing program should be implemented that will strengthen the program and improve implementation of the
1107 Comprehensive Plan, including evaluation of the proposals listed above.

1108

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

1109 ~~Action GMPC-3 (Was Action 19):~~ As required by the Growth Management Act, King County and the 39 cities
 1110 participate in the Buildable Lands Program to evaluate their capacity to accommodate forecasted growth of
 1111 housing units and jobs. The program, administered by the Washington State Department of Commerce, requires
 1112 certain counties to determine whether the county and its cities are achieving urban densities within urban growth
 1113 areas by comparing assumptions and targets regarding growth and development with actual growth and
 1114 development in the county and cities. Since issuance of the first Buildable Lands Report in 2002, jurisdictions
 1115 and stakeholders have expressed the potential for possible refinements of the methodology used by King County
 1116 and the cities. The Growth Management Planning Council would work with stakeholders to review the
 1117 methodology, including testing the accuracy of the Buildable Lands Report model and results, for potential
 1118 refinements.))

1119

1120 **Action 1: Comprehensive Plan Performance Measures Framework Update**

1121 Through adoption of Motion 15014 in 2017, King County established a Performance Measures Program for the
 1122 Comprehensive Plan. The Program is intended to monitor Comprehensive Plan implementation and to help
 1123 inform whether plan amendments are needed to better achieve the plan's goals, as reflected in the
 1124 Comprehensive Plan Guiding Principles. As established in the reporting timelines in King County Code
 1125 Chapter 20.18, Program reporting occurs in advance of, and with the intent of informing, establishing the scope
 1126 of work for 10-year Comprehensive Plan updates.

1127

1128 The Executive issued the first Performance Measures Report under the new program in 2022 via Report 2022-
 1129 RPT0045. In developing the report, department staff indicated that the measures could be further refined to
 1130 better tell a more accurate picture of plan performance. The approved framework also does not align with the
 1131 current Comprehensive Plan update cycle. As required by Motion 15014, any changes to the performance
 1132 measures framework must be approved via a motion that is passed by the Council.

1133

- 1134 • Deliverables: The Executive should file with the Council a motion updating the Performance Measures
 1135 Program Framework.
- 1136 • Timeline: The Performance Measures Program Framework Motion should be filed with the Council by
 1137 December 31, 2029. Council review, refinement, and possible approval of the Motion should be
 1138 completed by March 31, 2030, to allow for completion of the next Performance Measures Report that is
 1139 due by December 31, 2030, to inform scoping for the 2034 10-year Comprehensive Plan update.
- 1140 • Lead Agency: Office of Performance, Strategy and Budget.
- 1141 • Support Agency(ies): Comprehensive Planning Interdepartmental Team.

1142

1143 **Action 2: Comprehensive Plan Public Participation Code Update**

1144 The public participation requirements for updates to the King County Comprehensive Plan and development
 1145 regulations are guided by state law, adopted Comprehensive Plan policies, and King County Code Chapter
 1146 20.18. The majority of the requirements in code have not been amended since they were first adopted in 1998.
 1147 The 2024 Comprehensive Plan made some code changes to align with current state law, reflect current practice,

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

1148 and provide clarity. However, additional work is needed to ensure the code reflects and supports equitable
1149 engagement goals and outcomes.

1150
1151 Equitable engagement process improvements were integrated into the 2024 Comprehensive Plan update process.
1152 Those 2024 engagement efforts were not inconsistent with the current code; however, the code could be
1153 strengthened to further support this work in the future. Additionally, there are more opportunities to improve
1154 the engagement process to make it more equitable. Given this, additional updates to the public participation
1155 code in Chapter 20.18 work are warranted. This work would be disingenuous without thoughtful community
1156 engagement on the changes, especially with communities that have been historically excluded from the planning
1157 process. This Work Plan Action directs that work to occur outside of a major Comprehensive Plan update to
1158 allow for focused engagement on these important issues.

- 1159
1160 • Deliverables: The Executive should file with the Council an ordinance updating the public participation
1161 elements of King County Code Chapter 20.18.
1162 • Timeline: The ordinance should be transmitted to the Council by June 30, 2028. If there is a
1163 Comprehensive Plan midpoint update authorized at that time, the code changes should be part of the
1164 midpoint transmittal package.
1165 • Lead Agency: Office of Performance, Strategy and Budget.
1166 • Support Agency(ies): Office of Equity and Racial and Social Justice, and Department of Local Services.

1167
1168 **Action 3: Mandatory Inclusionary Housing and Community Preference Review**

1169 In 2022, the County adopted inclusionary housing regulations for Skyway-West Hill and North Highline, which
1170 included: (1) mandatory inclusionary housing in the commercial cores of both communities, (2) voluntary
1171 inclusionary housing in the remaining areas of those communities, and (3) a requirement for a community
1172 preference program for any inclusionary housing development. The 2024 Comprehensive Plan expanded the
1173 voluntary inclusionary housing provisions to other geographies (all of urban unincorporated King County and
1174 the Rural Towns of Vashon and Snoqualmie Pass).

1175
1176 The 2024 Comprehensive Plan Equity Work Group, as well as public input received during development of the
1177 2024 plan, expressed support for also expanding the mandatory inclusionary housing and community preference
1178 provisions to some or all of the new geographies that the voluntary provisions in the 2024 changes would apply
1179 to. Additional time and resources are needed to review how or if these elements could successfully be
1180 implemented in additional communities without unintended consequences.

1181
1182 Given this, this Work Plan Action directs evaluation of whether it would be appropriate to potentially expand
1183 mandatory inclusionary housing and/or community preference regulations to the other geographies that
1184 currently have voluntary inclusionary housing, including consideration of displacement risk, market conditions,
1185 and public engagement with potentially affected communities.

1186

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

- 1187 • Deliverables: The Executive should file with the Council a Mandatory Inclusionary Housing and
- 1188 Community Preference Review report and a proposed ordinance implementing the recommendations in
- 1189 the report.
- 1190 • Timeline: The Mandatory Inclusionary Housing and Community Preference Review report and ordinance,
- 1191 if recommended, should be filed with the Council by December 31, 2027.
- 1192 • Lead Agency: Department of Community and Human Services.
- 1193 • Support Agency(ies): Department of Local Services.

1194

Action 4: Multifamily Housing Tax Exemption Feasibility

1196 In 2021, the Washington State Legislature authorized use of Multifamily Housing Tax Exemptions (MFTEs) in

1197 unincorporated areas via Engrossed Second Substitute Senate Bill 5287. MFTE programs are property tax

1198 waiver programs enacted by cities and counties to support local housing goals. Under Chapter 84.14 Revised

1199 Code of Washington, local governments can give exemptions for new construction, conversion, and

1200 rehabilitation of multifamily residential improvements with at least four units. Under these exemptions, a

1201 property owner does not have to pay property taxes on the residential improvements for a given number of years.

1202 The property owner still pays tax on the land and on non-residential improvements like the commercial portion

1203 of a mixed-use building.

1204

1205 MFTEs give financial incentives to help meet housing goals without the need for direct funding. This can

1206 support development of affordable housing, but it can also incentivize market-rate housing in a way that

1207 complies with state constitutional requirements. It can also potentially result in either a loss of tax revenue to the

1208 community or a tax shift where other property owners will pay more in taxes.

1209

1210 This Work Plan Action directs King County to explore whether to allow use of a MFTE in unincorporated King

1211 County, including analysis of:

- 1212 a. potential program design that would incentivize affordable units;
- 1213 b. impacts of a tax exemption, and whether that financial impact is sustainable; and
- 1214 c. potential program administrative needs, including monitoring, oversight, reporting;
- 1215 d. ongoing program updates to ensure sufficient incentive to maximize public benefits; and
- 1216 e. public input received during engagement on this action item.

1217

- 1218 • Deliverables: The Executive should file with the Council a Multifamily Housing Tax Exemption Feasibility
- 1219 report and a proposed ordinance implementing the recommendations in the report.
- 1220 • Timeline: The Multifamily Housing Tax Exemption Feasibility report and ordinance, if recommended,
- 1221 should be filed with the Council by December 31, 2027.
- 1222 • Lead Agency: Department of Community and Human Services.
- 1223 • Support Agency(ies): Department of Local Services, Office of Performance Strategy and Budget.

1224

Action 5: Old Growth Corridors Strategies

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

1226 Mature forests with broad range of native tree species and age classes – key characteristics of what are commonly
 1227 referred to as “old growth” forests – provide a wealth of ecological and social benefits including, but not limited
 1228 to, healthy habitat; clean and cool water; water storage to mitigate downstream flooding, providing summer
 1229 flows to rivers and streams, and supplying drinking water; wildfire resilience; diversity of flora, fauna, fungal,
 1230 and microbial communities; and recreation. Old growth forests in western Washington are also of enormous
 1231 cultural importance to sovereign Indian tribes. In addition to providing ecological, social, and cultural benefits,
 1232 mature forests in the Pacific Northwest also sequester carbon and are more resilient to the effects of climate
 1233 change than younger or less diverse forests.

1234
 1235 The 2024 Comprehensive Plan includes policies directing King County to identify and implement strategies to
 1236 protect forests in ways that build resilience and maximize social and ecological values while carefully
 1237 considering any effects of changes to forestland management on the timber resource economy. The Plan directs
 1238 King County to identify opportunities to establish and maintain large blocks of forest, particularly in upper
 1239 watershed areas and along major river corridors given the importance of contiguous forest cover in these areas
 1240 for preventing flooding, improving water quality, and protecting salmon and other wildlife habitat.
 1241 This work plan action item directs review scientific literature and recommend potential strategies and tactics to
 1242 accelerate establishment of “old growth corridors” in upper watersheds and along major river corridors,
 1243 especially in areas with a predominance of existing public ownership.

1244
 1245 This work should include identifying and analyzing: appropriate geographies; feasible programmatic and project
 1246 actions King County has control to implement such as acquisitions, incentive programs, and regulatory changes;
 1247 potential partnerships with public and private landowners, land managers, and Indian tribes; and existing and
 1248 potential funding sources.

- 1249
 1250 • *Deliverables:* The Executive should file with the Council an Old Growth Corridors Strategies report
 1251 outlining scientific findings, geographies of relevance, and potential strategies for establishing old
 1252 growth corridors.
 1253 • *Timeline:* The Old Growth Corridors Strategies report should be transmitted to the Council by June 1,
 1254 2026.
 1255 • *Lead Agency:* Department of Natural Resources and Parks.

1256
 1257 **Action 6: Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan**
 1258 Properties and infrastructure along the Vashon-Maury Island shoreline are potentially at risk to damage from
 1259 coastal flooding, tsunamis, landslides, and sea level rise. The extent to which these hazards affect specific
 1260 locations will vary depending on site-specific factors, including topography, the proximity of infrastructure to the
 1261 shoreline, and the ability to implement adaptive measures in any given location. Existing studies have not gotten
 1262 to this level of specificity for these hazards, however. This makes it difficult to determine where and what
 1263 specific hazard mitigation approaches may be needed and how to sequence that work.

1264

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

1265 King County will conduct a detailed assessment of the Vashon and Maury Island shoreline inclusive of public
 1266 and private infrastructure and natural systems to better understand which locations face a higher risk from
 1267 coastal flooding, tsunamis, landslides, and sea level rise due to site constraints or other factors. Results from the
 1268 study will inform long-range planning for these hazards and the development of additional actions, policies,
 1269 development regulations, and/or zoning changes, as needed, to address these risks. These changes would be
 1270 included in future updates of the Comprehensive Plan and/or King County Code.

1271

1272 The study will draw on available data and studies, as well as a new coastal storm surge model for the King
 1273 County shoreline being developed by USGS (due summer 2024). The County intends to apply for grant funding
 1274 to complete this work.

1275

1276 • Deliverables: The Executive should file with the Council the Vashon-Maury Island Coastal Hazard
 1277 Vulnerability Assessment and Response Plan. If policy and/or code changes are recommended by
 1278 the Assessment, they should be transmitted to the Council in the next appropriate update to the
 1279 Comprehensive Plan and/or the King County Code.

1280 • Timeline: The Vashon-Maury Island Coastal Hazard Vulnerability Assessment and Response Plan
 1281 should be transmitted to the Council by December 31, 2026.

1282 • Lead agency: Department of Natural Resources and Parks

1283 • Support agency(ies): Department of Local Services, Public Health - Seattle & King County

1284

1285 **Action 7: Wildfire Risk Assessment**

1286 Large wildfires across the Pacific Northwest over the last decade, combined with recent local fires in King
 1287 County and increasing concern about the impacts of climate change on wildfire potential, have contributed to a
 1288 growing awareness of the need to prepare for an increased risk of wildfire in or adjacent to the wildland-urban
 1289 interface (WUI).

1290

1291 King County issued its first Wildfire Risk Reduction Strategy in 2022 and has since been working to develop and
 1292 implement the identified actions. This includes implementing state building code changes related to building in
 1293 the WUI in 2023, as well as adopting wildfire risk policy and code changes in the 2024 Comprehensive Plan.
 1294 However, additional information is needed to better understand wildfire risks in unincorporated King County
 1295 and whether additional regulatory measures are needed to further reduce wildfire risk.

1296

1297 This workplan will include completing a wildfire risk assessment for unincorporated King County to better
 1298 understand where and how communities and critical infrastructure are vulnerable to wildfire; the degree to
 1299 which current codes and policies address the risk; and what additional actions, policy, development regulation,
 1300 or zoning changes, if any, may be needed to reduce wildfire risk. Potential external partners for the study
 1301 include King County fire districts, the Washington State Dept. of Natural Resources, and utilities. The results of
 1302 this work will inform future updates of the Comprehensive Plan and/or King County Code. The County intends
 1303 apply for grant funding to complete this work.

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

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- Deliverable: The Executive should file with the Council the Wildfire Risk Assessment report. If policy and/or code changes are recommended by the report, they should be transmitted to the

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Council in the next appropriate update to the Comprehensive Plan and/or the King County Code.

1308

- Timeline: The Wildfire Risk Assessment report should be transmitted to the Council by December 31, 2026.

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- Lead agency: Department of Natural Resources and Parks

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- Support agency(ies): King County Office of Emergency Management Department of Local Services – Permitting Division.

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1314

~~((VII.))~~ Incentives

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To ensure that the vision, goals, objectives, and policies of ~~((this))~~ the Comprehensive Plan become a reality, it

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will require adjusting policy and budget priorities by King County government. It will require individuals to

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reconsider their daily decisions and choices relating to the management or development of their lands. The

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decisions and choices of large scale public/private partnerships during the development of major projects will be

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critical factors contributing to the effective implementation of ~~((this))~~ the Comprehensive Plan. Incentives,

1320

~~((like))~~ such as the Transfer of Development Rights Program, must encourage the types of growth and

1321

development patterns desired by King County and its residents.

1322

1323 **I-601**

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

1329

~~a. ((Identification of geographic areas with infill opportunities, granting budget priority status and allowing more flexible development standards;~~

1330

~~b. Density bonuses for site designs which provide public benefits (for example, grid roads that connect with other developments and limit impacts on arterials);~~

1331

1332

~~c. Incentives which lower financial development risk;~~

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1334

~~d.))~~ Density bonuses and/or other regulatory flexibilities for inclusionary housing;

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1336

1337

b. Joint development opportunities at ~~((e))~~ County-owned or operated

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1339

facilities, utilization of air rights on ~~((e))~~ County-owned or operated

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facilities, and the establishment of transit-supportive design guidelines

1341

and regulations; and

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

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1346

((e.)) c. County ((capital improvement)) funding for public urban amenities, including transportation, parks, open space, cultural, and other facilities, for cities participating in the King County Transfer of Development Rights Program.