

GMNR COMMITTEE AMENDMENTS AS OF 08-01-08

AMENDMENT TO STRIKING AMENDMENT TO PROPOSED ORDINANCE 2008-0124		
Policies		
I1	unsponsored	<p>FW-102 amended to read as follows:</p> <p><i>King County will be a leader in prevention and mitigation of, and adaptation to, climate change effects.</i></p>
I2	Dunn	<p>FW-104 (new) adds requirement for county to review legislative and executive actions which may have resulted in unconstitutional takings of private property and reads as follows:</p> <p><u><i>King County shall develop a review process to assess regulatory and administrative actions to avoid unconstitutional takings of private property.</i></u></p>
RP1	Gossett	<p>RP 203 corrects typo by replacing word "are" with "area"</p>
RP2	Lambert	<p>RP-303 amended to allow UGA revisions implementing amendments for three-party agreements existing before Jan. 1, 2008 and the amendments include provisions for park and open space consistent with the 4-to-1 program and would read as follows:</p> <p><u><i>Except as otherwise provided in this policy, t((T))he annual cycle shall not consider proposed amendments ((which do not)) to the King County Comprehensive Plan that require substantive changes to comprehensive plan policies and development regulations((,)) or ((which do not)) that alter the Urban Growth Area (UGA) Boundary. <u>Substantive amendments and changes to the UGA Boundary may be considered in the annual amendment cycle only ((!))if the proposed amendments are necessary for the protection and recovery of threatened and endangered species, ((then subarea plans and)) to implement a proposal((s)) for a 4 to 1 project ((can be considered as part of the annual cycle)) or to implement an amendment to a three-party agreement in existence on January 1, 2008 between King County, another local government and the project proponent, if the amendment includes a provision to alter the UGA boundary to add areas to the Urban Growth Area and require that an area four times the area that is added to the Urban Growth Area be permanently designated as park or open space.</u></i></u></p> <p><u>NOTE: RELATED TO AMENDMENT 1</u></p>
RP3	Dunn	<p>RP-402 (new) directs that the county should work with the Growth Management Planning Council to establish yearly updates to city and county housing and employment growth allocation targets, to read as follows:</p> <p><u><i>King County should work with the Growth Management Planning Council to adopt Countywide Planning Policies which support annual ratifications to allocated housing and employment growth targets for cities and the county.</i></u></p>
		<p>U-163 amended to add back "convenient to a principal arterial" which would read as follows:</p>

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<p align="center">U1</p>	<p align="center">Lambert</p>	<p><i>Neighborhood business centers in urban areas should include primarily retail stores and offices designed to provide convenient shopping and other services for nearby residents. Industrial and heavy commercial uses should be excluded. Neighborhood business centers should include the following mix of uses:</i></p> <ol style="list-style-type: none"> <i>a. Retail stores and services;</i> <i>b. Professional offices;</i> <i>c. Multifamily housing as part of a mixed-use development with residential densities up to 12 units per acre when convenient to a minor arterial. Higher densities are appropriate when the center is a walkable community, <u>convenient to a principal arterial, or well served by transit</u>; and</i> <i>d. Farmers' Markets.</i> 	
<p align="center">U2</p>	<p align="center">Gossett</p>	<p>U-187 amended to replace the word “existing” with “original” in regards to the requirement to be contiguous to the UGA line and would read as follows:</p> <p><i>Land added to the Urban Growth Area under the Four-to-One Program shall have a minimum density of four dwellings per acre and shall be physically contiguous to the original Urban Growth Area, unless there are limitations due to the presence of critical areas, and shall be able to be served by sewers and other efficient urban services and facilities; provided that such sewer and other urban services and facilities shall be provided directly from the urban area and shall not cross the open space or rural area. In some cases, lands must meet affordable housing requirements under this program. The total area added to the Urban Growth Area as a result of this policy shall not exceed 4,000 acres.</i></p>	
<p align="center">U3</p>	<p align="center">Gossett</p>	<p>U-337, U-403 and U-406 amended to correct grammar or inserts missing word, to read as follows:</p> <p>U-337 <i>King County should promote the incorporation of the principles of healthy communities and homes, sustainability, and greenhouse gas emissions mitigation in affordable housing development. King County should consider the degree to which affordable housing developments implement sustainable development principles as one criterion for providing subsidies to non-profit developers and housing agencies.</i></p> <p>U-403 <i>King County should encourage, support and promote the application of sustainable development practices in all private sector development within the county. This may be accomplished through working with residential and commercial developers to reduce impervious surface areas, protect ground and surface water within a watershed, assure that habitat protection needs are incorporated into development proposals to the extent possible, incorporate greater use of green building materials and utilize systems that conserve or reuse resources, including those that use energy more efficiently. When King County provides technical assistance and incentives for the use of sustainable development practices, it shall be at no cost to any private sector development. King County shall collaborate with the private sector on potential future regulatory tools.</i></p>	

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		<p>U-406 <i>King County should work with residential and commercial developers to incorporate low impact development practices that protect native vegetation and soils, facilitate reuse of resources, such as reclaimed water, reduce the carbon footprint of the project, and reduce impervious surface. When King County provides technical assistance and incentives for the use of low impact development practices, it shall be at no cost to any private sector development.</i></p>	
R1	Lambert	<p>R-319 amended to read as follows: <u>TDRs may be made to receiving sites as follows:</u> <i>a. Unincorporated urban areas. Preference should be given to locations within designated urban centers, and to areas adjacent to transit stations and park-and-ride lots;</i> <i>b. Transfers into incorporated areas shall be detailed in an interlocal agreement between the city receiving the development rights and the county;</i> <i>c. Rural Areas zoned RA-2.5, that are not on Vashon Island, may receive transfers of development rights ((only)) from the Rural Forest Focus Areas or from the TDR Bank(;</i> <i>d. Land added to the Urban Growth Area by means of the Four-to-One program shall receive transfers for no less than 50% of the allowed density)).</i></p>	
R2	Lambert	<p>R-321 subsection "d" amended to read as follows: <i>King County may allow accessory dwelling units in the Rural Area that are greater than one thousand square feet, but less than 1,500 square feet and that are detached on RA-5 zoned lots two and one-half acres or greater, if the property owner purchases one TDR from the Rural Area.</i></p> <p><u>NOTE: RELATED TO AMENDMENT 2 TO 2008-0128</u></p>	
E1	Dunn	<p>E-206 amended to add requirement for council approval of standards used to evaluate the impacts of greenhouse gas emissions during the SEPA process and would read as follows: <i>King County shall evaluate proposed actions subject to the State Environmental Policy Act (SEPA) for their greenhouse gas emissions. King County may exercise its substantive authority under SEPA to condition or deny proposed actions in order to mitigate associated individual or cumulative impacts to global warming. <u>Any standards related to consideration of greenhouse gas emissions through the SEPA process shall be subject to council review and adoption by ordinance.</u></i></p>	
E2	unsponsored	<p>E-216 amended to reflect executive-proposed reductions in greenhouse gas emissions and would read as follows: <i>King County should collaborate with other local governments in the region with the aim of reducing</i></p>	

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		<i>greenhouse gas emissions throughout the region to 80 percent below 2007 levels by 2050.</i>	
T1	Lambert	<p>T-101 Retain - was deleted in the executive's proposed amendments to this chapter and moved into text. The language in the policy is updated to reflect the current names of documents referenced therein and would read as follows:</p> <p><i>King County establishes policy for Metro Transit and for the unincorporated area road system and associated uses. General and long-range policy is established for the road system in the King County Comprehensive Plan and for transit in the Comprehensive Plan for Public Transportation. The Strategic Plan for Public Transportation and the CIP should be consistent with these primary policy documents.</i></p>	
T2	unsponsored	<p>T-207, 210 and 215 and plan text amended to remove references to Urban Mobility Areas from chapter 7. Amended policies would read as follows:</p> <p>T-207 <i>The LOS standard for the Urban Area shall be E except as provided in T-209. The LOS standard for the Rural Area shall be B except as provided in T-209, T-210, and T-211. These standards shall be used in concurrency testing.</i></p> <p>T-210 <i>The LOS standard for designated Rural Mobility Areas shall be E.</i></p> <p>T-215 <i>The concurrency program shall include provision for mobility areas within travel sheds. Rural Mobility Areas shall be defined as unincorporated Rural Towns as designated in the King County Comprehensive Plan.</i></p> <p><u>NOTE: RELATED TO AMENDMENT 1 TO 2008-0127</u></p>	
T3	Gossett	<p>T-334 (a new policy) deleted</p> <p>T-311 corrects typo by replacing word "are" with "area"</p> <p>T-107, 301 and 303a amended to remove references to new language in policies that could trigger a referral to the Regional Transit Committee. The policies would read as follows:</p> <p>T-107 <i>King County supports transit-oriented development in transit corridors. King County shall encourage public/private partnerships to propose opportunities for joint transit-oriented development. Such developments should provide priority access for transit, pedestrians, bicyclists, car and van pools and other alternatives to single-occupant vehicles.</i></p> <p>T-301</p>	

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		<p><i>King County should plan, design, and implement a system of services and facilities that supports integration of regional and local services and that facilitates access to the system for pedestrians, bicyclists, transit collection/distribution services, and persons with disabilities, thereby providing a viable and interconnected network that is an alternative to auto usage.</i></p> <p>T-303a <i>High-Capacity Transit facilities and services which are consistent with, and supportive of, the comprehensive plan should be supported and implemented.</i></p>	
T4	Lambert	<p>T-305 amended to make existing capacity needs in rural areas a priority by deleting the word “urban” in the second sentence. The policy would read as follows:</p> <p><i>Projects will be prioritized to address safety and operations. Projects that address existing capacity needs in unincorporated King County shall also be given priority consideration.</i></p>	
F1	Patterson	<p>F-205a a new policy added to read as follows:</p> <p><u><i>King County should make its public facilities available for use as a pea-patch or community garden when such use is compatible with the primary public use of the facility.</i></u></p>	
F2	Lambert	<p>F-208a Adds lead-in text and a new policy relating to Public Access Dibrillation to read as follows:</p> <p><u><i>King County supports the development of a Public Access Dibrillation (PAD) program in order to increase the survival rate of sudden cardiac arrest. Implementation strategies may include placement of automatic external defibrillators in law enforcement vehicles, public buildings, houses of worship and private businesses.</i></u></p>	
F3	Gossett	<p>F-225 and F-238 through F-241 changes made to water supply policies through completed negotiations between executive and water purveyors. Reviewed by central staff and no issues.</p> <ul style="list-style-type: none"> • Amends policy F-225 to clarify King County’s expectations for water system plans and planning activities by Group A water systems. • Amends policy F-238 to clarify how water system plans will include review of potential reclaimed water uses. • Amends policy F-239 to clarify the criteria for consistency review of waster system plans by the UTRC. • Amends policy F-240 to clarify the criteria for UTRC review of proposals for modified or expanded service boundaries. • Amends policy F-241 to read as follows to clarify the UTRC water accounting program is for utilities with services in unincorporated King County. 	
F4	Gossett	<p>F 302j Leadership Team added at 07-30-08 meeting based on negotiated language with executive on energy efficiency and renewable energy projects being cost effective pursuant to the terms of the Green Building Ordinance.</p>	

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		<p><i>Many energy efficiency, conservation and renewable energy projects have been deferred or not implemented due to lack of funds, despite their benefits and financial indicators. The value of energy projects are often at a disadvantage because they require capital outlay up-front to reduce operating costs over the project lifetime, and are rejected even though the projects could be effectively self-funding using standard discount rates on capital funds. One problem is that the capital and operating budgets are separate and competing parts of county finance, with laws separating their accounting. Investment in cost effective, energy saving projects can play a role in helping King County meet climate change mitigation and energy efficiency goals, while at the same time saving the county money. Using accepted life-cycle cost analyses and other methods, the county could develop credible criteria to evaluate energy projects and determine if the operations and maintenance cost savings over the life of an energy project's assets exceed the implementation costs. Standardized financing rules and mechanisms (such as 3^d party energy performance contracting or even "energy conservation bonds") for such qualified projects used in the budget process should greatly increase the likelihood of projects being funded.</i></p> <p><i>F-302j King County shall develop criteria to evaluate energy projects to determine if the operations and maintenance cost savings over the life of an energy project's assets exceed the implementation costs, taking into account alternative funding mechanisms available for energy efficiency and renewable energy projects.</i></p>	
F5	Gossett	<p>F-341 revised for grammar to read as follows:</p> <p><i>King County encourages the telecommunication service providers to engage in long-term planning for telecommunications construction, reconstruction and facility upgrades, including provisions to insure that the system's capacity, design and equipment will allow users to take advantage of innovative uses, services and technology.</i></p>	
Glossary			
G1	Gossett	<p>Glossary definition for "Should" is amended to delete redundant language that was intended to be removed when the definition was revised.</p> <p>"Beneficial Uses" definition deleted</p>	
Map/P-Suffix			
M1	Lambert	<p>Duvall UGA (Burhen) – Add Map Amendment 24</p> <ul style="list-style-type: none"> • Adds approximately 39.81 acres to the Rural City Urban Growth Area for the City of Duvall • Adds approximately 11.96 acres CB – Community Business zoning and 27.85 acres of UR – Urban Reserve zoning • Requires donation of TDRs to the county TDR bank • Adds a new ordinance section stating that the proposed map changes are not effective until an interlocal agreement between the county and the city of Duvall is recorded, which requires the 	

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		use of the southerly 27.85 acres to be for the farm heritage park or other public use.	
M2	Lambert	<p>Sammamish UGA (Duthie Hill) – Add Map Amendment 25</p> <ul style="list-style-type: none"> • Adds 20 parcels (totaling 47 acres) to the UGA adjacent to the city of Sammamish • Approves UM (urban residential, medium density, 4-12 units per acre) land use designation • Approves R-4 zoning 	
M3	Lambert	<p>Cottage Lake (Keesling) – Add Map Amendment 26</p> <p>Adds a 1.82 acre RA-zoned parcel to Rural Neighborhood Commercial Center and rezones it to NB</p>	
M4	Constantine	<p>Vashon K2 – Add Map Amendment 27</p> <ul style="list-style-type: none"> • Retains current RX (Rural Town) land use designation • Approves rezone for one parcel (totaling 1.6 acres) from I - Industrial to CB - Community Business • Applies p-suffix condition VS-P29 (which is currently attached to adjacent CB-zoned parcels) to guide future development of the parcel. 	
M5	Constantine	<p>Vashon Neighborhood Service Center – Add P-suffix Amendment 28</p> <p>Amend development condition text VS-P7, as follows, to allow a broader range of uses under the current Office zoning and removes a requirement for conduct, control and management by the board of the Vashon Maury Island Health Services, Inc.:</p> <p>1. The use of the site shall be limited to ((a community health center, a senior citizen’s activity center, administrative offices, recreational facilities, and accessory activities)) <u>activities conducted for the benefit of the health and well being of Vashon and Maury Island residents.</u></p> <p>((2. The operation of “Granny’s Attic” or any similar activity on the site shall be considered as an accessory use to the principal activities of the Vashon Maury Island Health Services Center, Inc. so long as the activity is conducted by and for the benefit of the Center and under the direct and continuous control and management of the Board of Directors of the corporation.))</p>	
M6	Dunn	<p>Summit Pit (R-8-P) – Revise Map Amendment 10</p> <ul style="list-style-type: none"> • Approves UM (urban residential, medium density, 4-12 units per acre) land use designation • Approves R-8-P with condition for joint planning with Maple Valley to achieve density higher than 4 units per acre 	

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M7	Gossett	<p>Black Diamond Technical Corrections – Revise Map Amendment 20</p> <p>Insert amended maps with minor revisions to the proposed line</p>	
M8	Hague	<p>Reserve at Covington Creek UGA (R-4) – Add Map Amendment 29</p> <ul style="list-style-type: none"> • Adds three parcels (totaling 62.09 acres) to the UGA near Black Diamond • Approves UM (urban residential, medium density, 4-12 units per acre) land use designation • Approves R-4 zoning • Adds to parcels 0421069008 and 0421069011 from RA-5 to R-4-P, the following p-suffix condition that will implement provisions and recommendations contained in the Reserve at Covington Creek Area Zoning Study dated June 13, 2008: <ul style="list-style-type: none"> ○ Urban development is not permitted until 104 TDRs are acquired either through purchase or the dedication of open space, consistent with the criteria and methodology contained in the Area Zoning Study. ○ The acquisition of TDRs shall result in the protection of at least 160 acres within the designated Rural Preservation Districts identified in the Area Zoning Study. ○ Land dedicated as open space shall not count towards the preservation requirement. 	
M9	Hague	<p>Jenkins Creek UGA (Covington) – Add Map Amendment 30</p> <ul style="list-style-type: none"> • Adds seven parcels (totaling 59.3 acres) to the UGA near Covington • Approves CB (Community Business) land use designation • Approves UR (Urban Reserve) zoning • Adds the following p-suffix conditions: <ul style="list-style-type: none"> ○ No less than 6 acres shall be designated as a conservation easement adjacent to Jenkins Creek. ○ Prior to annexation of the properties to the city of Covington, an interlocal agreement between the city of Covington and King County shall be recorded, addressing at minimum: <ul style="list-style-type: none"> ▪ Appropriate site design assuring maximum protection of Jenkins Creek and its associated wetlands ▪ Conversion ratios (from residential to commercial) for proposed transfers of density, and ▪ Designation of sending areas from which transfers of density will be purchased. 	

28 July 2008

I1

rb

Sponsor: _____

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page Introduction-9, lines 317-320, after "FW-102" delete "**King**
4 **County will ((achieve a climate stabilization target in government operations by**
5 **reducing greenhouse gas emissions 80 percent below current levels by 2050)) be a**
6 **leader in adaptation to, and mitigation of, climate change effects."**

7 and insert

8 "**King County will ((achieve a climate stabilization target in government operations**
9 **by reducing greenhouse gas emissions 80 percent below current levels by 2050)) be a**
10 **leader in prevention and mitigation of, and adaptation to, climate change effects."**

11
12 **EFFECT: Amends policy FW-102 to read as follows:**

13
14 **FW-102 King County will be a leader in prevention and mitigation of, and**
15 **adaptation to, climate change effects.**

29 July 2008

I2

Sponsor: Reagan Dunn

vn

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page Introduction - 6, lines 185-192, after "~~((There are seven))~~" delete

4 "Three new framework policies ((, one following each subsection below, that form the

5 foundation for more detailed policies in the topical chapters of the Comprehensive Plan))

6 - 1) health, equity, social and environmental justice; 2) climate change; and 3)

7 measurement and monitoring – are being introduced into the Comprehensive Plan to

8 address new issues or expansion of existing issues. These new framework policies

9 represent a commitment to adapte growth management strategy to take advantage of new

10 ideas. More importantly, they also form the broad foundation for more detailed and

11 substantive implementing policies in the topical chapters of the Comprehensive Plan."

12 and insert

13 "~~((There are seven))~~ Four new framework policies ((, one following each subsection

14 below, that form the foundation for more detailed policies in the topical chapters of the

15 Comprehensive Plan)) – 1) health, equity, social and environmental justice; 2) climate

16 change; 3) measurement and monitoring; and 4) property rights – are being introduced

17 into the Comprehensive Plan to address new issues or expansions of existing issues.

18 These new framework policies represent a commitment to adapt growth management
19 strategy to take advantage of new ideas. More importantly, they also form the broad
20 foundation for more detailed and substantive implementing policies in the topical
21 chapters of the Comprehensive Plan."

22

23 On Attachment A, page Introduction - 14, after line 514, insert

24 **"Property Rights**

25 The State's Growth Management Act requires cities and counties to balance a variety of
26 goals in the implementation of growth management. One of the goals of GMA is to
27 provide for the protection of private property rights in relation to the Comprehensive
28 Planning process of the county. In addition to court decisions, land-use decisions are
29 guided by the decisions of the Western Washington Growth Management Hearings
30 Board, as well as guidance memoranda provided by the office of the Attorney General of
31 Washington State. In support of the constitutional protection of private property rights,
32 King County will undertake a review process designed to strike an appropriate balance
33 between growth planning, environmental protection and individual rights.

34

35 **FW-104 King County shall develop a review process to assess regulatory and**
36 **administrative actions to avoid unconstitutional takings of private**
37 **property."**

38

39 **EFFECT: Adds a framework policy which requires the county to review legislative**
40 **and executive actions which may have resulted in unconstitutional takings of private**
41 **property. On page Introduction I-6, the first paragraph would read as follows:**

42

43 Four new framework policies – 1) health, equity, social and environmental justice; 2)
44 climate change; 3) measurement and monitoring; and 4) property rights – are being
45 introduced into the Comprehensive Plan to address new issues or expansions of existing
46 issues. These new framework policies represent a commitment to adapt growth
47 management strategy to take advantage of new ideas. More importantly, they also form
48 the broad foundation for more detailed and substantive implementing policies in the
49 topical chapters of the Comprehensive Plan.

50

51 **The new introductory paragraph and framework policy would read as follows:**

52

53 The State’s Growth Management Act requires cities and counties to balance a variety of
54 goals in the implementation of growth management. One of the goals of GMA is to
55 provide for the protection of private property rights in relation to the Comprehensive
56 Planning process of the county. In addition to court decisions, land-use decisions are
57 guided by the decisions of the Western Washington Growth Management Hearings
58 Board, as well as guidance memoranda provided by the office of the Attorney General of
59 Washington State. In support of the constitutional protection of private property rights,
60 King County will undertake a review process designed to strike an appropriate balance
61 between growth planning, environmental protection and individual rights.

62

63 **FW-104 King County shall develop a review process to assess regulatory and**
64 **administrative actions to avoid unconstitutional takings of private**
65 **property.**



29 July 2008

khm

Sponsor: Larry Gossett Tech

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 1-9, after "**k. Specific land uses and zoning that encourage**
4 **healthy, livable communities by promoting physical activity of walking and**
5 **bicycling;**" insert "**and**"

6
7 On Attachment A, page 1-10 after "**l. Identification of locations and conditions for**
8 **special overlay districts**" delete "**; and**"
9 and insert

10 (~~;~~**and**);

11 **EFFECT Corrects typo in Policy RP-203.**

12
13 **Policy RP-203 would reads as follows:**

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15 **RP-203 Subarea plans, including area zoning studies, provide detailed land use**
16 **plans for local geographic areas. Subarea plans implement and shall be**
17 **elements of the King County Comprehensive Plan and shall be consistent**
18 **with the plan's policies, development regulations and Land Use Map.**
19 **The subarea plans should be consistent with functional plans' facility and**
20 **service standards. The subarea plans may include, but are not limited to:**

21
22 **a. Identification of policies in the comprehensive plan that apply to the**
23 **subarea;**
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- b. Review and update of applicable community plan policies;**
- c. Specific land uses and implementing zoning, consistent with the comprehensive plan;**
- d. Identification of the boundaries of Unincorporated Activity Centers and Rural Towns;**
- e. Recommendations for the establishment of new Unincorporated Activity Centers, Community and Neighborhood Business Centers, if appropriate;**
- f. Recommendations for additional Open Space designations and park sites;**
- g. Recommendations for capital improvements, the means and schedule for providing them and amendments to functional plans to support planned land uses;**
- h. Resolution of land use and service issues in Potential Annexation Areas;**
- i. Identification of new issues that need resolution at a countywide level;**
- j. Identification of all necessary implementing measures needed to carry out the plan;**
- k. Specific land uses and zoning that encourage healthy, livable communities by promoting physical activity of walking and bicycling; and**
- l. Identification of locations and conditions for special overlay districts.**

29 July 2008

RP2

rb

Sponsor: Kathy Lambert

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 1-13, after "RP-303" delete "The annual cycle shall consider
4 proposed amendment which do not require substantive changes to comprehensive
5 plan policies and development regulations, or which do not alter the Urban Growth
6 Area (UGA) Boundary. If the proposes amendments are necessary for the
7 protection and recovery of threatened and endangered species, then subarea plans
8 and proposals for a 4 to 1 project can be considered as part of the annual cycle."

9 and insert

10 "**Except as otherwise provided in this policy, ((F))the annual cycle shall not consider**
11 **proposed amendments ((which do not)) to the King County Comprehensive Plan**
12 **that require substantive changes to comprehensive plan policies and development**
13 **regulations((s)) or ((which do not)) that alter the Urban Growth Area (UGA)**
14 **Boundary. Substantive amendments and changes to the UGA Boundary may be**
15 **considered in the annual amendment cycle only ((F))if the proposed amendments are**
16 **necessary for the protection and recovery of threatened and endangered species,**
17 **((then subarea plans and)) to implement a proposal((s)) for a 4 to 1 project ((can be**

18 considered as part of the annual cycle)) or to implement an amendment to an
19 interlocal agreement or a joint interlocal/development agreement in existence on
20 January 1, 2008, between King County and another local government and any other
21 parties, if the amendment includes a provision to alter the UGA boundary to add
22 areas to the Urban Growth Area and require that an area four times the area that is
23 added to the Urban Growth Area be permanently designated as park or open
24 space."

25 **EFFECT:** This amendment is only necessary if Amendment 1 to 2008-0124 is
26 adopted. Allows UGA revisions to implement an amendment to an interlocal or
27 joint interlocal/development agreement existing before January 1, 2008 if the
28 amendment includes park or open space land designations consistent with the
29 county 4-to-1 program. Amends policy RP-303 to read as follows:
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31 **RP-303** Except as otherwise provided in this policy, the annual cycle shall not
32 consider proposed amendments to the King County Comprehensive
33 Plan that require substantive changes to comprehensive plan policies
34 and development regulations or that alter the Urban Growth Area
35 (UGA) Boundary. Substantive amendments and changes to the UGA
36 Boundary may be considered in the annual amendment cycle only if
37 the proposed amendments are necessary for the protection and
38 recovery of threatened and endangered species, to implement a
39 proposal for a 4 to 1 project or to implement an amendment to an
40 interlocal agreement or a joint interlocal/development agreement in
41 existence on January 1, 2008, between King County and another local
42 government and any other parties, if the amendment includes a
43 provision to alter the UGA boundary to add areas to the Urban
44 Growth Area and require that an area four times the area that is
45 added to the Urban Growth Area be permanently designated as park
46 or open space.
47

1 August 2008



Sponsor: Reagan Dunn

vn

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 1-16, after line 283, insert

4 **RP-402 King County should work with the Growth Management Planning Council**

5 **to adopt Countywide Planning Policies which support annual ratifications**

6 **to allocated housing and employment growth targets for cities and the**

7 **county.**

8

9 **EFFECT: Adds guidance to the Growth Management Planning Council to establish**
10 **yearly updates to city and county housing and employment growth allocation**
11 **targets.**

12

29 July 2008

Sponsor: Kathy Lambert

rb

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 2-24, policy U-163, subsection c., after "**Higher densities are**
4 **appropriate when the center is a walkable community.**"

5 insert

6 **"convenient to a principal arterial or well-served by transit((s)); and"**

7

8 **EFFECT: Adds back "convenient to a principal arterial" to policy U-163, which**
9 **would read as shown below:**

10

11 **U-163 Neighborhood business centers in urban areas should include primarily**
12 **retail stores and offices designed to provide convenient shopping and other**
13 **services for nearby residents. Industrial and heavy commercial uses should**
14 **be excluded. Neighborhood business centers should include the following**
15 **mix of uses:**

16 **a. Retail stores and services;**

17 **b. Professional offices;**

18 **c. Multifamily housing as part of a mixed-use development with residential**
19 **densities up to 12 units per acre when convenient to a minor arterial.**

20 **Higher densities are appropriate when the center is a walkable**
21 **community, convenient to a principal arterial or well-served by transit;**
22 **and**

23 **d. Farmers' Markets.**

29 July 2008

Sponsor: Larry Gossett LT

rb

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 2-34, after "U-~~(186))~~187" delete "Land added to the Urban
4 Growth Area under ~~((this policy))~~ the Four-to-One Program shall ~~((meet the))~~ have
5 a minimum density ~~((requirements,))~~ of four dwellings per acre and shall be
6 physically contiguous to the existing Urban Growth Area, unless there are
7 limitations due to the presence of critical areas, and shall be able to be served by
8 sewers and other efficient urban services and facilities; provided that such sewer
9 and other urban services and facilities shall be provided directly from the urban
10 area and shall not cross the open space or rural area."

11 and insert

12 "Land added to the Urban Growth Area under ~~((this policy))~~ the Four-to-One
13 Program shall ~~((meet the))~~ have a minimum density ~~((requirements,))~~ of four
14 dwellings per acre and shall be physically contiguous to the ~~((existing))~~ original

15 Urban Growth Area, unless there are limitations due to the presence of critical
16 areas, and shall be able to be served by sewers and other efficient urban services
17 and facilities; provided that such sewer and other urban services and facilities shall

18 **be provided directly from the urban area and shall not cross the open space or rural**
19 **area.**"

20
21 **EFFECT: Replacing the word "existing" with the word "original" for internal**
22 **consistency with Policy U-183 and the 4-1 program.**

23
24 **Policy U-187 would read as follows:**

25
26 **U-187 Land added to the Urban Growth Area under the Four-to-One Program**
27 **shall have a minimum density of four dwellings per acre and shall be**
28 **physically contiguous to the original Urban Growth Area, unless there are**
29 **limitations due to the presence of critical areas, and shall be able to be served**
30 **by sewers and other efficient urban services and facilities; provided that such**
31 **sewer and other urban services and facilities shall be provided directly from**
32 **the urban area and shall not cross the open space or rural area. In some**
33 **cases, lands must meet affordable housing requirements under this program.**
34 **The total area added to the Urban Growth Area as a result of this policy**
35 **shall not exceed 4,000 acres.**

29 July 2008

khm

Sponsor: Larry Gossett Tech

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 2-47, lines 816-818, after "**housing development.**" delete "**King**
4 **County should consider the degree to which affordable housing developments**
5 **implement sustainable development principles as one criteria for providing**
6 **subsidies to non-profit developers and housing agencies.**"

7 and insert

8 "**King County should consider the degree to which affordable housing developments**
9 **implement sustainable development principles as one criterion for providing**
10 **subsidies to ((non-profit)) nonprofit developers and housing agencies.**"

11

12 On Attachment A, page 2-60, lines 1236-1238, after "**efficiently.**" delete "**When King**
13 **County ((shall)) provides technical assistance and incentives for the use of**
14 **sustainable development practices ((for private sector development)), it shall be no**
15 **cost to any private sector development.**"

16 and insert

17 **"When King County ((shall)) provides technical assistance and incentives for the use**
18 **of sustainable development practices ((for private sector development)), it shall be at**
19 **no cost to any private-sector development."**

20

21 On Attachment A, page 2-61, lines 1265-1269, after "impervious surface." delete

22 **"When King County ((shall)) provides technical assistance and incentives for the use**
23 **of low impact development practices ((or private sector development)), it shall be no**
24 **cost to any private sector development."**

25 and insert

26 **"When King County ((shall)) provides technical assistance and incentives for the use**
27 **of low impact development practices ((or private sector development)), it shall be at**
28 **no cost to any private-sector development."**

29

30 **EFFECT For Policy U-337, corrects word choice from plural "criteria" to singular**
31 **"criterion."**

32

33 **Policy U-337 would read as follows:**

34

35 **U-337 King County should promote the incorporation of the principles of**
36 **healthy communities and homes, sustainability, and greenhouse gas**
37 **emissions mitigation in affordable housing development. King County**
38 **should consider the degree to which affordable housing developments**
39 **implement sustainable development principles as one criterion for**
40 **providing subsidies to nonprofit developers and housing agencies.**

41

42 **For Policies U-403 and U-406, inserts the missing word "at."**

43

44 **Policy U-403 would read as follows:**

45

46 **U-403 King County should encourage, support and promote the application of**
47 **sustainable development practices in all private sector development**
48 **within the county. This may be accomplished through working with**
49 **residential and commercial developers to reduce impervious surface**
50 **areas, protect ground and surface water within a watershed, assure that**

51 **habitat protection needs are incorporated into development proposals**
52 **to the extent possible, incorporate greater use of green building**
53 **materials and utilize systems that conserve or reuse resources, including**
54 **those that use energy more efficiently. When King County provides**
55 **technical assistance and incentives for the use of sustainable**
56 **development practices, it shall be at no cost to any private sector**
57 **development. King County shall collaborate with the private sector on**
58 **potential future regulatory tools.**
59

60 **Policy U-406 would read as follows:**

61
62 **U-406 King County should work with residential and commercial developers**
63 **to incorporate low impact development practices that protect native**
64 **vegetation and soils, facilitate reuse of resources, such as reclaimed**
65 **water, reduce the carbon footprint of the project, and reduce**
66 **impervious surface. When King County provides technical assistance**
67 **and incentives for the use of low impact development practices, it shall**
68 **be at no cost to any private-sector development.**
69
70

29 July 2008

R1

rb

Sponsor: Kathy Lambert

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 3-23, lines 746, after “c. Rural Areas zoned RA-2.5, that
4 are not on Vashon Island, may receive transfers of development rights of
5 development rights" delete "only from the Rural Forest Focus Areas ((§”

6 and insert

7 “((~~only~~)) from the Rural Forest Focus Areas or from the TDR Bank ((§”

8

9 **EFFECT: Allows certain RA-2.5 zoned property to be a receiving site from TDRs**
10 **purchased from the TDR bank.**

11

12 **Policy R-319 would read as follows:**

13

14 **R-319 TDRs may be made to receiving sites as follows:**

- 15 a. **Unincorporated urban areas. Preference should be given to**
16 **locations within designated urban centers, and to areas adjacent to**
17 **transit stations and park-and-ride lots;**
18 b. **Transfers into incorporated areas shall be detailed in an interlocal**
19 **agreement between the city receiving the development rights and the**
20 **county;**
21 c. **Rural Areas zoned RA-2.5, that are not on Vashon Island, may**
22 **receive transfers of development rights from the Rural Forest Focus**
23 **Areas or from the TDR Bank.**

29 July 2008

R2

rb

Sponsor: Kathy Lambert

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 3-25, lines 818-821, after “d. **King County may allow**
4 **accessory dwelling units in the Rural Area that are greater than one thousand**
5 **square feet, but less than 1,500 square feet,”**

6 insert

7 **“and that are detached on RA-5 zoned lots two and one-half acres or greater”**

8

9 **EFFECT: Amends subsection “d” of policy R-321 to allow, with the purchase of a**
10 **TDR, an accessory dwelling unit to be up to 1,500 square feet and to be detached on**
11 **a lot of 2.5 acres or greater. To effectuate this change in code, Amendment 2 to**
12 **2008-0128 must be adopted.**

13

14 **R-321 would read as follows:**

15

16 **R-321 The Rural and Resource Land Preservation TDR Program shall**
17 **include, but is not limited to, the following:**

18

19 **a. In addition to the density that is allowed on a receiving site in**
20 **the urban growth area from the purchase of TDRs, the county shall**
21 **evaluate the climate change related impacts of the proposed**
22 **development. In so doing the county shall consider the climate**
23 **change effects related to reducing transportation related emissions,**
24 **sequestering of carbon on the sending site, and any other climate**
25 **change effects that result from the transfer of development rights**
26 **from the sending site, provided that such consideration is not**

27 precluded by administrative rules promulgated by the state.
28 Furthermore, any standards related to consideration of climate
29 change impacts through the SEPA process shall be subject to
30 council review and adoption by ordinance;
31

32 **b. In the Rural Area, a development proposal for a short**
33 **subdivision creating up to four lots may purchase TDRs from other**
34 **Rural Area properties or the TDR Bank in order to satisfy**
35 **transportation concurrency requirements. The transfer shall not**
36 **result in an increase in allowable density on the receiving site. A**
37 **short subdivision creating two lots where the property has been**
38 **owned by the applicant for five or more years and where the**
39 **property has not been subdivided in the last ten years shall satisfy**
40 **the transportation concurrency requirements without having to**
41 **purchase TDRs;**
42

43 **c. King County shall provide an added density bonus of up to a**
44 **100% increase above the base density allowed in K.C. Code**
45 **21A.12.030, when TDRs are used for projects within any designated**
46 **commercial center or activity center within the Urban Growth Area**
47 **that provides enhanced walkability design and incorporates transit**
48 **oriented development;**
49

50 **d. King County may allow accessory dwelling units in the Rural**
51 **Area that are greater than one thousand square feet, but less than**
52 **1,500 square feet and that are detached on RA-5 zoned lots two and**
53 **one-half acres or greater, if the property owner purchases one TDR**
54 **from the Rural Area.**
55

56

29 July 2008

E1

Sponsor: Reagan Dunn

vn

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 4-15, line 35, after "warming." insert:

4 "Any standards related to consideration of greenhouse gas emissions through the SEPA
5 process shall be subject to council review and adoption by ordinance."

6 **EFFECT: Adds requirement for council approval of standards used to evaluate the**
7 **impacts of greenhouse gas emissions during the SEPA process to policy E-206,**
8 **which would read as shown below:**

9
10 **E-206 King County shall evaluate proposed actions subject to the State**
11 **Environmental Policy Act (SEPA) for their greenhouse gas emissions.**
12 **King County may exercise its substantive authority under SEPA to**
13 **condition or deny proposed actions in order to mitigate associated**
14 **individual or cumulative impacts to global warming. Any standards**
15 **related to consideration of greenhouse gas emissions through the SEPA**
16 **process shall be subject to council review and adoption by ordinance.**

29 July 2008

E2

rb

Sponsor: _____

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 4-18, lines 12-14, after "~~E-(217)~~216" delete "**King County**
4 **should collaborate with other local governments in the region with the aim of**
5 **reducing greenhouse gas emissions throughout the region to ~~(80)~~ 50 percent below**
6 **~~(current)~~ 1990 levels by 2050."**

7 and insert:

8 "**King County should collaborate with other local governments in the region with**
9 **the aim of reducing greenhouse gas emissions throughout the region to 80 percent**
10 **below ~~(current)~~ 2007 levels by 2050."**

11
12 **EFFECT: Amends policy E-216 to read as follows:**

13
14 **E-216 King County should collaborate with other local governments in the**
15 **region with the aim of reducing greenhouse gas emissions throughout**
16 **the region to 80 percent below 2007 levels by 2050.**

29 July 2008

T1

rb

Sponsor: Kathy Lambert

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 7-2, lines 44-48 delete "King County establishes policy for Metro
4 Transit and for the unincorporated area road system and associated uses. General and
5 long-range policy is established for the road system in the King County Comprehensive
6 Plan and for transit in the Comprehensive Plan for Public Transportation. The Strategic
7 Plan for Public Transportation and the ((roads Capital Improvement Program (CIP)))
8 are consistent with these primary policy documents."

9 and insert

10 "~~((King County establishes policy for Metro Transit and for the unincorporated area road~~
11 ~~system and associated uses. General and long range policy is established for the road~~
12 ~~system in the King County Comprehensive Plan and for transit in the Comprehensive~~
13 ~~Plan for Public Transportation. The Strategic Plan for Public Transportation and the~~
14 ~~roads Capital Improvement Program (CIP) are consistent with these primary policy~~
15 ~~documents.))"~~

16 On Attachment A, page 7-6, after line 210, insert the following

17 **"T-101 King County establishes policy for Metro Transit and for the unincorporated**
18 **area road system and associated uses. General and long-range policy is**
19 **established for the road system in the King County Comprehensive Plan and**
20 **for transit in the Comprehensive Plan for Public Transportation. The**
21 **Strategic Plan for Public Transportation and the CIP should be consistent**
22 **with these primary policy documents."**

23 Renumber the remaining policies consecutively and correct any internal references
24 accordingly.

25 **EFFECT: Retains policy T-101, deleted in the executive's proposed amendments to**
26 **this chapter and moved into text. The language in the policy is updated to reflect**
27 **the current names of documents referenced therein.**

28

29 **Policy T-101 would read as follows:**

30

31 **T-101 King County establishes policy for Metro Transit and for the unincorporated**
32 **area road system and associated uses. General and long-range policy is**
33 **established for the road system in the King County Comprehensive Plan and**
34 **for transit in the Comprehensive Plan for Public Transportation. The**
35 **Strategic Plan for Public Transportation and the CIP should be consistent**
36 **with these primary policy documents.**

29 July 2008

Sponsor: _____

pc

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT TO PROPOSED ORDINANCE**

2 **2008-0124, VERSION 1**

3 On Attachment A, page 7-13, lines 428-431, after "with the findings of HealthScape."

4 delete "The Urban Mobility Areas are the unincorporated urban centers, i.e. areas with

5 unincorporated activity center, community business center, and neighborhood business

6 center land use designations, and all areas zoned high density residential (R-18, R-24, and

7 R-48)."

8 and insert

9 "~~((The Urban Mobility Areas are the centers and all areas zoned high density residential~~

10 ~~(R-18, R-24, and R-48).))"~~

11

12 On Attachment A, page 7-13, lines 444-445, after "T-~~((210))~~207" delete "The ~~((level of~~

13 ~~service))~~ **LOS** standard for the Urban Area shall be E except as provided in ~~((Policy~~

14 ~~T-212 and T212a))~~ **T-209 and T-210.**"

15 and insert

16 "The ~~((level of service))~~ **LOS** standard for the Urban Area shall be E except as

17 provided in ~~((Policy T-212 and T212a))~~ **T-209.**"

18 On Attachment A, page 7-14, line 457, after "T-~~((212a))210~~" delete "The ((level of
19 service)) LOS standard for designated Urban Mobility Areas shall be F."

20 and insert

21 "~~((The level of service standard for designated Urban Mobility Areas shall be F.))~~"

22

23 On Attachment A, page 7-15, lines 519-520, after "sheds." delete "Urban Mobility
24 Areas shall be defined as areas coinciding with urban commercial centers and areas
25 of higher density."

26 and insert

27 "~~((Urban Mobility Areas shall be defined as areas coinciding with urban commercial
28 centers and areas of higher density.))~~"

29 **EFFECT: Deletes references to Urban Mobility Areas from chapter 7. If this
30 amendment is adopted, Amendment 1 to 2008-0127 should also be adopted.**

31

32 **The paragraph at page 7-13 lines 423 through 433 would read as follows:**

33

34 King County recognizes a profound difference between the nature and character of the
35 Rural Area as compared with the urban area and therefore sets LOS standards to allow
36 less congestion in the Rural Area. In addition, King County recognizes areas, called
37 Mobility Areas, where land use designations support a greater variety of transportation
38 mode choices. The LOS standards for Mobility Areas are set to recognize these greater
39 choices and support and encourage people to use forms of transportation other than cars
40 consistent with the findings of HealthScape. The Rural Mobility Areas are the Rural
41 Towns of Vashon, Snoqualmie Pass and Fall City.

42

43 **Policy T-207 would read as follows:**

44

45 **T-207 The LOS standard for the Urban Area shall be E except as provided in**
46 **T-209. The LOS standard for the Rural Area shall be B except as**
47 **provided in T-209, T-210, and T-211. These standards shall be used in**
48 **concurrency testing.**

49

50 **Policy T-210 would read as follows:**

51

52 **T-210 The LOS standard for designated Rural Mobility Areas shall be E.**

53
54
55
56
57
58
59
60

Policy T-215 would read as follows:

T-215 The concurrency program shall include provision for mobility areas within travel sheds. Rural Mobility Areas shall be defined as unincorporated Rural Towns as designated in the King County Comprehensive Plan.

29 July 2008

khn

Sponsor: Larry Gossett LT

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 7-8, lines 261-264, after "transit corridors." delete "**King**
4 **County shall encourage public/private partnerships to propose opportunities for**
5 **joint transit-oriented development that includes multifamily housing and promotes**
6 **pedestrian friendly character of adjacent properties."**

7 and insert

8 "**King County shall encourage public/private partnerships to propose opportunities**
9 **for joint transit-oriented development ((~~that includes multifamily housing and~~**
10 **~~promotes pedestrian friendly character of adjacent properties~~))."**

11
12 On Attachment A, page 7-18, lines 616-619, delete "~~(T-312 — King County should~~
13 ~~plan, design, and implement a system of services and facilities that supports~~
14 ~~integration of regional and local services and that facilitates access to the system for~~
15 ~~pedestrians, bicyclists, transit collection/distribution services, persons with~~
16 ~~disabilities, and person whose primary source of transportation is public transit,~~

17 ~~thereby providing a viable and interconnected network that is an alternative to auto~~
18 ~~use."~~

19 and insert

20 **"T-301 King County should plan, design, and implement a system of services**
21 **and facilities that supports integration of regional and local services**
22 **and that facilitates access to the system for pedestrian, bicyclists,**
23 **transit collection/distribution services, and persons with disabilities,**
24 **thereby providing a viable and interconnected network that is an**
25 **alternative to auto usage.**

26

27 On Attachment A, page 7-19, lines 647-648, delete "~~((T-316 — High-Capacity~~
28 ~~Transit facilities and services that are consistent with, and supportive of, the~~
29 ~~comprehensive plan should be supported and implemented.))"~~

30 and insert

31 **"T-303a High-Capacity Transit facilities and services which are consistent**
32 **with, and supportive of, the comprehensive plan should be supported**
33 **and implemented."**

34

35 On Attachment A, page 7-22, line 756, after "incorporated" delete "are"

36 and insert

37 "area"

38

39 On Attachment A, page 7-31, lines 1065-1070, delete “T-((302d))334 The King
40 County Department of Transportation will incorporate climate change impacts
41 information into construction, operations, and maintenance of infrastructure
42 projects. In the near term, the department will incorporate climate change into its
43 planning and design documents. In the long term, the department will develop
44 strategies to incorporate climate change response into the design and operations of its
45 transportation structures and services.”

46 and insert

47 “((T-302d—~~The King County Department of Transportation will incorporate~~
48 ~~climate change impacts information into construction, operations, and~~
49 ~~maintenance of infrastructure projects. In the near term, the~~
50 ~~department will incorporate climate change into its planning and~~
51 ~~design documents. In the long term, the department will develop~~
52 ~~strategies to incorporate climate change response into the design and~~
53 ~~operations of its transportation structures and services.))”~~

54
55 Renumber the remaining policies consecutively and correct any internal references

56 accordingly.

57 **EFFECT:** With regard to policies T-107, T-301, T-303a and T-334, deletes
58 references only to new language and new policy that could trigger a referral to the
59 Regional Transit Committee. With respect to policy T-311 corrects typo.

60
61 **Policy T-107 would read as follows:**

62
63 **T-107** King County supports transit-oriented development in transit
64 corridors. King County shall encourage public/private partnerships to
65 propose opportunities for joint transit-oriented development. Such
66 developments should provide priority access for transit, pedestrians,

67 bicyclists, car and van pools and other alternatives to single-occupant
68 vehicles.

69
70 **Policy T-301 would read as follows:**

71
72 **T-301 King County should plan, design, and implement a system of services**
73 **and facilities that supports integration of regional and local services and**
74 **that facilitates access to the system for pedestrians, bicyclists, transit**
75 **collection/distribution services, and persons with disabilities, thereby**
76 **providing a viable and interconnected network that is an alternative to**
77 **auto usage.**

78
79 **Policy T-303a would read as follows:**

80
81 **T-303a High-Capacity Transit facilities and services which are consistent with,**
82 **and supportive of, the comprehensive plan should be supported and**
83 **implemented.**

84
85 **Policy T-311 would read as follows:**

86
87 **T-311 In the unincorporated area, King County shall evaluate and, where**
88 **appropriate, implement nonmotorized transportation improvements in**
89 **its road construction and road reconstruction. Countywide, consistent**
90 **with the King County Metro transit planning process and in**
91 **collaboration with affected cities in the incorporated area, King**
92 **County, should promote nonmotorized transportation improvements**
93 **related to development and construction of transit services and**
94 **facilities.**

95
96 **Policy T-334 would be deleted in its entirety.**

29 July 2008

T4

rb

Sponsor: Kathy Lambert

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 7-20, lines 665-666, delete “**Projects that address existing**
4 **capacity needs in urban unincorporated King County shall also be given priority**
5 **consideration.**”

6 and insert

7 “**Projects that address existing capacity needs in ((urban)) unincorporated King**
8 **County shall also be given priority consideration.**”

9

10 **EFFECT: Amends policy T-305 to read as follows to make existing capacity needs**
11 **in rural areas a priority.**

12

13 **Policy T-305 would read as follows:**

14

15 **T-305 Projects will be prioritized to address safety and operations. Projects that**
16 **address existing capacity needs in unincorporated King County shall also be**
17 **given priority consideration.**

29 July 2008

khm

Sponsor: Julia Patterson

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 8-4, line 101, insert

4 **"F-205a King County should make its public facilities or properties available**

5 **for use as a P-patch or community garden when such use is**

6 **compatible with the primary public use of the facility."**

7

8 Renumber the remaining policies consecutively and correct any internal references

9 accordingly.

10 **EFFECT: Allows for the county to use its owned or managed lands or facilities to**
11 **be used, when compatible, with P-patches and community gardens.**

12

13 **Policy F-205a would read as follows:**

14

15 **F-205a King County should make its public facilities properties available for**
16 **use as a P-patch or community garden when such use is compatible**
17 **with the primary public use of the facility.**

29 July 2008

rb

Sponsor: Kathy LambertProposed No.: 2008-0124**1 AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED****2 ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 8-6 after line 161, insert

4 "Since the 1960s, cardiopulmonary resuscitation performed by lay rescuers has
5 significantly improved the survival rate of heart attack victims. However, every year in
6 the United States, there are still more than 250,000 adults that die from sudden cardiac
7 arrest, a complication of heart attacks. Ventricular fibrillation (a chaotic electrical heart
8 rhythm that does not circulate blood) is the most common cause of cardiac arrest and can
9 only be corrected by an electrical defibrillation shock.

10
11 Unfortunately, the success of defibrillation diminishes rapidly with time, decreasing at a
12 rate of 10 percent for each minute. Technological developments for automated external
13 defibrillators (AED) make it possible for this potentially life-saving treatment to be
14 administered quickly by lay rescuers. Promoting greater access to AED technology will
15 save countless lives in King County.

16

17 F-208a King County supports the development of a Public Access Defibrillation
18 (PAD) program in order to increase the survival rate of sudden cardiac
19 arrest. Implementation strategies may include placement of automatic
20 external defibrillators in law enforcement vehicles, public buildings,
21 houses of worship and private businesses."

22

23 Renumber the remaining policies consecutively and correct any internal references
24 accordingly.

25 **EFFECT: Adds new text and policy supporting development of a Public Access**
26 **Defibrillation program.**

29 July 2008

F3

em

Sponsor: Larry Gossett

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 8-11, line 352 through page 8-12 line 372, after "F-225" delete
4 **"Group A water systems shall be responsible for fulfilling their duty to provide**
5 **timely and reasonable service within their approved service areas as required by**
6 **state law and the King County Comprehensive Plan and development regulations.**
7 **Approved service areas include future service areas approved under the Public**
8 **Water System Coordination Act (chapter 70.116 RCW) and retail service areas**
9 **approved under RCW 43.20.260. The service areas for Group A public water**
10 **systems are defined by Coordinated Water System Plans approved under chapter**
11 **70.116 RCW and King County Code 13.28, and by individual water system plans**
12 **reviewed and approved by the county under King County Code 13.24, and**
13 **approved by the state under RCW 43.20. Water utilities required to submit water**
14 **system plans to the county for review and approval under King County Code 13.24**
15 **shall describe in their plans how they intend to provide timely and reasonable**
16 **service within their service areas. The description in the plan should include a**
17 **description of when the utility will provide an initial response to a potential**
18 **customer on the availability of water from the utility, and the terms and conditions**
19 **under which it will be supplied, and shall include the utility's plan to provide timely**
20 **and reasonable service throughout its approved service area. The ((Utilities**
21 **Technical Review Committee-())UTRC(()) shall be responsible for ensuring that**
22 **water system plans include this information. The UTRC shall also be responsible**

23 for addressing any inconsistencies between the County’s review and approval
24 process for WSP’s and the processes of the state Department of Health.”
25 and insert
26 “Group A water systems shall be responsible for ~~((fulfilling))~~ meeting their duty to
27 provide ~~((timely and reasonable))~~ service within their ~~((approved))~~ retail service
28 areas as required by ~~((state law))~~ RCW 43.20.260 and the King County
29 Comprehensive Plan ~~((and development regulations. Approved service areas~~
30 ~~include))~~, and for planning to meet future water needs within the boundaries of
31 their future service areas approved under the Public Water System Coordination
32 Act (chapter 70.116 RCW) ~~((and retail service areas approved under))~~, RCW
33 43.20.260 ~~((The service areas for Group A public water systems are defined by~~
34 Coordinated Water System Plans approved under chapter 70.116 RCW)) and King
35 County Code chapter 13.28 ~~((, and by individual water system plans reviewed and~~
36 approved by the county under King County Code 13.24, and approved by the state
37 under RCW 43.20)). Retail service areas may include future service areas identified
38 in plans approved under the Public Water System Coordination Act or under RCW
39 43.20.260. Water utilities required to submit water system plans to the county for
40 review and approval under RCW 43.20.260 or King County Code chapter 13.24
41 shall describe in their plans how they intend to provide ~~((timely and reasonable))~~
42 service within their retail service areas, and generally plan to meet water service
43 needs in their future service areas, consistent with King County Code Section
44 21A.28.040 and Policies F-226 through 230. ~~((The description in the plan should~~
45 include a description of when the utility will provide an initial response to a
46 potential customer on the availability of water from the utility, and the terms and
47 conditions under which it will be supplied, and shall include the utility’s plan to
48 provide timely and reasonable service throughout its approved service area.)) The
49 ~~((Utilities Technical Review Committee))~~ UTRC ~~(())~~ shall be responsible for
50 ensuring that water system plans include this information. ~~((The UTRC shall also~~
51 ~~be responsible for addressing any inconsistencies between the County’s review and~~
52 ~~approval process for WSP’s and the processes of the state Department of Health.))”~~
53

54 On Attachment A, page 8-19, lines 619 - 635, after “F-~~(239)~~238” delete “**King County**
55 **shall partner with utilities to publicize water conservation and encourage best**
56 **management practices that conserve potable water supply through measures that**
57 **include use of alternative supplies such as reclaimed water. In exercising its role in**
58 **reviewing utility water system plans, (~~King County Utilities Technical Review~~**
59 **Committee-)) the UTRC(~~)~~) shall ensure water system plans include an evaluation**
60 **of reclaimed water opportunities and encourage water purveyors to include**
61 **aggressive conservation and reuse measures where applicable, as well as**
62 **development of new sources to support planned land uses with reliable service at a**
63 **reasonable cost. Potential uses of reclaimed water shall focus on existing and**
64 **proposed source supplies for large water users, such as golf courses, cemeteries, and**
65 **parks; uses that could result in reducing direct withdrawals from streams and**
66 **groundwater; uses that could enhance wetlands; and uses to help meet the water**
67 **needs of agriculture. The provisions for the use of reclaimed water in any plan**
68 **approved by the county should be included by the county in its review of provisions**
69 **for water supplies for any proposed new land subdivision or short subdivision, as**
70 **required under RCW 58.17, where the proposed subdivision or short subdivision is**
71 **within the service area covered by the water system plan.”**

72 and insert

73 **“King County shall partner with utilities to publicize water conservation and**
74 **encourage best management practices that conserve potable water supply through**
75 **measures that include use of alternative supplies such as reclaimed water. In**
76 **exercising its role in reviewing utility water system plans, (~~King County Utilities~~**
77 **Technical Review Committee-)) the UTRC(~~)~~) shall ensure water system plans**
78 **include an evaluation of reclaimed water opportunities and encourage water**
79 **purveyors to include aggressive conservation and reuse measures where applicable,**
80 **as well as development of new sources to support planned land uses with reliable**
81 **service at a reasonable cost. Utilities shall be encouraged to assess all (~~P~~)potential**
82 **uses of reclaimed water (~~shall focus on existing and proposed source supplies for~~**
83 **large water users, such as golf courses, cemeteries, and parks; uses that could result**
84 **in reducing direct withdrawals from streams and groundwater; uses that could**

85 ~~enhance wetlands; and uses to help meet the water needs of agriculture))~~ authorized
86 under the Reclaimed Water Act (chapter 90.46 RCW), including those for
87 environmental enhancement (such as groundwater recharge and wetlands
88 enhancement) as well as those augmenting or replacing potable supply for
89 nonpotable purposes. The provisions for the use of reclaimed water in any plan
90 approved by the county should be included by the county in its review of provisions
91 for water supplies for any proposed new land subdivision or short subdivision in
92 unincorporated King County, as required under RCW 58.17, where the proposed
93 subdivision or short subdivision is within the service area covered by the water
94 system plan.”

- 95
- 96 On Attachment A, page 8-19, line 637 through page 8-20, line 656, after “F-~~(240)~~239”
97 delete “In its review of water system plans, the ~~((King County Utilities Technical~~
98 ~~Review Committee-))~~UTRC(~~)~~) shall consider the criteria provided in K.C.C.
99 13.24.010, .060, and .070, and determine the plan’s consistency with the following:
- 100 a. The King County Comprehensive Plan, land use plans, and development
101 regulations adopted under the Growth Management Act;
 - 102 b. Approved or adopted regional water resource plans, including basin plans,
103 groundwater plans, watershed-based conservation and recovery plans
104 developed under ESA, salmon recovery plans developed under chapter 77.85
105 RCW, water resource plans developed under chapter 90.54 RCW, watershed
106 plans developed under chapter 90.82 RCW, and a regional water supply plan
107 or water resource management plan;
 - 108 c. State policies promoting the use of reclaimed water, including evaluation of
109 reclaimed water opportunities as required by Chapter 90.46 RCW;
 - 110 d. The county’s Regional Wastewater Services Plan;
 - 111 e. Other countywide plans managed by King County, such as the King County
112 flood hazard management plan (as provided in Countywide Planning Policy
113 CA-12) and the King County emergency management plan; and

114 **f. Other relevant county, regional or statewide plans, initiatives, or strategies, such**
115 **as those to address climate change impacts on water resources, and for**
116 **restoring Puget Sound.”**

117 and insert

118 **“In its review of water system plans, the ((King County Utilities Technical Review**
119 **Committee-))UTRC(()) shall consider the criteria provided in K.C.C. 13.24.010,**
120 **13.24.060, and 13.24.070, and determine the plan’s consistency with the following:**

121 **a. Applicable provisions of ((F)) the King County Comprehensive Plan, land use**
122 **plans, and development regulations adopted under the Growth Management**
123 **Act;**

124 **b. Approved or adopted regional water resource plans, ((including)) such as basin**
125 **plans, groundwater plans, watershed-based conservation and recovery plans**
126 **developed under ESA, salmon recovery plans developed under chapter 77.85**
127 **RCW, water resource plans developed under chapter 90.54 RCW, watershed**
128 **plans developed under chapter 90.82 RCW, and a regional water supply plan**
129 **or water resource management plan;**

130 **c. ((State policies promoting the use of reclaimed water, including evaluation of**
131 **reclaimed water opportunities as required by Chapter 90.46 RCW;**

132 **d.))The county’s Regional Wastewater Services Plan; and**

133 **((e.))d. Other applicable provisions of countywide plans managed by King County,**
134 **as specified in UTRC guidance or checklists ((such as the King County flood**
135 **hazard management plan (as provided in Countywide Planning Policy CA-**
136 **12) and the King County emergency management plan; and**

137 **f. ~~Other relevant county, regional or statewide plans, initiatives, or strategies, such~~**
138 **~~as those to address climate change impacts on water resources, and for~~**
139 **~~restoring Puget Sound)).”~~**

140

141 On Attachment A, page 8-20, lines 664 - 682, after “F-((241))240” delete

142 **“In reviewing proposals for modified and expanded service area boundaries for**

143 **municipal water suppliers, the ((Utilities Technical Review Committee-))UTRC(())**

144 **shall consider, in addition to Policy F-240:**

- 145 a. Compliance by the water system with its water system comprehensive plan,
146 including water conservation elements;
- 147 b. Whether it can meet its duty to provide timely and reasonable service within
148 its service area, as required under chapter 43.20 RCW; and
- 149 c. Consistency with the service provisions of any applicable Coordinated Water
150 System Plan, as adopted in King County Code chapter 13.28.

151 The county shall not approve a water system plan with a proposed service area
152 where the water system is unable to provide timely and reasonable service for one or
153 more of the reasons identified in RCW 43.20.260. Timely and reasonable service by
154 a water utility within its service area includes the provision of satellite or remote
155 ownership or management of facilities that are not physically connected with the
156 water utility's other facilities. This does not preclude a modified or expanded
157 service area boundary for the water system in order to correct problems and
158 provide reliable potable water service within the proposed modified service area.
159 The UTRC is responsible for making determinations of timely and reasonable
160 service, as provided for under RCW 70.116, and K.C.C. 13.24 and 13.28.”

161 and insert

162 “In reviewing proposals for modified and expanded service area boundaries for
163 municipal water suppliers, the ~~((Utilities Technical Review Committee ()))~~UTRC~~(())~~
164 shall consider, in addition to Policy F-~~((240))~~239:

- 165 a. Compliance by the water system with its water system comprehensive plan,
166 including water conservation elements;
- 167 b. Whether it can meet its duty to provide ~~((timely and reasonable))~~ service
168 within its service area, as required under chapter 43.20 RCW; and
- 169 c. Consistency with the service provisions of any applicable Coordinated Water
170 System Plan, as adopted in King County Code Chapter 13.28.

171 The county shall not approve a water system plan with a proposed retail service
172 area where the water system is unable to provide timely and reasonable service for
173 one or more of the reasons identified in RCW 43.20.260. King County accepts and
174 encourages ~~((F))~~timely and reasonable service by a water utility within its service
175 area ~~((includes))~~ through the provision of satellite or remote ownership or

176 management of facilities that are not physically connected with the water utility’s
177 other facilities. This does not preclude a modified or expanded service area
178 boundary for the water system in order to correct problems and provide reliable
179 potable water service to existing water users within the proposed modified service
180 area. The UTRC is responsible for making determinations of timely and reasonable
181 service, as provided for under RCW 70.116, and K.C.C. 13.24 and 13.28.”

182
183 On Attachment A, page 8-20, line 684 – 686, after “F-~~(242)~~241” delete
184 “Consistent with Countywide Planning Policies CO-3, CA-6, CA-9, and FW-5, the
185 ~~((Utilities Technical Review Committee ()))~~UTRC(~~)~~) should develop a water
186 accounting program in conjunction with affected water utilities.”

187 and insert

188 “Consistent with Countywide Planning Policies CO-3, CA-6, CA-9, and FW-5, the
189 ~~((Utilities Technical Review Committee ()))~~UTRC(~~)~~) should develop a water
190 accounting program in conjunction with affected water utilities that serve in
191 unincorporated King County.”

192

193 **EFFECT:** Subject to negotiations between the executive and the water purveyors,
194 policies F-225 and F-238 through F-241 are proposed for revision to include the
195 agreements reached regarding water system planning.

196

197 **EFFECT:** Amends policy F-225 to clarify King County’s expectations for water
198 system plans and planning activities by Group A water systems.

199

200 **Policy F-225 would read as follows:**

201

202 **F-225** Group A water systems shall be responsible for meeting their duty to provide
203 service within their retail service areas as required by RCW 43.20.260 and
204 the King County Comprehensive Plan, and for planning to meet future water
205 needs within the boundaries of their future service areas approved under the
206 Public Water System Coordination Act (chapter 70.116 RCW), RCW
207 43.20.260 and King County Code Chapter 13.28. Retail service areas may
208 include future service areas identified in plans approved under the Public
209 Water System Coordination Act or under RCW 43.20.260. Water utilities
210 required to submit water system plans to the county for review and approval
211 under RCW 43.20.260 or King County Code Chapter 13.24 shall describe in
212 their plans how they intend to provide service within their retail service
213 areas, and generally plan to meet water service needs in their future service

214 areas, consistent with King County Code Section 21A.28.040 and Policies F-
215 226 through 230. The UTRC shall be responsible for ensuring that water
216 system plans include this information.
217

218 **EFFECT:** Amends policy F-238 to clarify how water system plans will include
219 review of potential reclaimed water uses.
220

221 **Policy F-238 would read as follows:**
222

223 **F-238 King County shall partner with utilities to publicize water conservation and**
224 **encourage best management practices that conserve potable water supply**
225 **through measures that include use of alternative supplies such as reclaimed**
226 **water. In exercising its role in reviewing utility water system plans, the**
227 **UTRC shall ensure water system plans include an evaluation of reclaimed**
228 **water opportunities and encourage water purveyors to include aggressive**
229 **conservation and reuse measures where applicable, as well as development of**
230 **new sources to support planned land uses with reliable service at a**
231 **reasonable cost. Utilities shall be encouraged to assess all potential uses of**
232 **reclaimed water authorized under the Reclaimed Water Act (chapter 90.46**
233 **RCW), including those for environmental enhancement (such as**
234 **groundwater recharge and wetlands enhancement) as well as those**
235 **augmenting or replacing potable supply for nonpotable purposes. The**
236 **provisions for the use of reclaimed water in any plan approved by the county**
237 **should be included by the county in its review of provisions for water**
238 **supplies for any proposed new land subdivision or short subdivision in**
239 **unincorporated King County, as required under RCW 58.17, where the**
240 **proposed subdivision or short subdivision is within the service area covered**
241 **by the water system plan.**
242

243 **EFFECT:** Amends policy F-239 to clarify the criteria for consistency review of
244 waster system plans by the UTRC.
245

246 **Policy F-239 would read as follows:**
247

248 **F-239 In its review of water system plans, the UTRC shall consider the criteria**
249 **provided in K.C.C. 13.24.010, 13.24.060, and 13.24.070, and determine the**
250 **plan's consistency with the following:**
251

- 252 a. **Applicable provisions of the King County Comprehensive Plan, land use**
253 **plans, and development regulations adopted under the Growth**
254 **Management Act;**
255
256 b. **Approved or adopted regional water resource plans, such as basin plans,**
257 **groundwater plans, watershed-based conservation and recovery plans**
258 **developed under ESA, salmon recovery plans developed under chapter**
259 **77.85 RCW, water resource plans developed under chapter 90.54 RCW,**

260 watershed plans developed under chapter 90.82 RCW, and a regional
261 water supply plan or water resource management plan;

- 262
263 c. The county's Regional Wastewater Services Plan; and
264
265 d. Other applicable provisions of countywide plans managed by King
266 County, as specified in UTRC guidance or checklists.
267

268 The UTRC shall work with state agencies, water utilities, and other parties to
269 develop any necessary rules, policies or checklists to provide clear
270 information and guidance as to the county's expectations for its reviews. For
271 each plan submitted to the county for review, the UTRC should have the goal
272 of providing an initial response and comments to the water utility within the
273 same timeframes as the state Department of Health under RCW 43.20.250.
274

275 **EFFECT:** Amends policy F-240 to clarify the criteria for UTRC review of
276 proposals for modified or expanded service boundaries.
277

278 **Policy F-240 would read as follows:**
279

280 **F-240** In reviewing proposals for modified and expanded service area boundaries
281 for municipal water suppliers, the UTRC shall consider, in addition to Policy
282 F-239:
283

- 284 a. Compliance by the water system with its water system comprehensive
285 plan, including water conservation elements;
286
287 b. Whether it can meet its duty to provide service within its service area, as
288 required under chapter 43.20 RCW; and
289
290 c. Consistency with the service provisions of any applicable Coordinated
291 Water System Plan, as adopted in King County Code Chapter 13.28.
292

293 The county shall not approve a water system plan with a proposed retail
294 service area where the water system is unable to provide timely and
295 reasonable service for one or more of the reasons identified in RCW
296 43.20.260. King County accepts and encourages timely and reasonable
297 service by a water utility within its service area through the provision of
298 satellite or remote ownership or management of facilities that are not
299 physically connected with the water utility's other facilities. This does not
300 preclude a modified or expanded service area boundary for the water system
301 in order to correct problems and provide reliable potable water service to
302 existing water users within the proposed modified service area. The UTRC is
303 responsible for making determinations of timely and reasonable service, as
304 provided for under RCW 70.116, and K.C.C. 13.24 and 13.28.
305

306 **EFFECT: Amends policy F-241 to read as follows to clarify the UTRC water**
307 **accounting program is for utilities with services in unincorporated King County.**

308

309 **Policy F-241 would read as follows:**

310

311 **F-241 Consistent with Countywide Planning Policies CO-3, CA-6, CA-9, and FW-5,**
312 **the UTRC should develop a water accounting program in conjunction with**
313 **affected water utilities that serve in unincorporated King County. The water**
314 **accounting program should coordinate information on the rate, timing, and**
315 **location of new development with the projected ability of water utilities to**
316 **issue certificates of water availability. The UTRC, in conjunction with**
317 **Department of Development and Environmental Services, should ensure that**
318 **the certificate of water availability contains the information necessary to**
319 **meet the requirements of K.C.C. 13.24.120 and 21A.28.040 and the King**
320 **County Comprehensive Plan.**

29 July 2008

khn

Sponsor: Larry Gossett LTProposed No.: 2008-0124**1 AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED****2 ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 8-37, lines 1216-1276 delete "~~((Many energy efficiency,~~
4 ~~conservation and renewable energy projects have been deferred or not implemented due~~
5 ~~to lack of funds, despite their benefits and financial indicators. The value of energy~~
6 ~~projects are often at a disadvantage because they require capital outlay up front to reduce~~
7 ~~operating costs over the project lifetime, and are rejected even though the projects could~~
8 ~~be effectively self funding using standard discount rates on capital funds. One problem is~~
9 ~~that the capital and operating budgets are separate and competing parts of county finance,~~
10 ~~with laws separating their accounting. In order to meet aggressive climate change~~
11 ~~mitigation and energy efficiency goals, a commitment to substantial ongoing investment~~
12 ~~in energy saving projects will be required. Using modern life cycle cost analyses and~~
13 ~~other methods, we can develop credible and widely accepted criteria to evaluate energy~~
14 ~~projects and determine if overall lifetime benefits are greater than their costs.~~
15 ~~Standardized financing rules and mechanisms (such as 3rd-party energy performance~~
16 ~~contracting or even "energy conservation bonds") for such qualified projects used in the~~
17 ~~budget process should greatly increase the likelihood of projects being funded.))~~

18

19 ~~((F 302j King County shall define standardized qualifying and funding~~

20 ~~mechanisms for energy efficiency and renewable energy projects that support~~

21 ~~continued aggressive implementation of energy projects.))"~~

22 and insert

23 "Many energy efficiency, conservation and renewable energy projects have been

24 deferred or not implemented due to lack of funds, despite their benefits and financial

25 indicators. The value of energy projects are often at a disadvantage because they require

26 capital outlay up-front to reduce operating costs over the project lifetime, and are rejected

27 even though the projects could be effectively self-funding using standard discount rates

28 on capital funds. One problem is that the capital and operating budgets are separate and

29 competing parts of county finance, with laws separating their accounting. Investment in

30 cost effective, energy saving projects can play a role in helping King County meet

31 climate change mitigation and energy efficiency goals, while at the same time saving the

32 county money. Using accepted life-cycle cost analyses and other methods, the county

33 could develop credible criteria to evaluate energy projects and determine if the operations

34 and maintenance cost savings over the life of an energy project's assets exceed the

35 implementation costs. Standardized financing rules and mechanisms (such as 3rd party

36 energy performance contracting or even "energy conservation bonds") for such qualified

37 projects used in the budget process should greatly increase the likelihood of projects

38 being funded.

39

40 **F-302j King County shall develop criteria to evaluate energy projects to**
41 **determine if the operations and maintenance cost savings over the life of**
42 **an energy project's assets exceed the implementation costs, taking into**
43 **account alternative funding mechanisms available for energy efficiency**
44 **and renewable energy projects."**

45
46 **EFFECT: In Chair's striker this introductory text and policy was deleted as it**
47 **conflicted with the Green Building Ordinance ("GBO"). As re-written comports**
48 **with the GBO's parameters.**
49
50

29 July 2008

khm

Sponsor: Larry Gossett Tech

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page 8-47, lines 1626-1630 delete "**King County encourages the**
4 **telecommunication service providers to engage in** ~~((L))~~ long-term planning for
5 telecommunications construction, reconstruction and facility upgrades should
6 include provisions to insure that the system's capacity, design and equipment will
7 allow users to take advantage of innovative uses, services and technology."

8 and insert

9 "**King County encourages the telecommunication service providers to engage in**
10 ~~((L))~~ long-term planning for telecommunications construction, reconstruction and
11 facility upgrades ~~((should include))~~ **including** provisions to ~~((insure))~~ **ensure** that the
12 system's capacity, design and equipment will allow users to take advantage of
13 innovative uses, services and technology."

14
15 **EFFECT: Corrects sentence structure.**

16
17 **Policy F-341 would read as follows:**

18
19 **F-341 King County encourages the telecommunication service providers to engage**
20 **in long-term planning for telecommunications construction, reconstruction**
21 **and facility upgrades, including provisions to ensure that the system's**

22
23

capacity, design and equipment will allow users to take advantage of innovative uses, services and technology.

29 July 2008

khm

Sponsor: Larry Gossett Tech

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, page G-3, lines 85-87, after "~~((Beneficial Uses))~~" delete

4 ""Beneficial uses" include uses of water resources that provide a benefit to the public,
5 including, but not limited to, fish and wildlife habitat, fishing, swimming, transportation,
6 recreation, water supply, flood hazard management, water quality control, and aesthetic
7 enjoyment."

8 and insert

9 ~~("Beneficial uses" include uses of water resources that provide a benefit to the public,
10 including, but not limited to, fish and wildlife habitat, fishing, swimming, transportation,
11 recreation, water supply, flood hazard management, water quality control, and aesthetic
12 enjoyment.))"~~

13

14 On Attachment A, page G-27, lines 945-947, after " what the policy says to do." delete

15 ""Should" in a policy provides noncompulsory guidance, and establishes that the county
16 has some discretion in making decisions."

17 and insert

18 ~~"("Should" in a policy provides noncompulsory guidance, and establishes that the county~~
19 ~~has some discretion in making decisions.))"~~

20 **EFFECT: For "Beneficial Uses", deletes the definition text that was intended to be**
21 **deleted as it applies to the Shoreline Master Program policies that were not included**
22 **in the Executive's proposed Comprehensive Plan Updates.**

23
24 **For the definition of "Shall", deletes redundant language that should have been**
25 **removed when the "Should" definition was revised and moved in this definitional**
26 **section.**

27
28 **The glossary entry for "Shall" would read as follows:**

29
30 To guide King County, the use of the terms "shall," "will," "should," and "may" in
31 policies determine the level of discretion the county can exercise in making future and
32 specific land use, budget, development regulation and other decisions. "Shall" and "will"
33 in a policy mean that it is mandatory for the county to carry out the policy, even if a
34 timeframe is not included. "Shall" and "will" are imperative and nondiscretionary – the
35 county must make decisions based on what the policy says to do. "May" in a policy
36 means that it is in the county's interest to carry out the policy, but the county has total
37 discretion in making decisions. "Must" in a policy means a mandate: the action is
38 required. "Should" in a policy means noncompulsory guidance, in which cost,
39 availability of funding, and public benefit associated with the policy's purpose are
40 considered as part of the implementation decision; establishes that the county has
41 discretion in making decisions.

22 July 2008

M1

Sponsor: Kathy Lambert

rb

Proposed No.: 2008-0124

1 AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED ORDINANCE 2008-

2 0124, VERSION 1

3

4 On Attachment A, after page M-102, insert the attached map and property-specific

5 development conditions relating to the Duvall UGA:

6
7
8
9
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11
12
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Map Amendment 24

Duvall UGA

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #17, Section 24, Township 26, Range 6 as follows:

Redesignate the following parcels from Rural Residential to Rural City Urban Growth Area and add them to the Urban Growth Area:

- 2426069007 (portion east of Carnation-Duvall Road NE)
- 2426069009
- 2426069010
- 2426069011 (portion east of Carnation-Duvall Road NE)

Update the Interim Potential Annexation Area Map to include the subject parcels in the City of Duvall Potential Annexation Area.

Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to be consistent with this change.

Effect: The Duvall UGA land use amendment adds approximately 39.81 acres to the Rural City Urban Growth Area for the City of Duvall.

1 **Map Amendment 24**

2

3

4 **Duvall UGA**

5

6 AMENDMENT TO THE KING COUNTY ZONING ATLAS

7

8

9 Amend Map #17, Section 24, Township 26, Range 6 as follows:

10

11 Reclassify the following parcels from RA- 5 to Community Business:

12

13

14

- 2426069007 (portion east of Carnation-Duvall Road NE)
- 2426069009

15

16

17

18

19

Reclassify the following parcels from RA- 5 to Urban Reserve:

- 2426069010
- 2426069011 (portion east of Carnation-Duvall Road NE)

20

21

22

23

24

Effect: The Duvall UGA zoning amendment adds approximately 11.96 acres CB zoning and 27.85 acres of UR zoning within the Rural City Urban Growth Area for the City of Duvall.

25 **Map Amendment 24**

26

27 **Duvall UGA**

28

29

30

- Apply property-specific (p-suffix conditions) to the following parcels:

31

32

2426069007 (portion west of Carnation-Duvall Road NE)

33

The development rights shall be donated to the King County TDR bank at no cost to the county.

34

35

36

2426069087

37

The development rights shall be donated to the King County TDR bank at no cost to the county.

38

39

40

2426069010

41

- The development rights shall be donated to the King County TDR bank at no cost to the county, and
- Future use of the parcel is limited to the farm heritage park or other public recreational use.

42

43

44

45

46

2426069011 (portion east of Carnation-Duvall Road NE)

47

- The development rights shall be donated to the King County TDR bank at no cost to the county, and
- Future use of the parcel is limited to the farm heritage park or other public recreational use.

48

49

50

51

52

2426069011 (portion west of Carnation-Duvall Road NE)

53

The development rights shall be donated to the King County TDR bank at no cost to the county.

54

55

56

- King County and the City of Duvall shall enter into an Interlocal Agreement prior to annexation, committing the city to the use of the parcels zoned UR for the farm heritage park or other public recreational use.

57

58

59

60

EFFECT: Applies p-suffix conditions governing future use of the parcels and/or requiring the donation of transfer of development rights on the parcels to the county TDR bank.

61

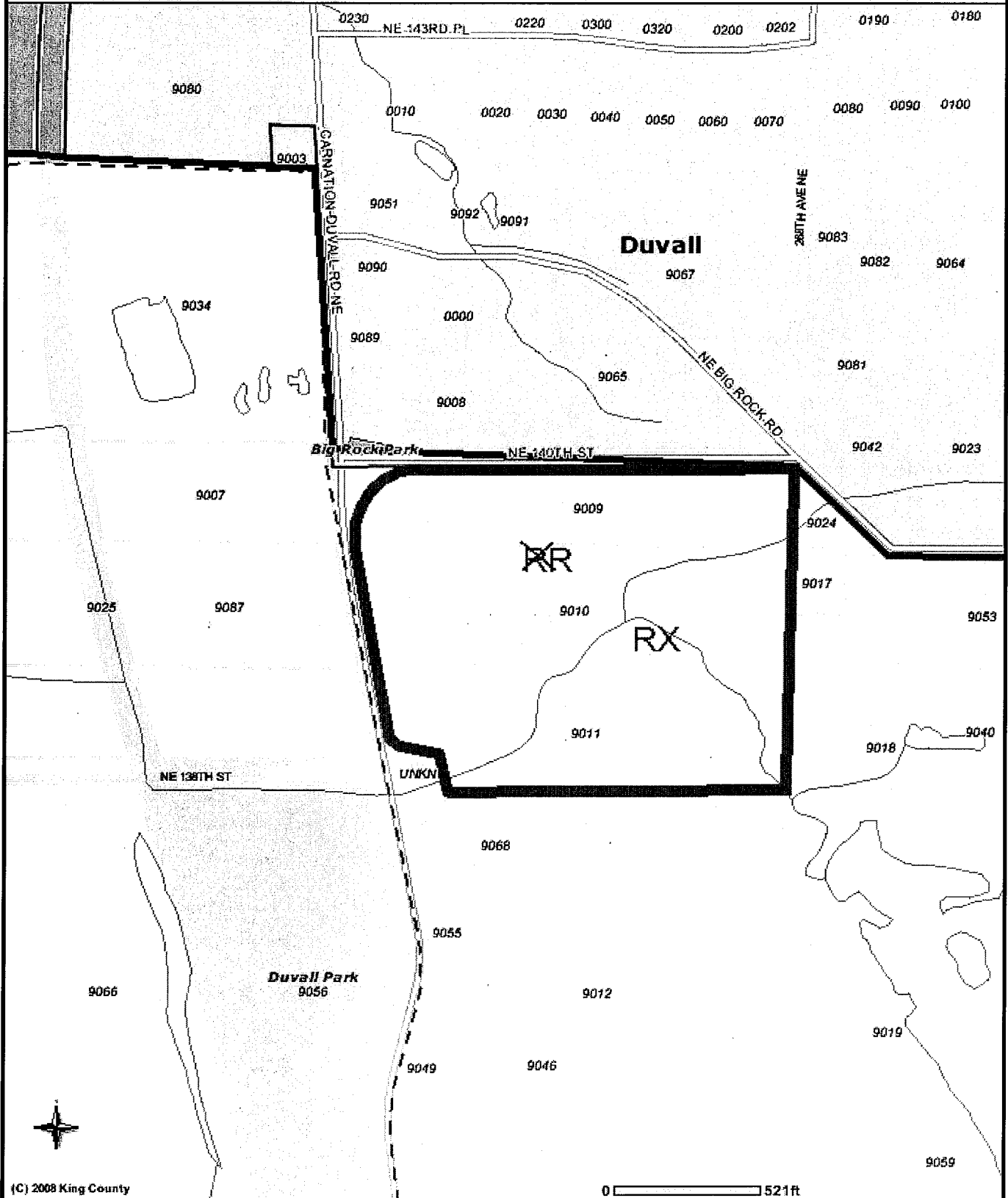
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63

64

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Duvall UGA - Land Use Map Amendment 24



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0 521ft

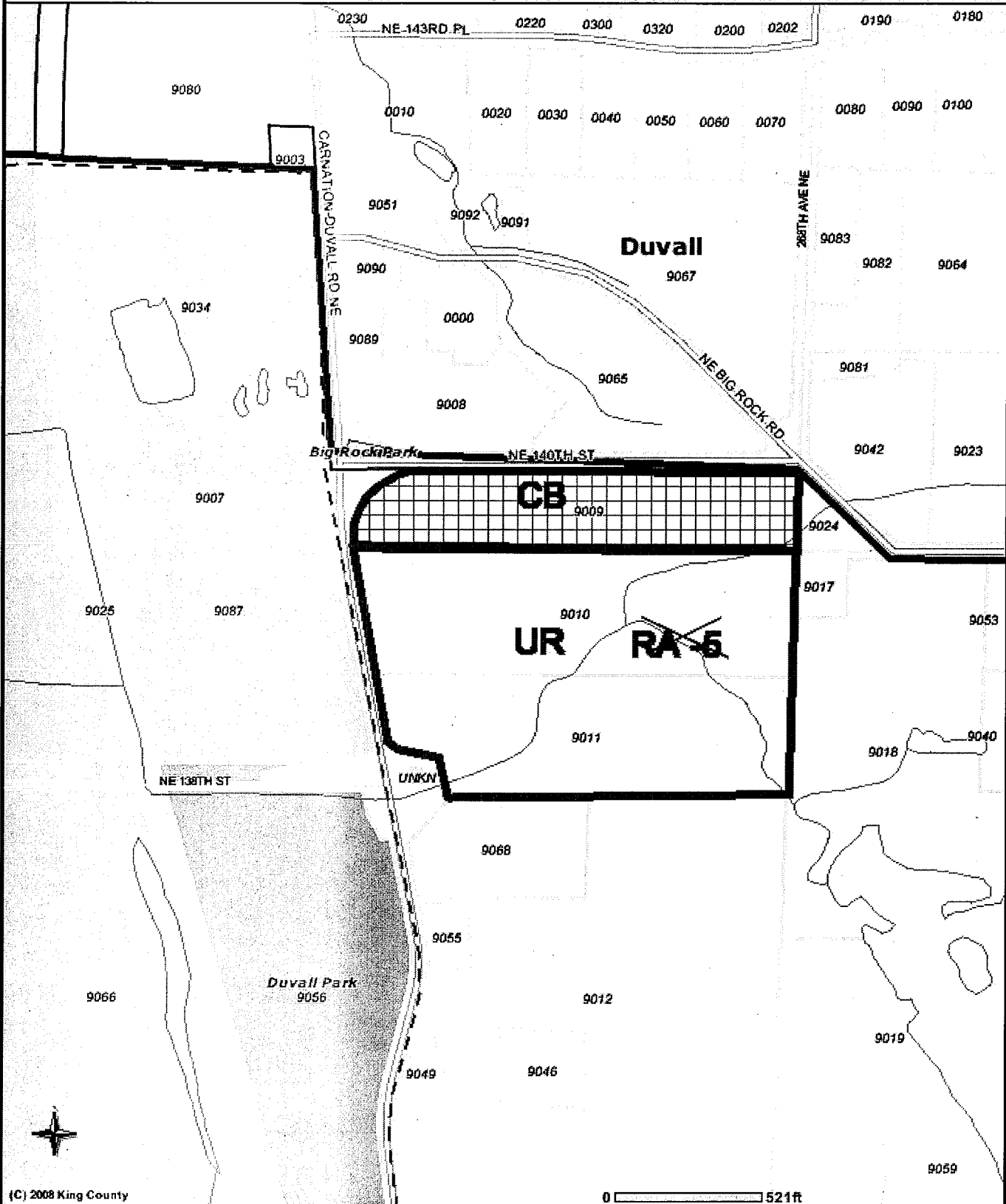
COMMENTS: RR - Rural Residential RX - Rural City UGA

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Date: 7/22/2008 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)

Duvall UGA - Zoning Map Amendment 24



(C) 2008 King County

0 521ft

COMMENTS: CB - Community Business UR - Urban Reserve RA-5 - Rural Area (five acres)

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Date: 7/22/2008 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



292 July 2008

M2

rb

Sponsor: Kathy Lambert

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED ORDINANCE**

2 **2008-0124, VERSION 1**

3 On Attachment A, after page M-102, insert the attached map amendments relating to the

4 Sammamish UGA:

5

6 **Map Amendment 25**

7

8 **Duthie UGA**

9

10

11 **AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP**

12

13

14 Amend Map #19, Section 12, Township 24, Range 6 as follows:

15

16 Redesignate the following parcels from Rural Residential to Urban Residential, Medium
17 Density, 4 to 12 units per acre and add them to the Urban Growth Area:

18

19

- 1224069002

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- 1224069033

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- 1224069034

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- 1224069036

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- 1224069038

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- 1224069044

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- 1224069046

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- 1224069047

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- 1224069048

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- 1224069052

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- 1224069053

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- 1224069054

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- 1224069075

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- 1224069076

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41 Update the Interim Potential Annexation Area Map to include the subject parcels in the City
42 of Sammamish Potential Annexation Area.

43

44 Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to
45 be consistent with this change.

46

47 **Effect:** The Duthie Hill UGA land use amendment adds approximately 47 acres to the
48 Urban Growth Area adjacent to the City of Sammamish.

49

1 **Map Amendment 25**

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3
4 **Duthie Hill UGA**

5
6 AMENDMENT TO THE KING COUNTY ZONING ATLAS

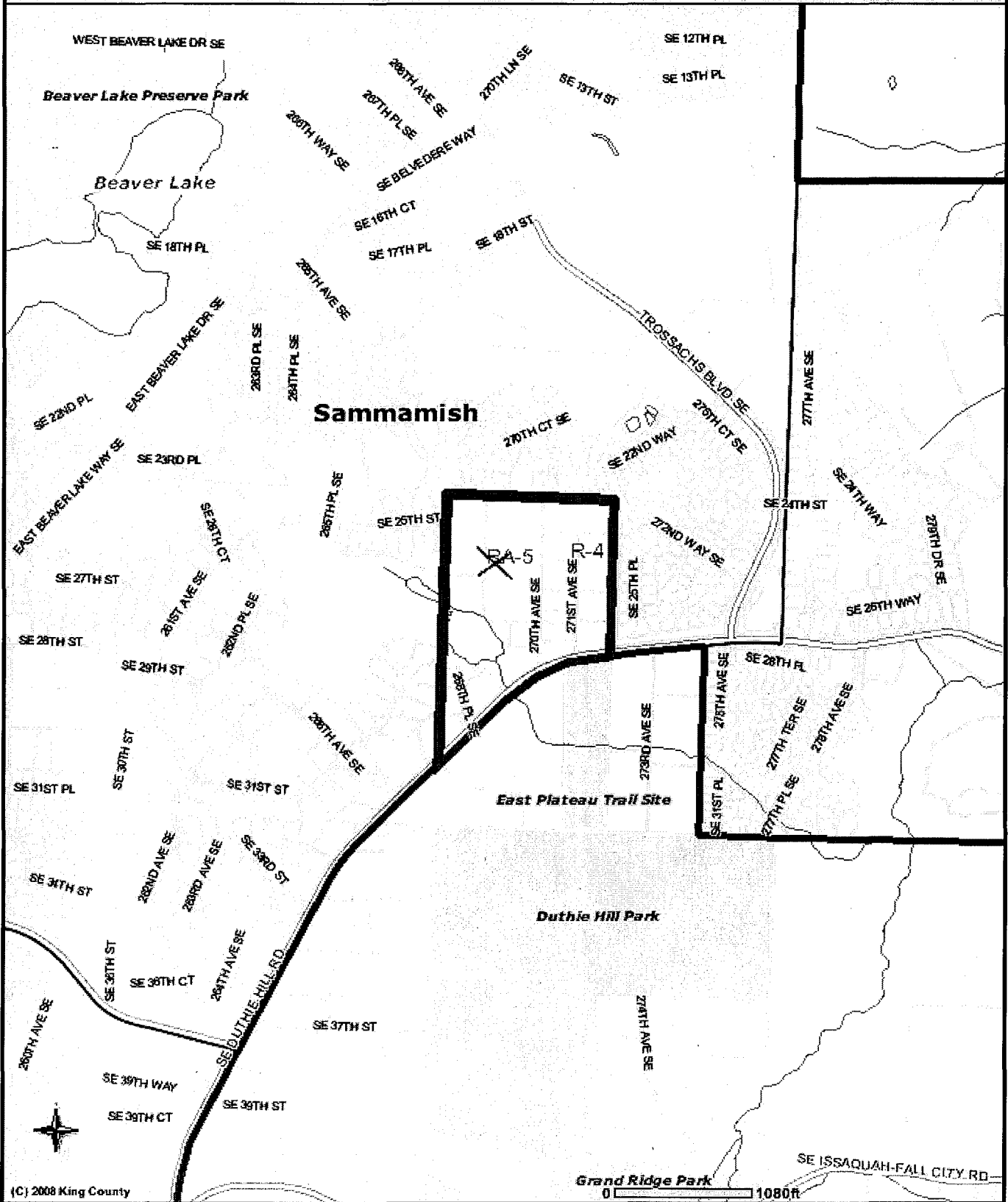
7
8
9 Amend Map #19, Section 12, Township 24, Range 6 as follows:

10
11
12 Reclassify the following parcels from RA- 5 to R-4:

- 13
14 • 1224069002
15 • 1224069033
16 • 1224069034
17 • 1224069035
18 • 1224069036
19 • 1224069037
20 • 1224069038
21 • 1224069044
22 • 1224069046
23 • 1224069047
24 • 1224069048
25 • 1224069049
26 • 1224069050
27 • 1224069051
28 • 1224069052
29 • 1224069053
30 • 1224069054
31 • 1224069057
32 • 1224069075
33 • 1224069076

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36 **Effect:** Adds approximately 47 acres of R-4 zoning in the Urban Growth Area adjacent
37 to the City of Sammamish.
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Duthie Hill UGA - Zoning Map Amendment 25



(C) 2008 King County

COMMENTS: R-4 - Residential- 4 units per acre RA-5 - Rural Area (1 unit per acre)







































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Date: 7/23/2008 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)

Duthie Hill UGA - Zoning Map Amendment 25

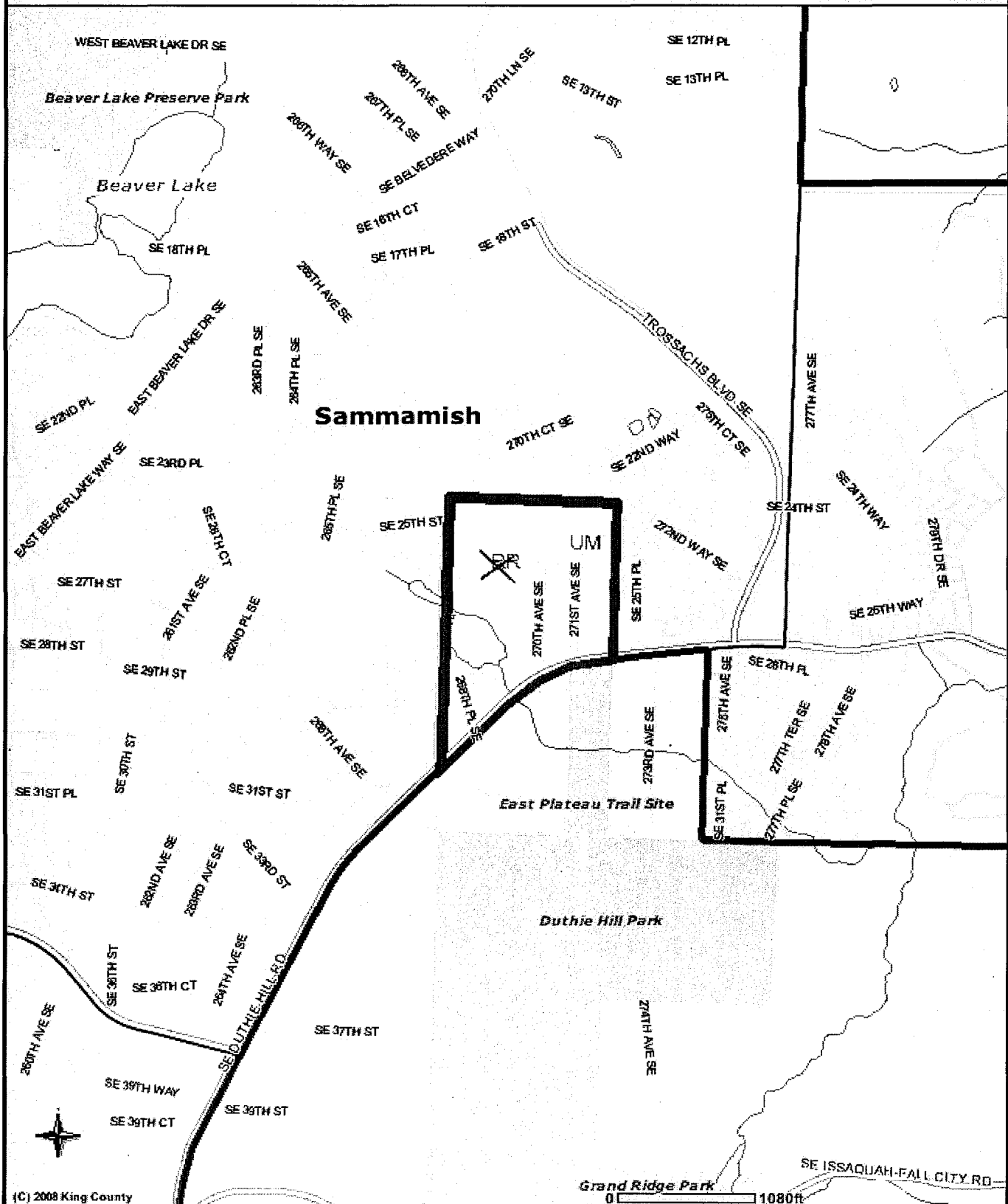
Legend

 County Boundary	 Parks	 R-48 - Residential, 48 DU per acre
 Highways	 Unincorporated KC Zoning	 NB - Neighborhood Business
 Forest Production District Boundary	 A-10 - Agricultural, one DU per 10 acres	 CB - Community Business
 Agricultural Production District Boundary	 A-35 - Agricultural, one DU per 35 acres	 RB - Regional Business
 Urban Growth Area Line	 F - Forest	 O - Office
 Incorporated Area	 M - Mineral	 I - Industrial
 Streets	 RA-2.5 - Rural Area, one DU per 5 acres	 Other
 Highway	 RA-5 - Rural Area, one DU per 5 acres	
 Arterials	 RA-10 - Rural Area, one DU per 10 acres	
 Local	 UR - Urban Reserve, one DU per 5 acres	
 Lakes and Large Rivers	 R-1 - Residential, one DU per acre	
 Streams	 R-4 - Residential, 4 DU per acre	
 Tribal Lands	 R-6 - Residential, 6 DU per acre	
 Parcels	 R-8 - Residential, 8 DU per acre	
	 R-12 - Residential, 12 DU per acre	
	 R-18 - Residential, 18 DU per acre	
	 R-24 - Residential, 24 DU per acre	
	(cont)	

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Duthie Hill UGA - Land Use Map Amendment 25



(C) 2008 King County

COMMENTS: UM - Urban Residential- Medium density RR - Rural Residential


































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Date: 7/23/2008 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



Duthie Hill UGA - Land Use Map Amendment 25

Legend

- | | | |
|---|--|---|
|  County Boundary |  Parks |  Forestry |
|  Highways |  Comprehensive Plan Land Use |  Agriculture |
|  Forest Production District Boundary |  Unincorporated Activity Center |  Mining |
|  Agricultural Production District Boundary |  Community Business Center |  Greenbelt/Urban Separator |
|  Urban Growth Area Line |  Neighborhood Business Center |  King County Owned Open Space/Recreation |
|  Incorporated Area |  Commercial Outside of Centers | |
|  Streets |  Urban Plan Development | |
|  Highway |  Urban Residential > 12 du/ac | |
|  Arterials |  Urban Residential 4-12 du/ac | |
|  Local |  Urban Residential 1 du/ac | |
|  Lakes and Large Rivers |  Rural City Urban Growth Area | |
|  Streams |  Rural Town | |
|  Tribal Lands |  Rural Neighborhood | |
| |  Rural Residential 1 du/2.5-10 ac | |
| |  Industrial | |
| | (cont) | |

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Date: 7/23/2008

Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



29 July 2008

M3

rb

Sponsor: Kathy Lambert

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED ORDINANCE**

2 **2008-0124, VERSION 1**

3 On Attachment A, after page M-102, insert the attached map amendments relating to the

4 Cottage Lake Rural Neighborhood Center:

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Map Amendment 26

Cottage Lake Rural Neighborhood Center

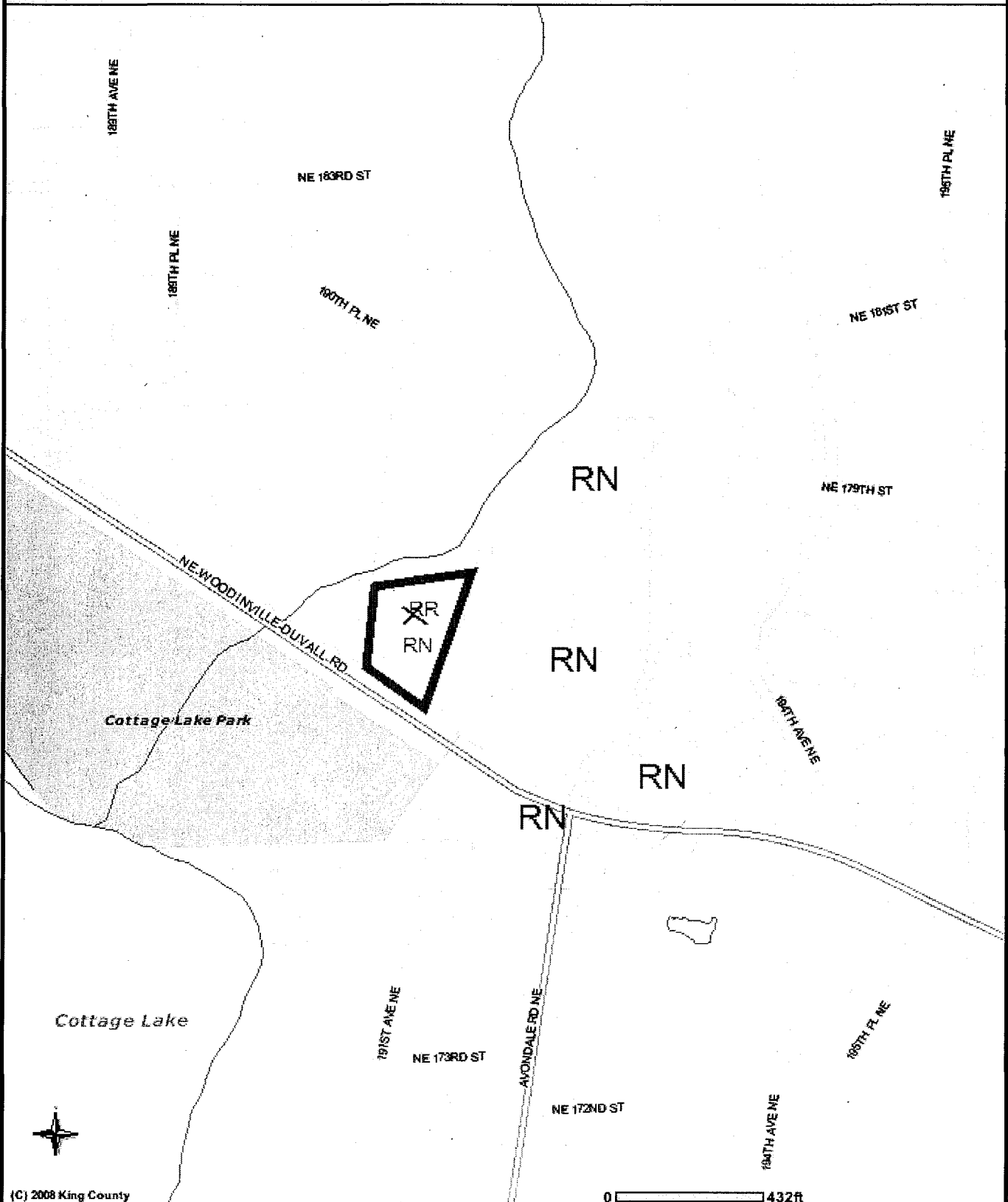
AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #17, Section 7, Township 26, Range 6 as follows:

Redesignate parcel 0726069023 from Rural Residential to Rural Neighborhood Center;

Effect: Adds approximately 1.82 acres to the Cottage Lake Rural Neighborhood Center.

Cottage Lake (Keesling) Land Use Map Amendment



© 2008 King County

0 432ft

COMMENTS: RR - Rural Residential RN - Rural Neighborhood Center

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Date: 7/23/2008 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)

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Map Amendment 26

Cottage Lake Rural Neighborhood Center

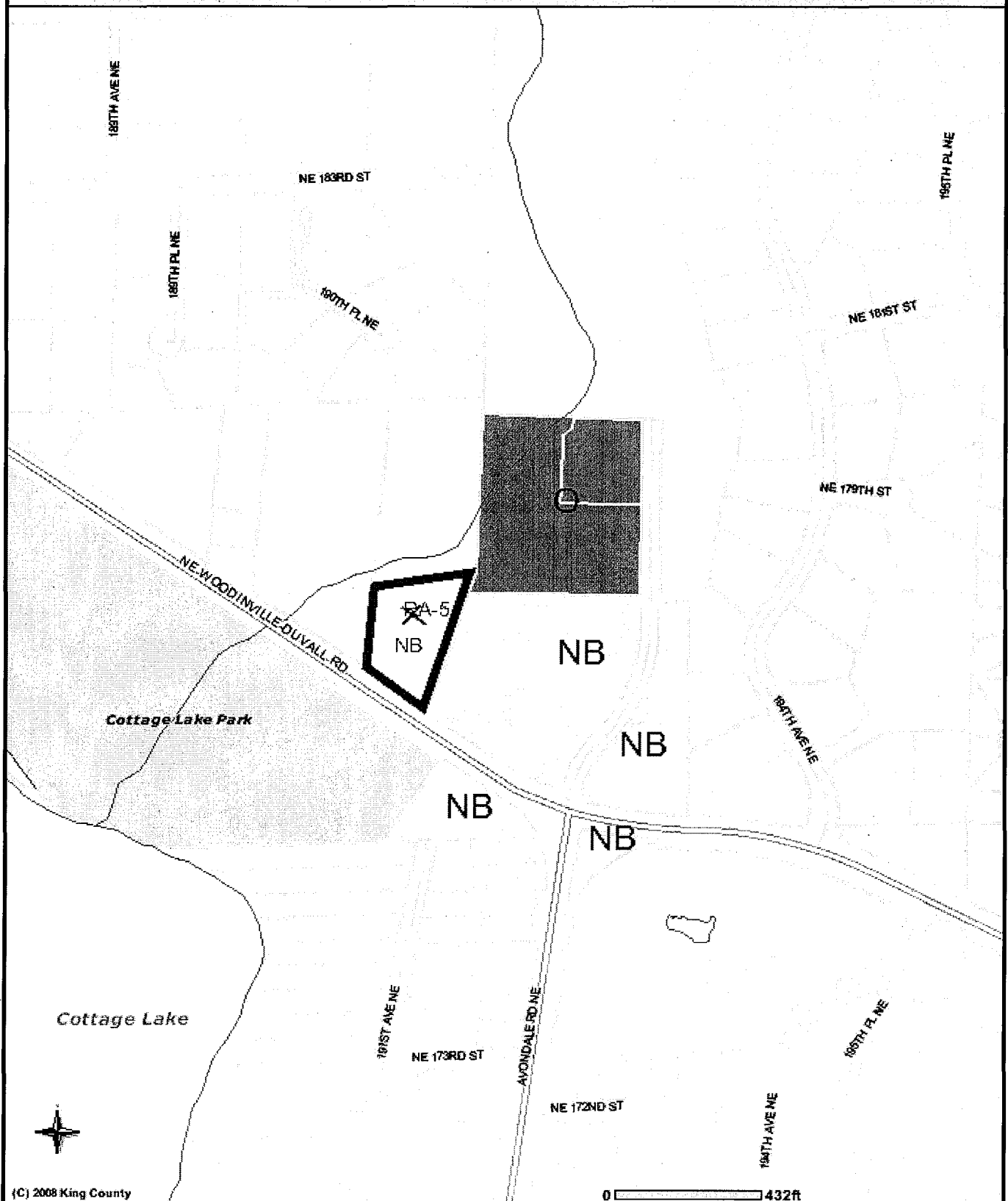
AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #17, Section 7, Township 26, Range 6 as follows:

Reclassify parcel 0726069023 from RA- 5 to NB:

Effect: Adds approximately 1.82 acres of NB zoning to the Cottage Lake Rural Neighborhood Center.

Cottage Lake (Keesling) Zoning Map Amendment



(C) 2008 King County

0 432ft

COMMENTS: RA-5 - Rural, 1 unit per five acres NB - Neighborhood Business O - Office

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Date: 7/23/2008 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)

22 July 2008

M4

rb

Sponsor: Dow Constantine

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED ORDINANCE**

2 **2008-0124, VERSION 1**

3 On Attachment A, after page M-102, insert the attached map amendment relating to the

4 K2 property in the Vashon Rural Town:

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Map Amendment 27

Vashon (K2 Property)

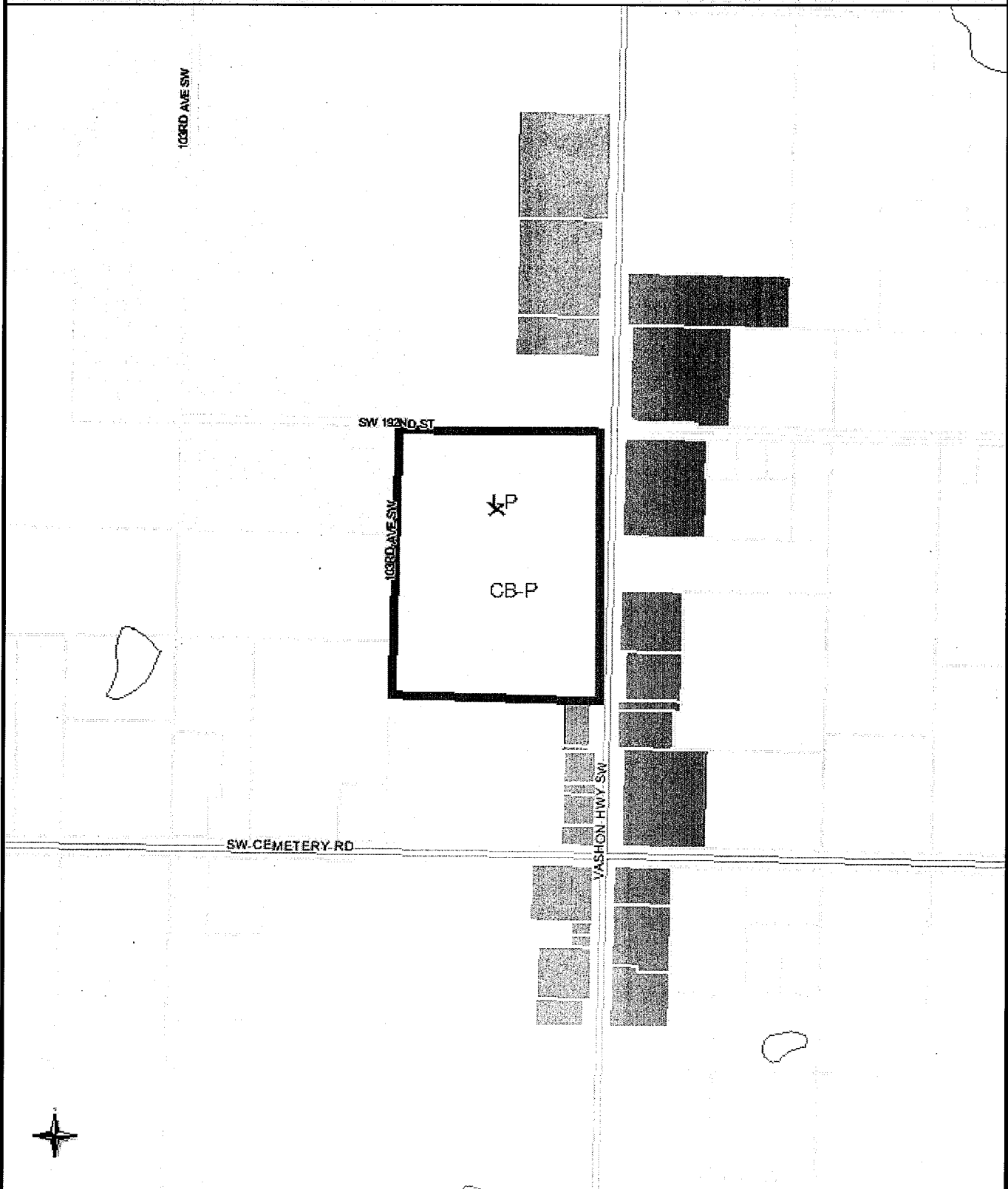
AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #3, Section 6, Township 22, Range 3 as follows:

Reclassify parcel 0622039100 from I-P to CB-P and apply p-suffix condition VS-P29 to future development of the parcel:

Effect: Rezones 11.6 acres from Industrial to Community Business and adds a p-suffix condition attached to adjacent CB-zoned parcels.

Vashon (K2) Zoning Map Amendment



(C) 2008 King County

0 451ft

COMMENTS: I-P - Industrial with p-suffix conditions CB-P - Community Business with P-suffix conditions

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Date: 7/24/2008 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/IMAP>)

29 July 2008

M5

Sponsor: Dow Constantine

rb

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, after page M-102, insert the attached map and amendment to a p-

4 suffix relating to the Vashon Neighborhood Service Center:

5 **P-Suffix Amendment 28**

6
7 **Vashon Neighborhood Service Center**
8

9 Amend development condition text VS-P7 as follows:

10 1. The use of the site shall be limited to ~~((a community health center, a senior citizen's~~
11 ~~activity center, administrative offices, recreational facilities, and accessory activities))~~
12 activities conducted for the benefit of the health and well being of Vashon and Maury
13 Island residents.

14 ~~((2. The operation of "Granny's Attie" or any similar activity on the site shall be~~
15 ~~considered as an accessory use to the principal activities of the Vashon Maury Island~~
16 ~~Health Services Center, Inc. so long as the activity is conducted by and for the benefit of~~
17 ~~the Center and under the direct and continuous control and management of the Board of~~
18 ~~Directors of the corporation.))~~

19

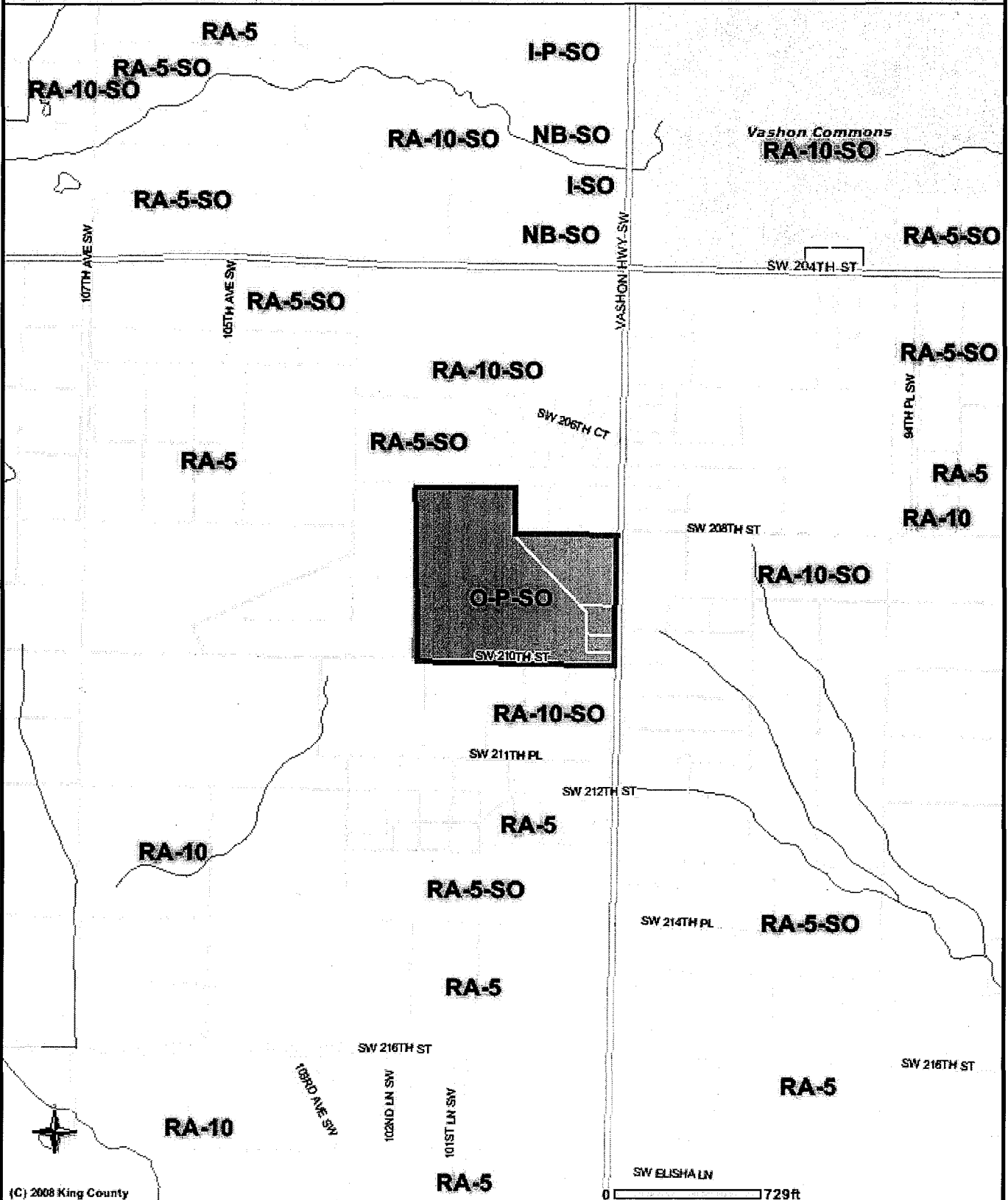
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23 **Effect:** Amends p-suffix to allow a broader range of uses under the current Office
24 zoning and removes a requirement for conduct, control and management by the board of
25 the Vashon Maury Island Health Services, Inc.
26

Vashon Neighborhood Service Center



(C) 2008 King County

0 729ft

COMMENTS: No change in current Office (O) Zone, but amends P-suffix VS-P7

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Date: 7/24/2008 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



29 July 2008			M6
	Sponsor:	Reagan Dunn	
rb			
	Proposed No.:	2008-0124	

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED ORDINANCE**

2 **2008-0124, VERSION 1**

3 On Attachment A, delete pages M-41 through M-44 and insert the following:

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Map Amendment 10

Maple Valley Summit Pit

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #21, Section 34, Township 22, Range 6 as follows:

Redesignate parcel 3422069006 from Rural Residential to Urban Residential, Medium Density, 4-12 units per acre and add it to the Urban Growth Area:

Update the Interim Potential Annexation Area Map to include the subject parcels in the City of Maple Valley Potential Annexation Area.

Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to be consistent with this change.

Effect: The Maple Valley Summit Pit land use amendment adds approximately 156 acres to the Urban Growth Area for the City of Maple Valley. This adjustment removes an island of Rural Area surrounded by the incorporated area of the City of Maple Valley.

Map Amendment 10

Maple Valley Summit Pit

AMENDMENT TO THE KING COUNTY ZONING ATLAS

Amend Map #21, Section 34, Township 22, Range 6 as follows:

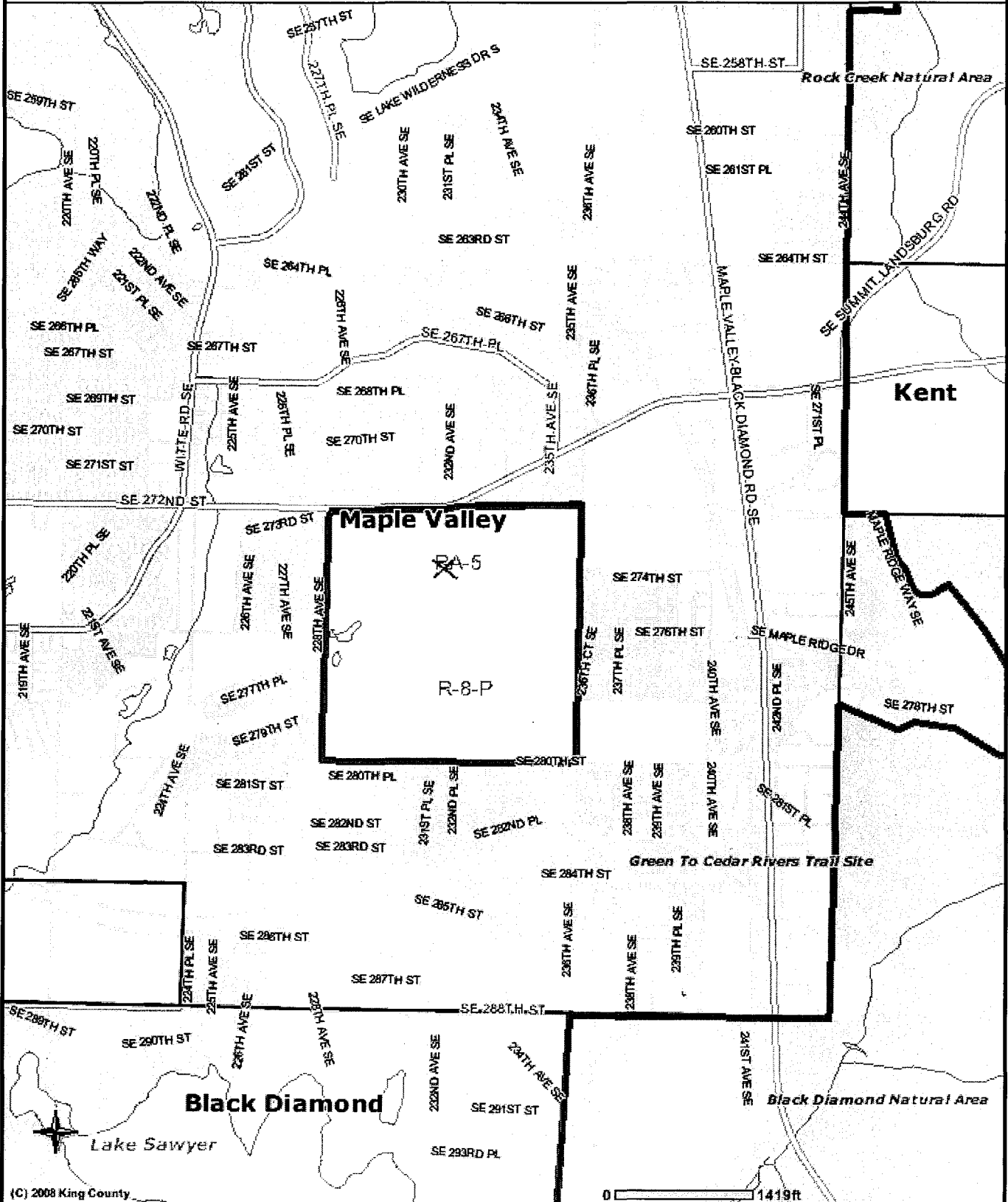
Reclassify parcel 3422069006 from RA-5 to R-8

Apply the subject properties to the following p-suffix condition:

Future development of the property shall be limited to the R-4 zone density until such time that the property owner and the City of Maple Valley completed a joint planning process and have recorded a development agreement governing future development of the site with the King County Records Office.

Effect: The Maple Valley Summit Pit zoning amendment removes a 156 acre island of RA-5 zoning surrounded by the incorporated area of the City of Maple Valley and provides consistency with the surrounding urban residential area developed at a similar density.

Maple Valley Summit Pit Zoning Map - R8P



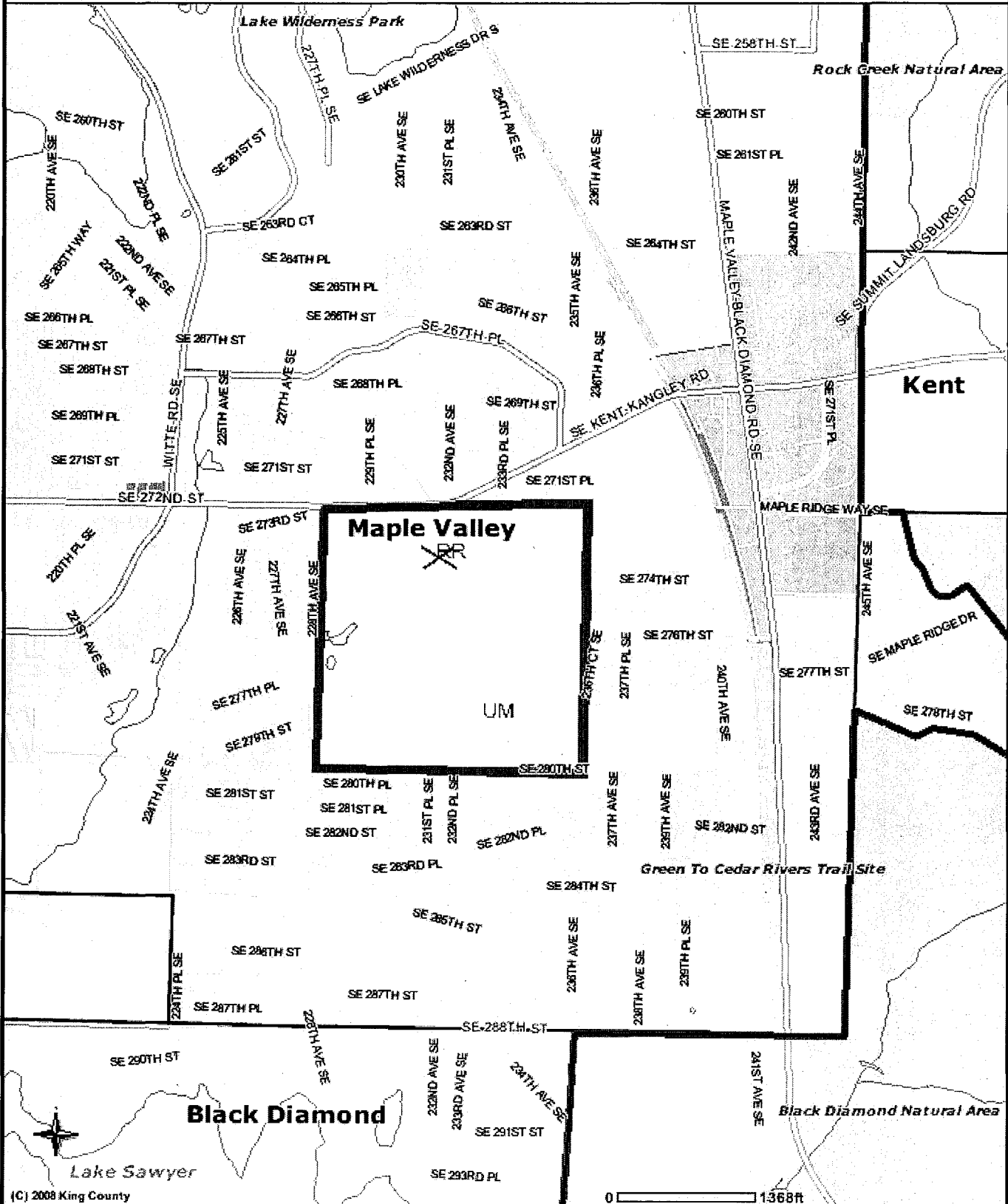
(C) 2008 King County

COMMENTS: RA-5 (Rural, 1 unit per 5 acres) R-8-P (Urban Residential, 8 units per acre, subject to conditions)

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Maple Valley Summit Pit Land Use Map



(C) 2008 King County

COMMENTS: RR (Rural Residential) UM (Urban Residential, Medium Density, 4-12 units per acre)

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Date: 7/24/2008 Source: King County iMAP - Property Information (<http://www.metrokc.gov/GIS/iMAP>)



29 July 2008

M7

rb

Sponsor: Larry Gossett Tech

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, delete pages M-86 and M-89, insert the attached revised maps relating
4 to the Black Diamond UGA technical revisions:

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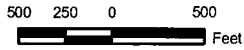
6 **EFFECT: Inserts revisions to the technical map corrections contained in executive-**
7 **proposed Map Amendment 20.**







Black Diamond Technical Change Executive Recommended Land Use Map April 14, 2008



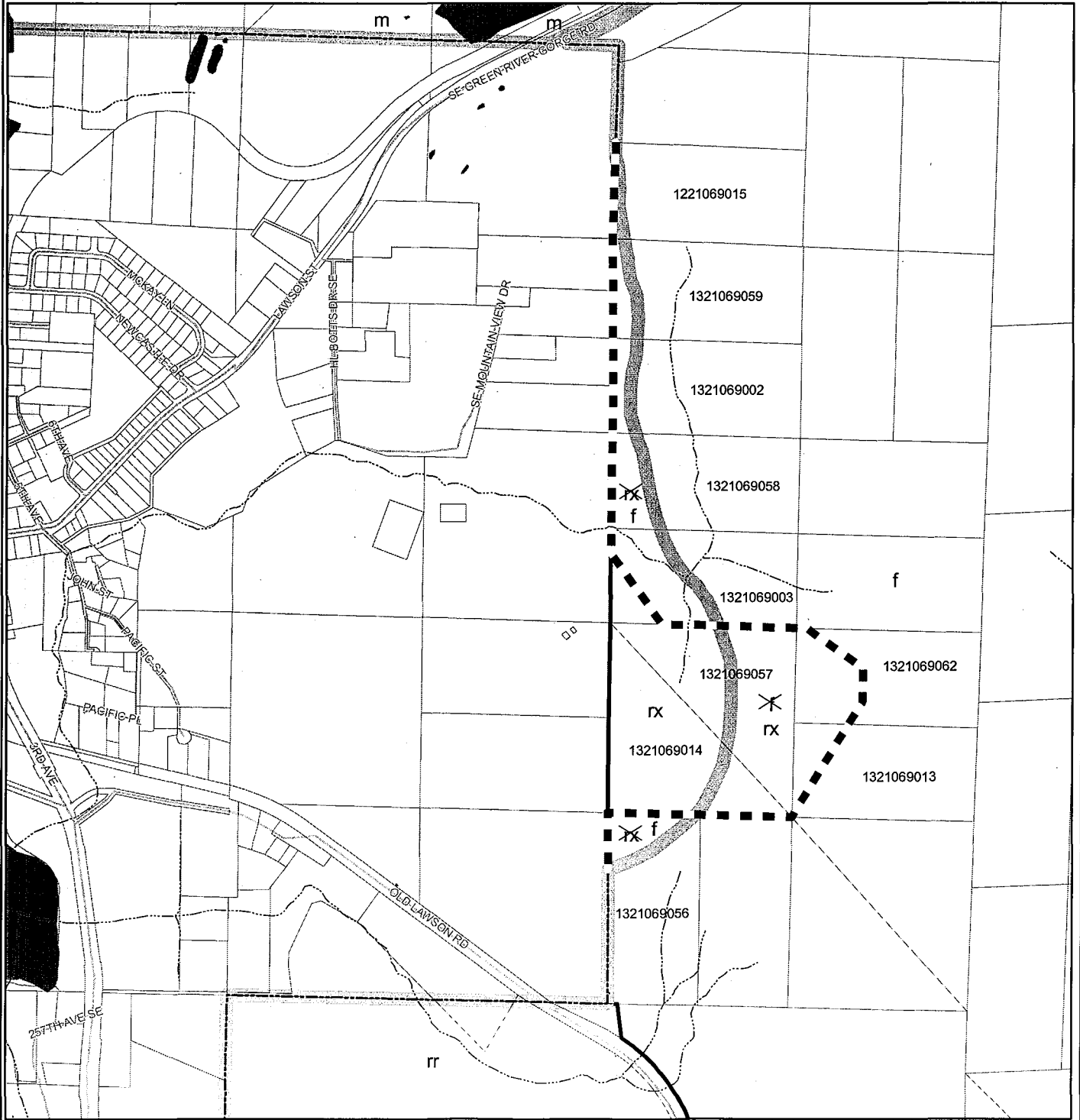
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m:\proj\proj\2008_KCCP_Amend\BlackDiamond_page\2a_proposal\BlackDiamond_exec_rec_tubw.mxd
MCCOMBSP\lides707\GIS-M\maps\200804\mccombsp_20080414_BlackDiamond_exec_rec_tubw.pdf

-  Incorporated Areas
-  Urban Growth Boundary
-  Proposed Urban Growth Boundary
-  Change Area

- m Mining
- f Forestry
- rr Rural Residential 1du/2.5-10acres
- rx Rural Cities Urban Growth Area





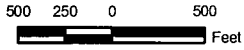
Black Diamond Technical Change

Executive Recommended Zoning Map

April 14, 2008



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m:\city\projects\2008_KCCP\BlackDiamond\proposals\BlackDiamond_exec_rec_scbw.mxd
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 Incorporated Areas

 Urban Growth Boundary

 Proposed Urban Growth Boundary

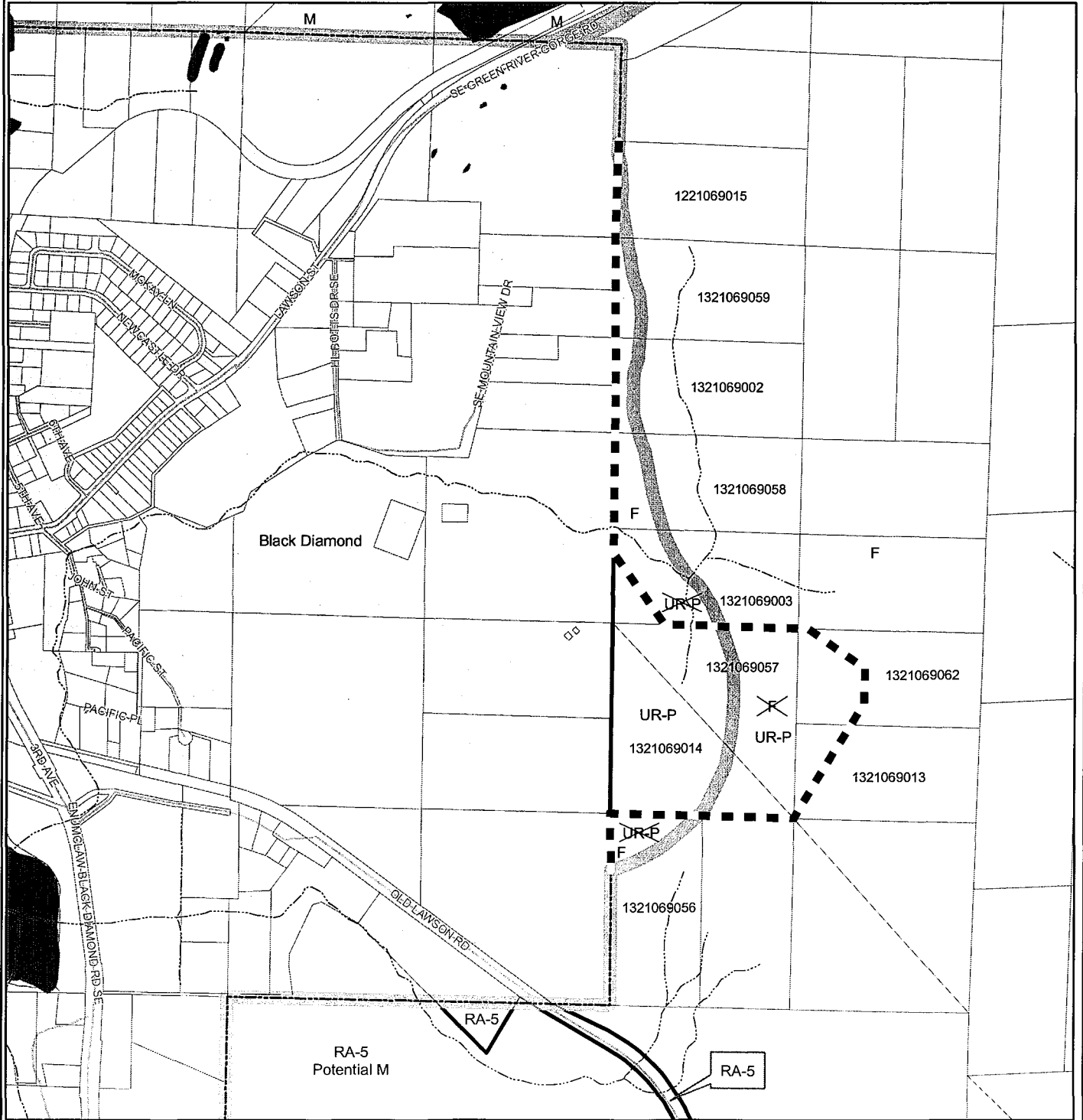
 Change Area

M Mineral

F Forest

RA-5 Rural Area, one DU per 5 acres

UR Urban Reserve, one DU per 5 acres



29 July 2008

M8

rb

Sponsor: Jane Hague

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, after page M-102, insert the attached map and property-specific

4 development conditions:

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Map Amendment 29

Reserve at Covington Creek UGA

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE
MAP

Amend Map #22, Section 4, Township 21, Range 6 as follows:

Redesignate the following parcels from Rural Residential to Urban Residential, Medium Density, 4-12 units per acre.

- 0421069008
- 0421069011
- 0421069106

Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to be consistent with this change.

Effect: Adds approximately 62.09 acres to the Urban Growth Area near the city of Black Diamond: 11 acres – Kentlake Athletic Field and 51.09 acres – Reserve at Covington Creek.



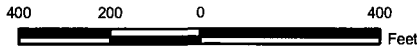
Reserve at Covington Creek

Executive Recommended Land Use Map

June 6, 2008



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 Incorporated Areas

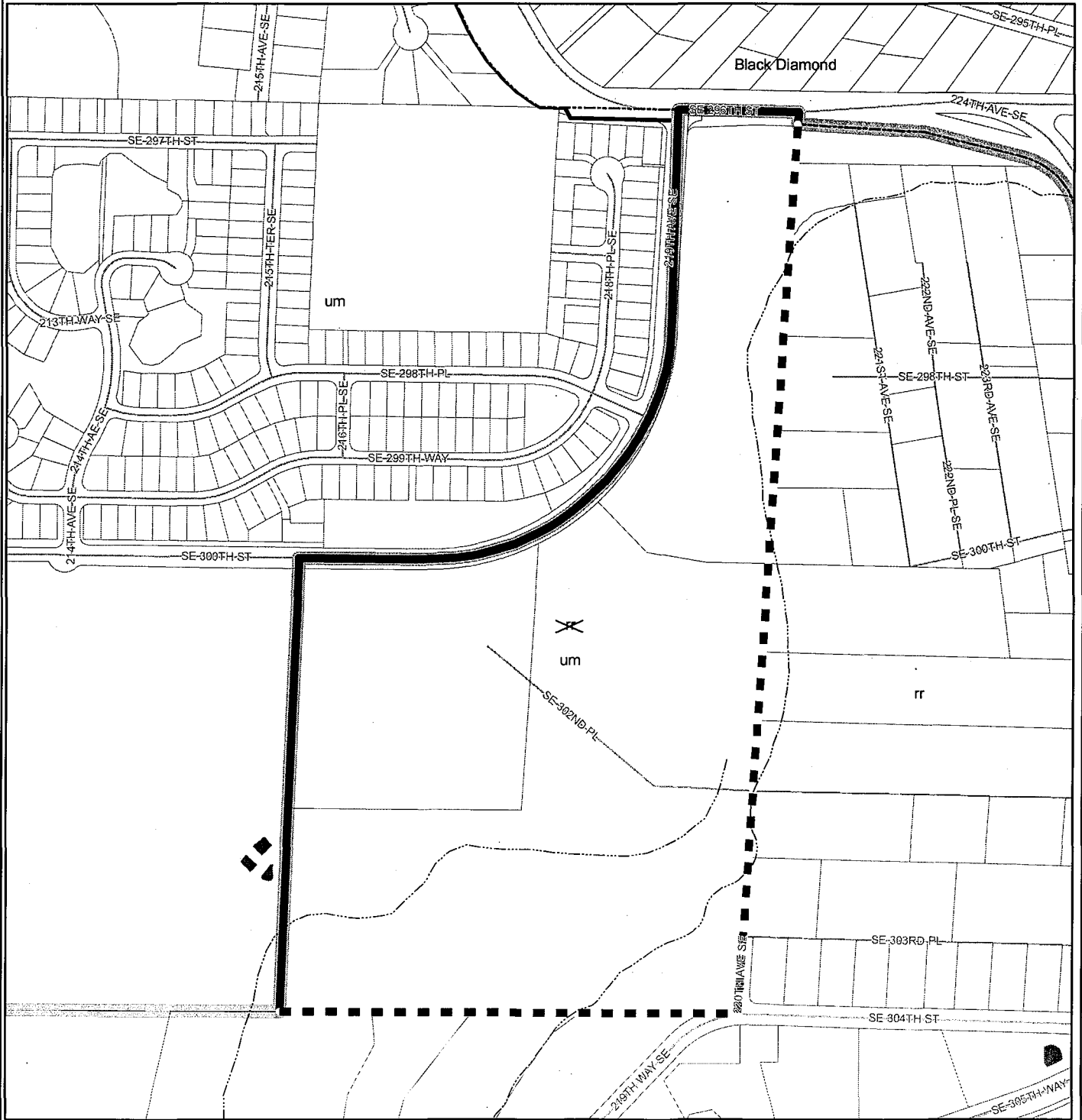
 Urban Growth Boundary

 Proposed Urban Growth Boundary

 Change Area

rr Rural Residential 1 du/2.5 - 10 acres

um Urban Residential, Medium 4-12du/acre



33 **Map Amendment 29**

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36 **Reserve at Covington Creek UGA**

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38 **AMENDMENT TO THE KING COUNTY ZONING ATLAS**

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41 Amend Map #22, Section 4, Township 21, Range 6 as follows:

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43 Reclassify parcel 0421069106 from RA-5 to R-4

44

45 Reclassify parcels 0421069008 and 0421069011 from RA-5 to R-4-P, subject to the
46 following p-suffix condition that will implement provisions and recommendations
47 contained in the Reserve at Covington Creek Area Zoning Study dated June 13, 2008:

48

- 49 • Urban development is not permitted until 104 TDRs are acquired either through
50 purchase or the dedication of open space, consistent with the criteria and
51 methodology contained in the Area Zoning Study.
- 52
- 53 • The acquisition of TDRs shall result in the protection of at least 160 acres within
54 the designated Rural Preservation Districts identified in the Area Zoning Study.
- 55
- 56 • Land dedicated as open space shall not count towards the preservation
57 requirement.

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63 **Effect:**

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- 65 • Rezones 62.09 acres from RA-5 to R-4 near the city of Black Diamond, as follows:
66 11 acres – Kentlake Athletic Field and 51.09 acres – Reserve at Covington Creek.
- 67
- 68 • Adds a p-suffix to future urban development on the Reserve at Covington Creek,
69 requiring purchase of 104 TDRs.

70



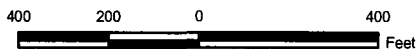
Reserve at Covington Creek

Executive Recommended Zoning Map

June 6, 2008



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 Incorporated Areas

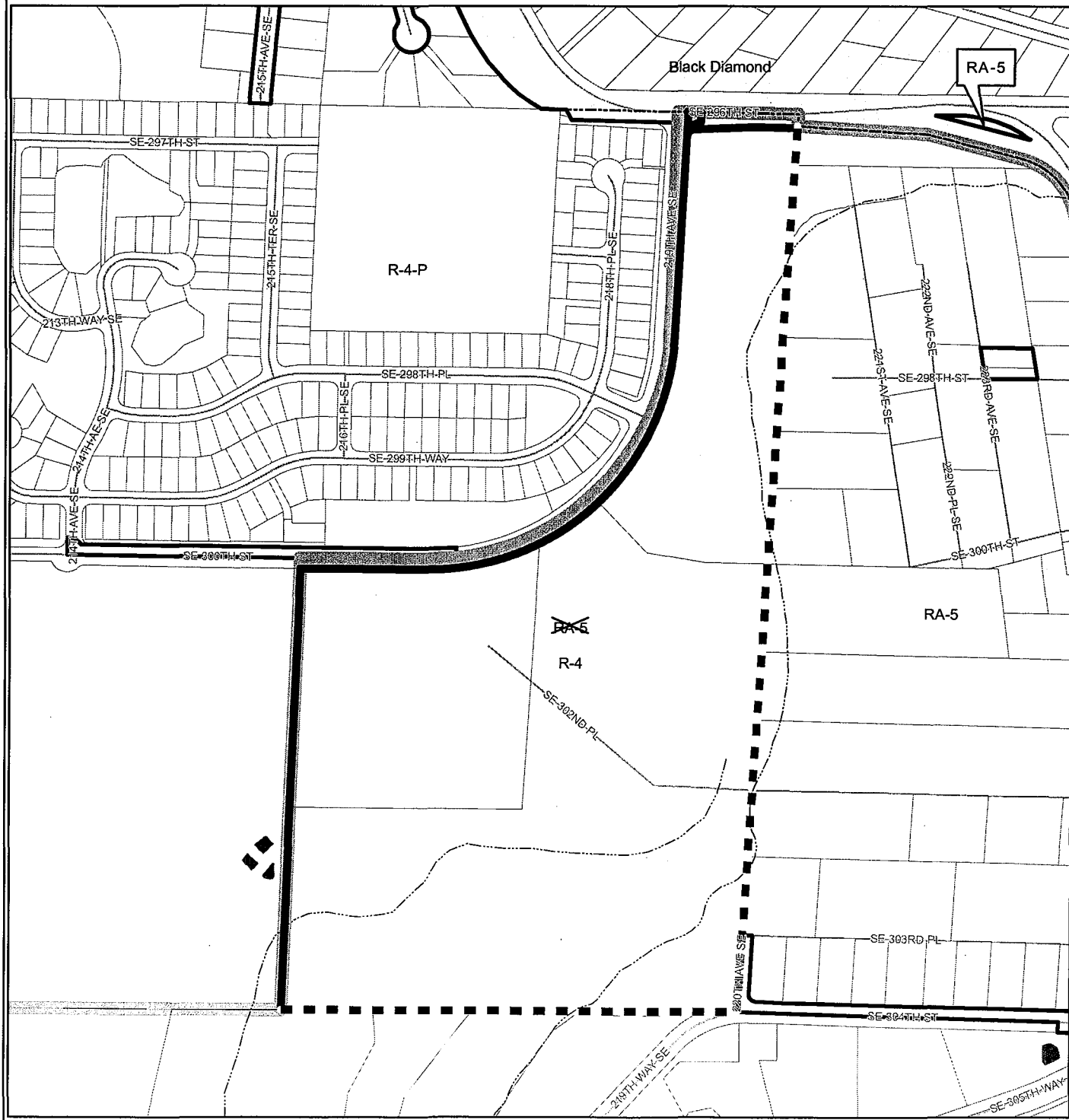
 Urban Growth Boundary

 Proposed Urban Growth Boundary

 Change Area

R-4 Residential, four DU per acre

RA-5 Rural Area, one DU per 5 acres





King County

**2008 King County Comprehensive Plan Update
Reserve at Covington Creek
Area Zoning Study
(6/13/08)**

**Executive Recommended
Department of Development and Environmental Services**

Summary

In October 2007 King County DDES responded to a docket request for two properties owned by the Reserve at Covington Creek LLC (Tax Parcel Numbers 0421069011 and 0421069008) to be redesignated from Rural to Urban and included in the Urban Growth Area. At the time, the docketed request was not found to be consistent with the King County Comprehensive Plan and subsequently was not supported by DDES. The properties are currently designated Rural Residential with RA-5, one home per five acres, zoning. The docket requested an Urban Residential, Low Density, land use designation and R-4, four units per acre, zoning. The docket also requested the site be designated as a receiving site for the Transfer of Development Rights (TDR) Program.

Since October 2007, the County has worked to develop a new set of Transfer of Development Right policies called the Rural Preservation program; these policies seek to strengthen the County's TDR program by expanding receiving site markets to reduce and redirect rural development potential into urban areas. New policies are contained in Chapter 3 Section C of the Executive's proposed 2008 Comprehensive Plan. Proposed TDR Policy R-222 allows pilot projects for certain UGA expansions whereby the newly re-zoned area is designated as a TDR receiving site. All density achieved through a rural-to-urban redesignation is contingent upon the developer buying TDRs from rural lands that have a nexus to the receiving site - such as proximity to the receiving site and/or preservation of lands that are a high conservation priority within the

same, or adjacent, Subbasin¹ as the receiving site.

The goal of policy R-222 is to ensure an overwhelming public benefit - manifested as Rural and Resource land preservation - accompanies small UGA expansions. The Reserve at Covington Creek will serve as an effective pilot to test the TDR – UGA expansion pilot project policy.

Applicable King County Comprehensive Plan Policies:

R-222 (Proposed)

The Rural and Resource Land Preservation Transfer of Development Rights Program includes pilot projects that permit an expansion of the Urban Growth Area. King County shall evaluate each proposed pilot project for both the quality of land to be protected and the feasibility of the land for urban development. Pilot projects shall adhere to the following:

- a. Eligible Rural and Resource Land Preservation Transfer of Development Rights pilot projects must meet the following criteria:
 - 1. The area to be added to the UGA shall be at least 10 acres in size but no more than 100 acres per project and shall be immediately adjacent to the original urban growth boundary as established in the 1994 King County Comprehensive Plan or adjacent to the boundary of a Rural City;
 - 2. The proposed urban land must be in a position to be readily serviced by water and sewer utilities and urban roads;
 - 3. The proposed urban land must not contain an unreasonable amount of sensitive and critical area as defined by K.C.C. 21A.24;
 - 4. The proposed urban land must not contain property within the Agricultural Production District or within the Forest Production District;
 - 5. The number of Rural and Resource Land Preservation Transfer of Development Rights pilot projects shall be limited to two for the time period 2008 through 2012.

- b. At minimum, four acres of land shall be preserved for every one acre of land proposed for inclusion in the Urban Growth Area. The land preservation shall be within clearly designated Rural Preservation Districts and shall come from either the transfer of development rights or the dedication of open space or a combination of both;

- c. All urban development, including residential and non-residential, shall include a TDR purchase requirement based on the intensity of the proposed development. The TDRs must be purchased from private properties within clearly designated Rural

¹ A Subbasin is a smaller sub-area of a particular River's watershed. Limiting TDRs purchases to be within similar/adjacent subbasins ensures land preservation is proximal to the new development.

Preservation Districts or purchased from the King County TDR Bank; all revenues received by the TDR Bank from the sale of TDRs shall be earmarked exclusively for development right purchases and land preservation within designated Rural Preservation Districts associated with a particular urban expansion area;

d. The Rural Preservation District shall be outside the expansion area, shall remain Rural, Agriculture or Forest, and will, to the maximum extent practical, provide a buffer of permanently preserved open space and/or rural density between a UGA expansion area and the adjacent Rural or Resource Area. Lands to be preserved shall be protected with a permanent conservation easement granted to King County;

e. Recognizing the voluntary nature of TDR and market factors, the Rural Preservation District shall be sized with a sufficient amount of sending site acreage to provide an urban expansion area with the necessary amount of potential transferable development rights to satisfy R-222b and R-222c;

f. Where requests for Rural and Resource Land Preservation Transfer of Development Rights pilot projects are adjacent to cities' boundaries, King County shall consult with the respective City.

Background

The Reserve at Covington Creek (RCC) TDR receiving site is adjacent to, but outside of, the unincorporated Urban Growth Area east of the Kentlake High School and due west of Lake Sawyer. The site is composed of two parcels that total 40 acres, both of which are owned by RCC LLC. The property, located in the Middle Green River Subbasin, remains undeveloped and is currently forested. The Kentlake Highlands subdivision is currently under construction in the urban area immediately west of the proposed Reserve at Covington Creek; therefore, sewer and water utilities and road infrastructure is in place and nearby.

There are no wetlands or other critical areas on the property except for Covington creek, a Class 1 stream, which runs through portions of the property. Sensitive areas that buffer Covington Creek are recognized in the development proposal and are precluded from development.

The re-designation of the 40 acre property from rural to urban zoning, and subsequent Reserve at Covington Creek development, will create a significant public benefit to justify expansion of the UGA. This public benefit shall be manifested as the preservation of lands that are proximal to the development – that is, lands will be protected that are of high conservation priority in the same and adjacent Subbasins as the proposed development. At a minimum, 160 rural acres will be protected in exchange for the 40 acres converted to urban.

Lands to the South that are simultaneously inside the County's Green River Rural Forest Focus Area and within 2 miles of the development will be prioritized for protection; this will allow the potential to create a permanent buffer of rural density and land protection directly west of the City of Black Diamond (see the map in Attachment B). The area is predominantly undeveloped and is bisected by two tributaries of the Green River - Covington and Crisp Creeks. Land preservation around these creeks will ensure stream health and habitat persists into the future.

In addition to these areas South of the development, properties that are of high conservation importance in the Middle Green River Subbasin will be prioritized for protection (see the map in Attachment C).

Analysis and Conclusions:

The County's Rural Land Preservation Transfer of Development Rights pilot project offers an innovative, new mechanism to accomplish a high degree of permanent rural land protection while simultaneously allowing for increased development intensity associated with a rural-to-urban conversion. This TDR pilot will provide private rural landowners access to new incentives and financial compensation to preserve their land. Furthermore, lands that are protected will remain in private ownership, not County ownership, and will be in close proximity to the Urban Growth Area thereby removing pressure for future conversion to urban development.

After careful consideration of the docket requests to redesignate 40 acres of the Reserve at Covington Creek, we have chosen this area as a pilot project in the Rural Preservation Program.

Meetings between County staff and RCC LLC representatives resulted in a conceptual project proposal for a 196 unit subdivision as a TDR receiving site for the pilot project; see the conceptual site plan in Attachment A. The Company owns the receiving site and is prepared to move forward quickly upon approval. Seventy (70) of the units would be single family residential and 126 would be townhomes and cottage housing units. The gross density of the 40 acre site would be nearly 5 units/acre. Eight (8) total units are allowed currently on the site under the existing RA-5 zoning. This rural-to-urban up-zone represents an overall increase in development potential of the site that is approximately 25 times that which is allowed under current zoning – i.e. increasing development potential from 8 units to 196 units.

As a TDR receiving site under Comprehensive Plan policy R-222, development of the Reserve at Covington Creek property will require the purchase of TDRs based on the following criteria:

- 1 TDR / 1.5 single family detached units
- 1 TDR / 2 attached townhomes
- 1 TDR / 2 detached cottage housing units

A total of 104 TDRs shall be required for purchase by the Reserve at Covington Creek LLC as shown in Table 1 below.

Table 1. TDR Requirements

Housing Type	TDR Ratio	# TDRs Required
62 single family detached units <i>(i.e. 70 units less the 8 units allowed under current zoning)²</i>	1 TDR / 1.5 units	41
36 cottage homes (detached)	1 TDR / 2 units	18
90 townhomes (attached)	1 TDR / 2 units	45
TOTAL		104

The 40 acres requested for redesignation to urban via this pilot program would require preservation of lands through the dedication of open space and/or the purchase of 104 TDRs from properties within the designated Rural Preservation Districts (RPDs) described below. Urban development will not be allowed until the necessary amount of TDRs have been acquired. The amount of preservation via TDRs or dedicated of open space shall, at minimum, be four times the acreage redesignated to urban or 160 acres.

The Reserve at Covington Creek (RCC) LLC shall acquire 104 TDRs based on the following criteria:

1. The TDRs, shall be purchased from properties located within RPD #1. If, after 18 months has passed from date of Council action and RCC LLC, having shown a good faith effort, is unable to secure 104 TDRs from property owners inside RPD #1, RCC LLC shall be allowed to purchase TDRs from priority properties listed in RPD #2.
2. If, after 24 months has passed from initial Council action and RCC LLC has shown a good faith effort to purchase TDRs from properties located in RPD #1 and #2 but is still unable

² Under current RA-5 zoning, 8 units are allowed “by right” on the 40 acre property.

to secure the requisite 104 TDRs, TDRs may be purchased from the King County TDR Bank. Purchases from the Bank shall be considered as a final contingency in the event that the RCC LLC is unable to secure the necessary amount of TDRs from private rural landowners. The revenue the Bank receives from TDR sales shall be earmarked exclusively for future development right purchases from properties located in RPD #1 and RPD #2.

A “good faith effort” shall represent a concerted effort on behalf of RCC LLC to contact landowners and negotiate prices for TDRs based on reasonable and fair market conditions – not on a monopsony³ buying power.

Since it cannot be assumed all landowners in the RPDs will be willing TDR sellers, the RPDs are sized to yield a greater number of TDRs than the actual amount needed for purchase by the developer (i.e. RPD#1 could yield 603 TDRs). This potential TDR supply is roughly six times the total number of 104 TDRs needed and will ensure a high degree of certainty that the requisite number of TDRs will be available from landowners to purchase. This, together with a contingency of the TDR Bank acting as a seller of last resort, will provide RCC LLC certainty in retaining TDRs to move the development process forward.

The County shall work with the developer and landowners to facilitate TDR transactions. At a minimum, the County shall: (1) provide mailings to educate all TDR eligible landowners located in RPD #1 and RPD #2 about their TDR options under this pilot program, (2) hold up to two public meetings to educate TDR landowners about the program and their options, (3) work to enroll interested property owners into the TDR program and issue TDR certificates and conservation easements, (4) provide the developer with a list of enrolled and eligible TDR properties that includes landowner contact information and number of TDRs, and (5) dedicate staff time to facilitate all TDR transactions between landowners and the developer.

In accordance with K.C. TDR code 21A.37, RCC LLC shall purchase the requisite number of 104 TDRs prior to Final Plat Approval. Purchase and sale contracts for at least 50 TDRs from property owners in RPD #1 and/or RPD #2 shall be required prior to Final Engineering Plan Review. If further TDR transactions with private landowners cannot be made, commitments from the TDR

³ A monopsony, contrary to a monopoly with only one seller, represents a market condition with only one buyer and many potential sellers. Monopsony buying power refers to a buyer’s ability to force the price of a good below a fair and reasonable market price.

Bank can be made for the remaining number of TDRs prior to Final Engineering Plan Approval. The UGA expansion shall be concurrent with Final Plat Recording.

Rural Preservation District (RPD) #1:

Immediately south of the proposed Reserve at Covington Creek TDR receiving site is a predominantly undeveloped 1,755 acre rural forested area⁴ that is bisected by Crisp and Covington Creeks which are tributaries of the Green River. The area includes 127 parcels with 57 existing dwelling units; under current zoning the area has a remaining development potential of 298 houses. In total, the 127 parcels would yield a supply 603 TDRs that are within 2 miles of the expansion site. All the properties in Rural Preservation District #1 fall within two adjacent Subbasins of the Green River watershed – either the Covington Creek or Middle Green Subbasin. See Table 2 below and Attachment B for the properties included in RPD #1.

Preservation in this area will provide a permanent rural low-density buffer of forest lands along Black Diamond’s western boundary. In addition, a Muckleshoot Tribe salmon hatchery is located in lower Crisp Creek; preservation in the headwaters of Crisp Creek would protect existing high water quality, ensure consistent stream flows for salmon, protect valuable riparian habitat and would connect this reach of Crisp Creek to other areas already preserved along the Green River.

In order to encourage landowners in RPD #1 to participate, “bonus” TDRs will be allocated to properties. That is, more TDRs shall be allocated to landowners than they would otherwise qualify for under K.C. TDR code 21A.37. In the case of this Pilot Program, landowners would receive twice the number of TDRs or 1 TDR for every 2.5 acres of net parcel area rather than one TDR for every 5 acres per the properties’ RA-5 zoning⁵. This will provide landowners with an added financial incentive and should increase their willingness to participate in TDR.

The allocation of TDRs at the rate of 1 TDR for every 2.5 acres to rural sending site landowners, in conjunction with the ratio of 1 TDR translating into 2 townhouse/cottage units and 1.5 single family detached units for RCC LLC, means that for every rural dwelling unit removed in the preservation district there will be between 3 and 4 dwelling units built in the Reserve at Covington

⁴ This area lies entirely within the King County Green River “Rural Forest Focus Area”

⁵ Properties in the RPDs will qualify for TDRs using net acreage based on gross parcel size and a deduction for # of existing and retained dwelling units under current zoning per existing K.C. code 21A.37; the only difference is that TDRs will be allocated via net acreage at the rate of 1 TDR per 2.5 acres rather than 5 acres.

Creek development.

Table 2. Potential TDR Supply in RPD #1

Reserve at Covington Creek Rural Preservation District (RPD) # 1						
Zoning	# Parcels	Acreage	# of Existing Units	Remaining Development Capacity	# Potential TDRs	# Potential TDRs with bonus
RA-10	34	89	21	13	15	30
RA-5	83	1577	30	281	281	562
RA-2.5	0	0	0	0	0	0
A	10	88	6	4	7	14
F	0	0	0	0	0	0
Totals	127	1755	57	298	303	606

Rural Preservation District #2:

If, after 18 months RCC LLC is unable to acquire 104 TDRs from property owners in RPD #1, TDRs may be purchased from select properties located in RPD #2. This second RPD represents a broader geographic area of the Middle Green River Basin from which TDRs can be acquired.

TDRs may only be purchased from select properties in RPD #2 as shown on the Map in attachment C. These represent properties identified by King County DNRP in the Middle Green River Basin that are of great importance to preserve based on various ecological, habitat, connectivity and open space criteria.

Executive Staff Recommendation:

Establish a Rural Preservation TDR Pilot project at this location.

Amend the King County land use atlas to designate parcels 0421069011 and 0421069008 as Urban Residential, Medium Density, 4-12 units per acre.

Amend the King County zoning atlas to reclassify parcels 0421069011 and 0421069008 from RA-5 to R-4-P, subject to the following P-Suffix condition:

Urban development is not permitted for this pilot project until 104 TDRs are acquired either through purchase or the dedication of open space; the acquisition of TDRs shall protect at least 160 acres, within the designated Rural Preservation Districts; land dedicated as open space within parcels 0421069011 and 0421069008 shall not count towards the preservation requirement.

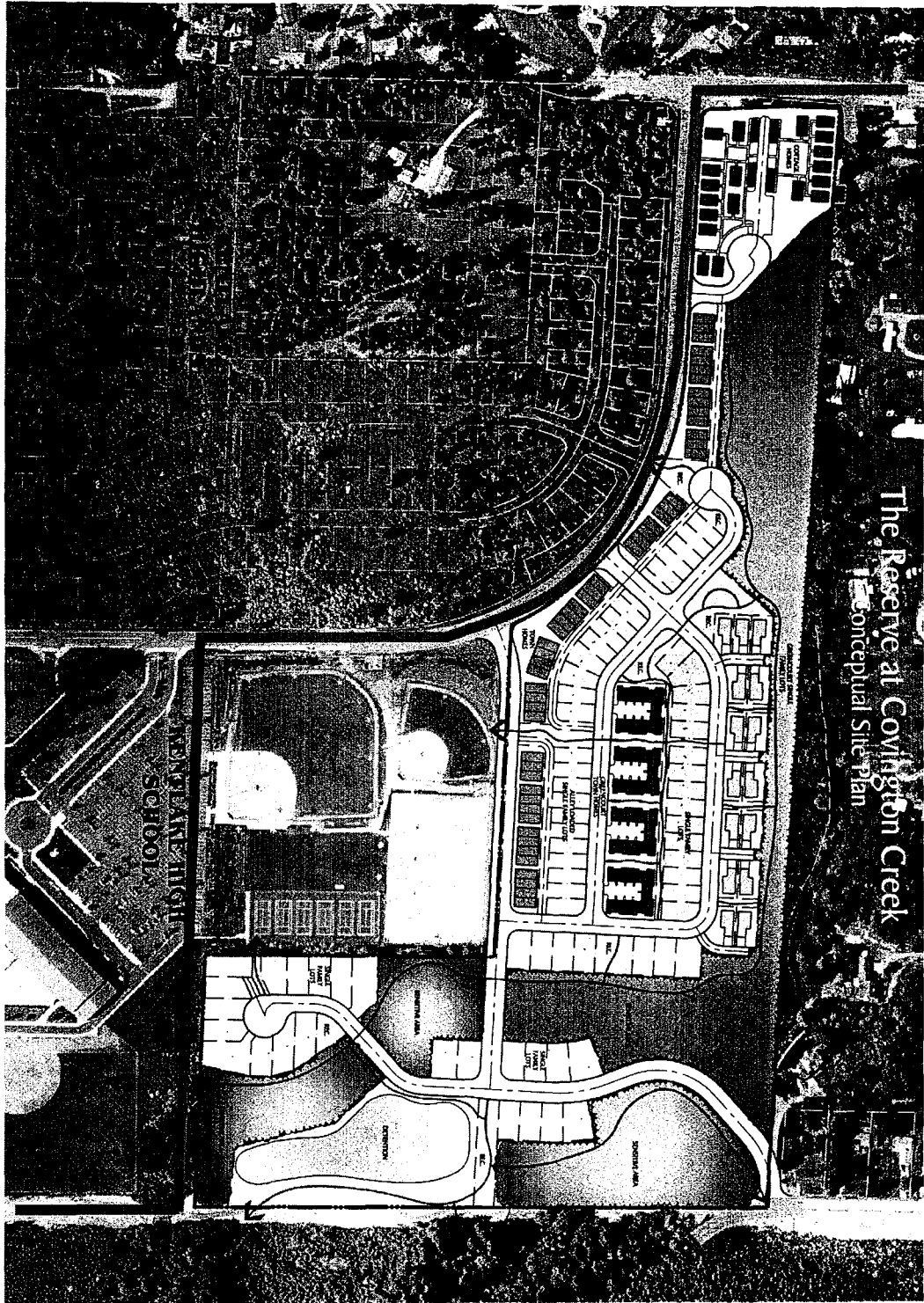
The Kentlake Athletic field (parcel # 0421069106) has a Rural designation and is located between the existing Urban Growth Area and portions of the Reserve at Covington Creek properties. To

avoid a Rural “island” surrounded by Urban designation, amend the King County land use atlas to designate parcel 0421069106 as Urban Residential, Medium Density, 4-12 homes per acre. Amend the zoning atlas to classify this parcel R-4.

Adjacent Rural Areas, as shown on the attached maps, are designated as the Rural Preservation Districts.

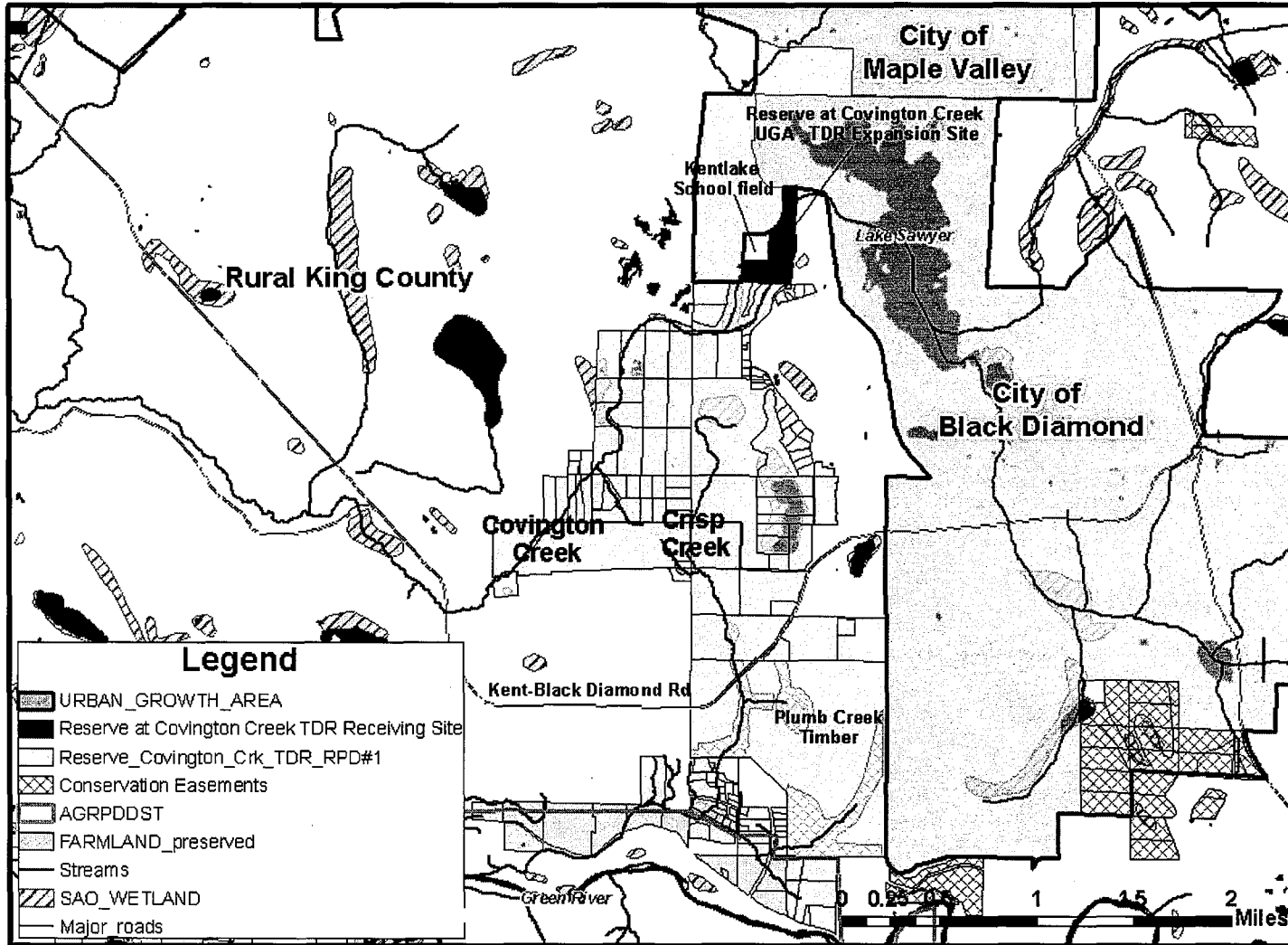
The TDR pilot project shall be evaluated during the 2012 update of the King County Comprehensive Plan. A determination whether or not to extend the TDR pilot project shall be made at that time.

Attachment A: Reserve at Covington Creek Conceptual Site Plan



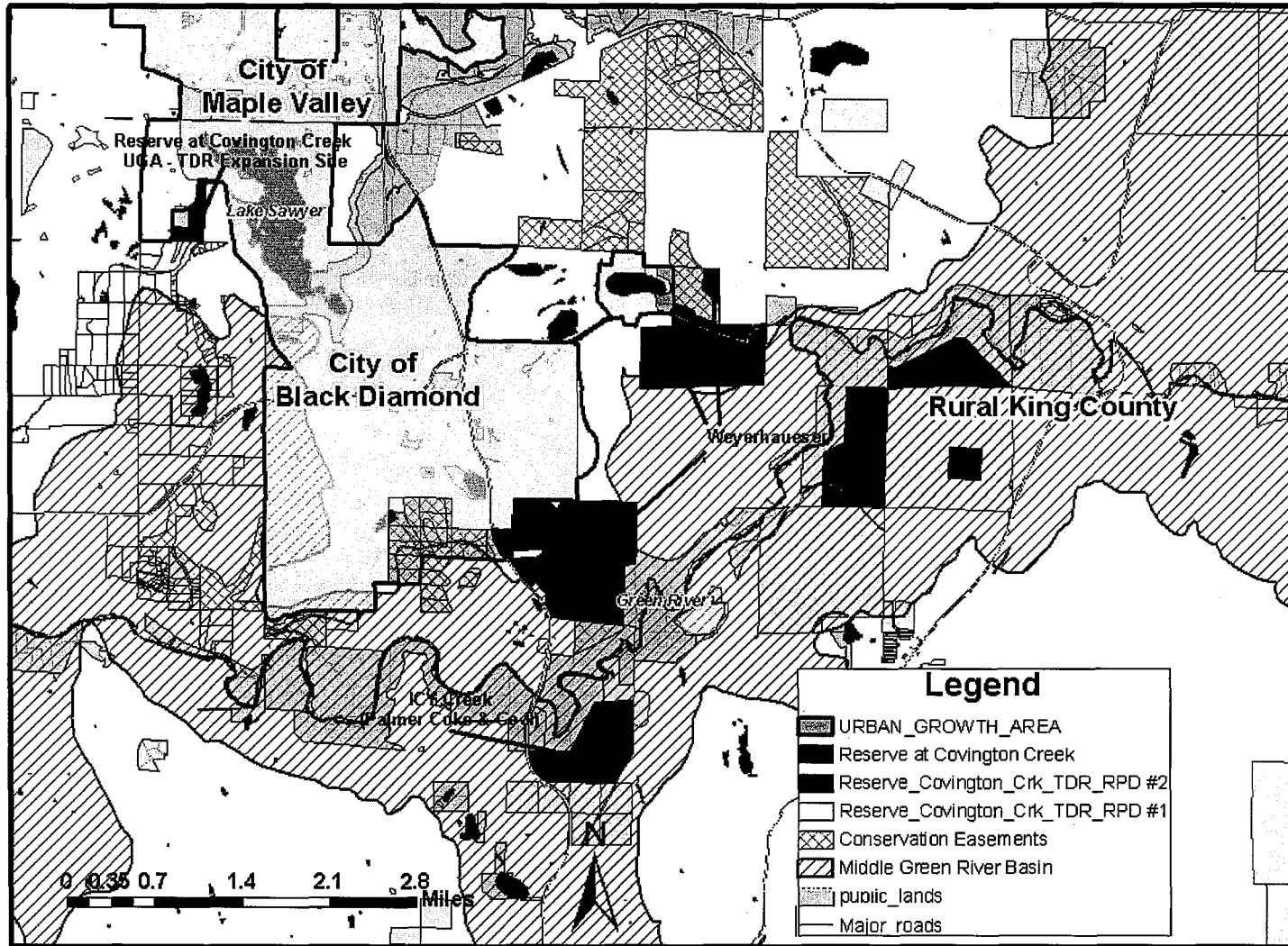
Attachment B

Reserve at Covington Creek TDR Pilot Program - RPD #1



Attachment C

Reserve at Covington Creek TDR Pilot Program - RPD #2



1 August 2008



rb

Sponsor: Jane Hague

Proposed No.: 2008-0124

1 **AMENDMENT TO STRIKING AMENDMENT S-1 TO PROPOSED**

2 **ORDINANCE 2008-0124, VERSION 1**

3 On Attachment A, after page M-102, insert the attached map and property-specific

4 development conditions:

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Map Amendment 30

Jenkins Creek UGA - Covington

AMENDMENT TO THE KING COUNTY COMPREHENSIVE PLAN – LAND USE MAP

Amend Map #21, Section 19, Township 22, Range 6 as follows:

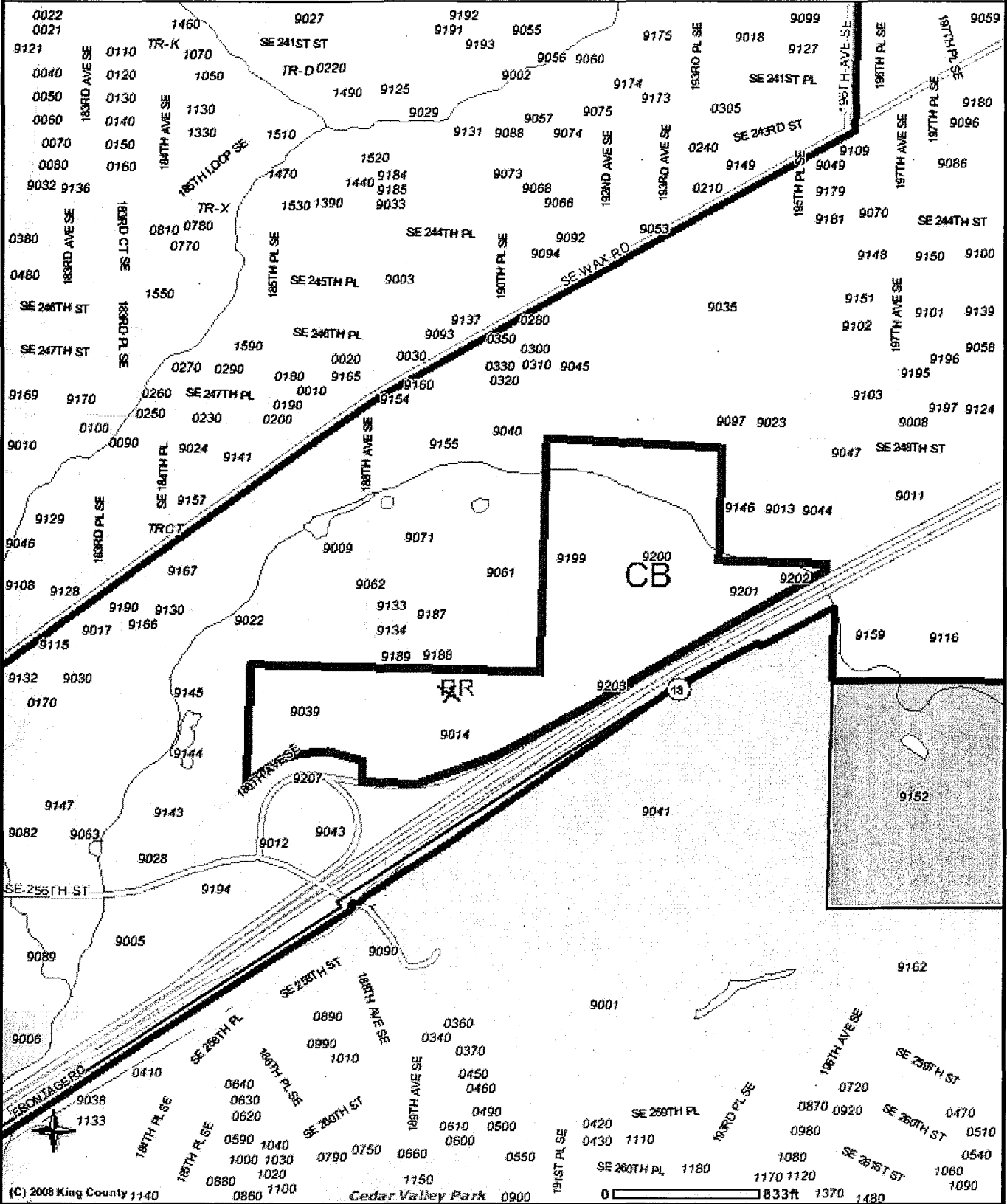
Redesignate the following parcels from Rural Residential to Community Business Center.

- 1922069014
- 1922069039
- 1922069199
- 1922069200
- 1922069201
- 1922069202
- 1922069203

Amend all other KCCP and Technical Appendix maps that include the Urban Growth Area to be consistent with this change.

Effect: Adds approximately 59.3 acres to the Urban Growth Area near the city of Covington.

JENKINS CREEK UGA - LAND USE



COMMENTS: RR - Rural residential CB - Community Business

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41 **Map Amendment 30**

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44 **Jenkins Creek UGA - Covington**

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46 AMENDMENT TO THE KING COUNTY ZONING ATLAS

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48
49 Amend Map #21, Section 19, Township 22, Range 6 as follows:

50
51 Reclassify the following parcels from RA-5 to UR-P

- 52
53
- 54 • 1922069014
 - 55 • 1922069039
 - 56 • 1922069199
 - 57 • 1922069200
 - 58 • 1922069201
 - 59 • 1922069202
 - 60 • 1922069203

61
62 Apply the following p-suffix conditions:

63 No less than 6 acres shall be designated as a conservation easement adjacent to Jenkins
64 Creek.

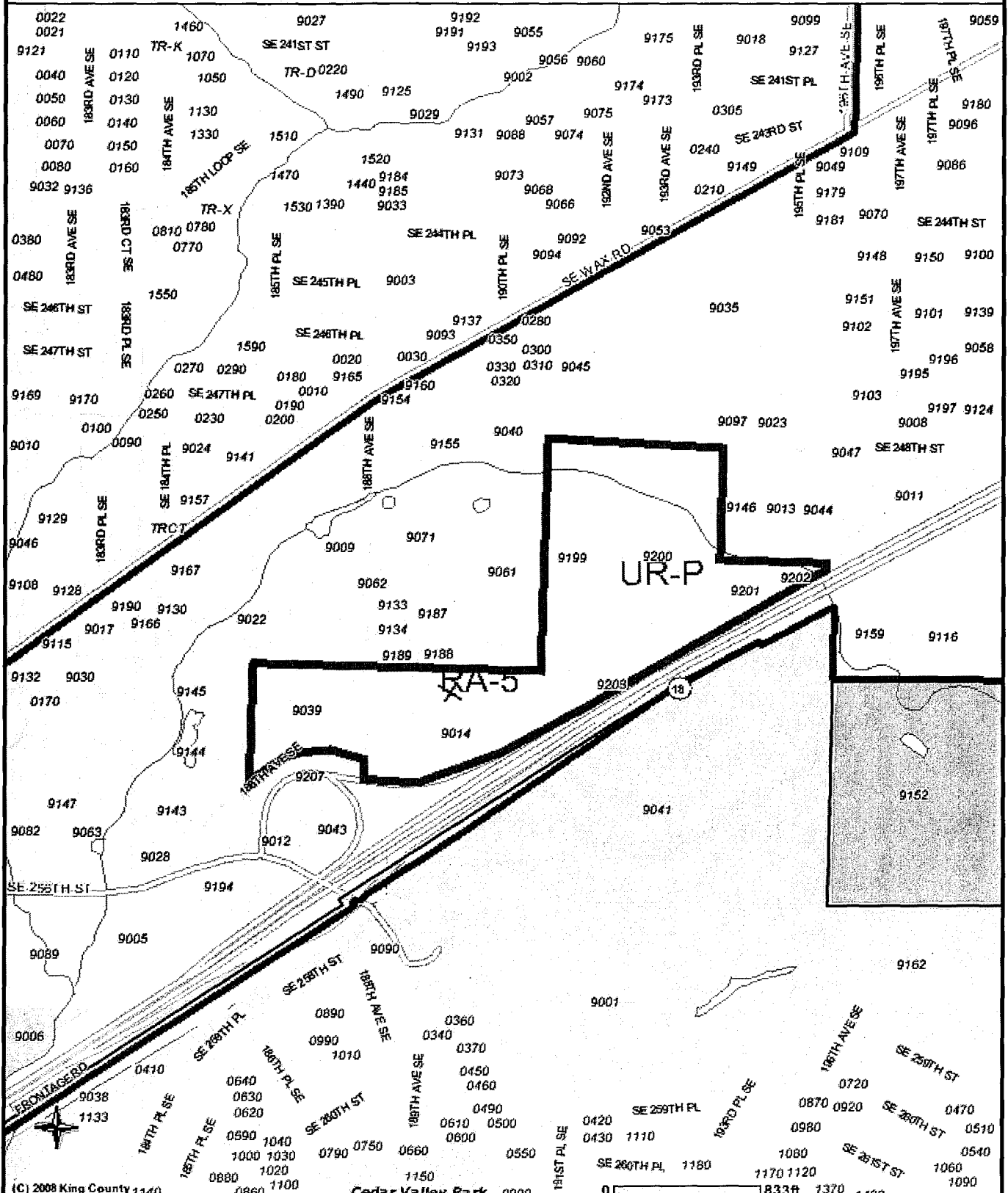
65 Prior to annexation of the properties to the city of Covington, an interlocal agreement
66 between the city of Covington and King County shall be recorded, addressing at
67 minimum:

- 68 • Appropriate site design assuring maximum protection of Jenkins Creek and its
69 associated wetlands
- 70
- 71 • Conversion ratios (from residential to commercial) for proposed transfers of
72 density, and
- 73
- 74 • Designation of sending areas from which transfers of density will be purchased.
- 75
76

77 **Effect:**

- 78 • Rezones 59.3 acres from RA-5 to UR near the city of Covington.
- 79 • Adds a p-suffix to provide an opportunity for the county and the city to jointly plan
80 the area and will require both council's final approval of the interlocal and preserve of
81 hundreds of acres of high quality habitat via the TDR program.

JENKINS CREEK UGA - ZONING



COMMENTS: RA-5 - Rural, one unit per five acres UR-P - Urban Reserve

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