

2024 KING COUNTY COMPREHENSIVE PLAN
SUMMARY OF KEY CHANGES IN STRIKING AMENDMENT S1
UPDATED 5/31/24

This summary covers, at a high level, key areas of substantive change in the Local Services and Land Use Committee Chair's striking amendment. It does not detail all substantive policy changes. Refer to the effect statement for a description of all substantive changes proposed in the Chair's striking amendment.

For each key change, there is a brief summary of the existing code/policies, the Executive's proposal, and the striking amendment changes. The summary of existing and Executive-proposed language is not exhaustive; it only references these insofar as they relate to changes in the striking amendment. See the Executive's I-207 Analysis, dated December 2023, for a full accounting of the Executive's proposed changes.

GENERAL HOUSING		
Existing Code/Policy	Executive Proposal	Striking Amendment S1
Policy direction supporting County-owned surplus property for development of affordable housing by housing developers and agencies.	Add a policy on promoting equitable outcomes by supporting equitable access to resources such as through surplus properties.	Add policy direction to also prioritize crisis care centers, and community development that County-owned surplus property be prioritized.
The County completed an anti-displacement report in 2021 and supports an equitable development initiative. Policy direction calling for the County to work with partners to mitigate and prevent displacement.	Add policy direction for a community preference program and preserving mobile home communities and affordable housing to prevent displacement, and for the County to take actions to prevent and mitigate displacement in at-risk communities.	Add policy direction calling on the County to find opportunities to fund anti-displacement tools and programs, to implement measures prior to or concurrent with development
The County should prioritize affordable housing projects in permit review	No changes.	Strengthen policy direction that permit review for affordable housing be prioritized.
MIDDLE HOUSING		
Existing	Executive Proposal	Striking Amendment S1
Middle housing types include townhouses, apartments, mobile home parks, and cottage housing.	Add duplex, triplex, and fourplex uses, and establishes development standards such as parking, onsite recreation, and building modulation for these uses. Townhouses and apartments would be raised to 5 or more units.	Create a new use for houseplex (between 3 and 9 units), remove triplexes and fourplexes, and townhouses and apartments would be raised to developments with 10 or more units.
Townhouses require a conditional use permit (CUP) if exceeding the base density or more than 1 house is on a single lot.	No changes.	Remove CUP requirement to locate more than one dwelling unit on an individual lot.
In the R-1, apartments are allowed when 50% of the site is unbuildable and the development does not exceed 18 du/acre net buildable area.	Add duplexes, triplexes, fourplexes, and permanent supportive housing along with apartments.	Duplexes, houseplexes, and townhouses are allowed in the R-1 subject to the base density. Apartments (5+ units) would not be allowed in the R-1 zones. Removes net buildable area standard.

In the R-4 through R-8, apartments are allowed in the R-4 through R-8 if developed at less than 18 du/acre net buildable area or a conditional use permit is obtained when the development exceeds base density.	Duplexes, triplexes, fourplexes and permanent supportive housing are allowed when less than 18 du/acre net buildable area. Remove an allowance for apartments in the R-4 through R-8 zone to exceed the base density with a CUP.	Duplexes, houseplexes, and townhouses are allowed in the R-4 through R-48 zones, subject to the base density. Removes requirement for duplexes, houseplexes, apartments, and permanent supportive housing to comply with net buildable area requirements.
Duplexes are considered townhouses or apartments and subject to the base density and/or net buildable area density standards for those uses.	Allow duplexes on lots 4,500 sf or greater in the R-4 through R-8 zones with TDR purchase.	No changes from Executive's transmittal.
A conditional use permit is required for townhouses when base density is exceeded or when more than one unit is on a lot and not part of a land division.	Permit townhouses outright in the R-1 through R-8 zones.	No changes from Executive's transmittal.
Cottage housing is allowed in the R-4 through R-8 zones.	No changes.	Allow cottage housing in the R-12 through R-48 zones.
n/a	Provide a density bonus for duplexes, triplexes, fourplexes, and townhouses with 9 or fewer units and within 1/2 mile of frequent transit.	Provide a density bonus for duplexes, houseplexes, townhouses, and apartments with 9 or fewer units and within 1/2 mile of frequent transit.
n/a	n/a	Add a policy supporting lot splitting.
Mobile home parks are not allowed in the R-1, are a conditional use in the R-4 through R-8 zones, and limited to 6 du/acre in the R-4 and R-6.	No changes.	Allow manufactured home communities as a permitted use in the R-4 through R-8 zones. Change the residential density from 6 to 12 units per acre in these zones.
Dormitories are a conditional use in the RA, UR, and R-1 through R-8 and must be associated with a school, college, university or church.	No changes.	Allow congregate housing (replaces "dormitory" use, for which the definition is also repealed) in the R-1 through R-8 as a CUP with development conditions, in the R-12 through R-48 zones as a permitted use, and in the NB, CB, RB, and O zones as a permitted use with development conditions requiring mixed use. Adds design standards for congregate housing requiring shared kitchen and sanitation facilities and communal areas.
One method to increase height for structures up to 75 feet is to provide one additional foot of setback for each foot above the base height.	No changes.	Remove the standard for residential structures.

ACCESSORY DWELLING UNITS (ADUs)		
Existing	Executive Proposal	Striking Amendment S1
One ADU allowed per lot.	In the urban area, allow for two ADUs per primary dwelling unit.	Change the ADU allowance to two ADUs per lot, not per primary unit, in the urban area. This matches the Executive's intent.
Detached ADUs cannot exceed the base height for the zone.	Remove the base height restriction, allowing detached ADUs to reach a maximum height of 75 feet in some zones.	Maintain existing code language restricting the height for detached ADUs to the base height.
n/a	Require attached ADUs to have a "continuous roofline that appears to be one single building," in addition to other standards regarding breezeways connecting the attached ADU to the primary unit.	Remove the requirement.
n/a	Add a regulation that a rural lot with an existing ADU is subdivided, the ADU would be required to be considered the primary unit on the new lot, and no further ADUs could be constructed. This would not apply if the ADUs are built after subdivision.	Remove Executive proposal, and corresponding language in the KCCP.
INCLUSIONARY HOUSING		
Existing	Executive Proposal	Striking Amendment S1
The inclusionary housing program is mandatory in the White Center and the Skyway unincorporated activity centers and is voluntary in other parts of North Highline and Skyway-West Hill. Inclusionary housing does not apply to other parts of the County.	<p>Repeal the residential density incentive program. The existing voluntary inclusionary housing provisions would be expanded to all of urban unincorporated King County and rural towns served by sewer. Community preference and affirmative marketing requirements would only apply to Skyway-West Hill and North Highline.</p> <p>A Work Plan action would evaluate whether mandatory inclusionary housing and community preference requirements should apply to all of unincorporated King County.</p>	Repeal the mandatory inclusionary housing requirements, removes the voluntary inclusionary housing requirements, and inserts placeholders to determine affordability requirements, such as occupancy type, AMI, minimum percent of affordable units, and maximum density.
EMERGENCY HOUSING		
Existing	Executive Proposal	Striking Amendment S1
Policies support reducing homelessness through partnerships, construction of affordable housing, decriminalizing homelessness, reducing barriers to housing choice	Add policy direction for meeting the housing needs of specific populations, such as low-barrier housing to meet the needs of people experiencing or at risk of homelessness, homeowner opportunities for households at or	Add policy direction to prioritize housing for permanent supportive housing and housing at or below 30 percent of area median income. Other AMI levels are specified where they are required to be consistent with other requirements (Countywide

	below 80% AMI, rental housing for households at or below 30% AMI and at or below 80%.	Planning Policies or funding requirements).
In the RA, UR, and R-4 through R-48 zones, "doctor's office/outpatient" is permitted as a reuse of a public school facility and a conditional use when reuse of a surplus nonresidential facility. Permitted in the NB, CB, RB, O.	<i>No changes.</i>	Allow doctor's office/outpatient use as a permitted use in the R-12 to R-48 zones. Allows doctor's office/outpatient use as a permitted use with a reuse of a public building in the RA and UR zones.
Allows "hospital" use in a surplus nonresidential building with a conditional use permit in the R-1 through R-48 and O zone. Permitted in the CB and RB zone.	<i>No changes.</i>	Allow this use as a permitted use in the R-12 to R-48 zone with development conditions limited to SIC Industries 8063-Psychiatric Hospitals and 8069-Specialty Hospitals, Except Psychiatric.
Social services are a conditional use in the RA, UR, and R (R-1 through R-48) zones.	<i>No changes.</i>	Allow "social services" in the R-12 through R-48 as a permitted use.
<i>n/a</i>	<i>n/a</i>	Create "crisis care center use" and allows as follows: <ul style="list-style-type: none"> • in the RA zone as a permitted use when reusing a public school building or surplus nonresidential building, or with a CUP on a site at least 4.5 acres and within 1 mile of an interstate. • in the R-1 through R-8 zones, as a permitted use when reusing a public school building or surplus nonresidential building, or as a CUP. • As a permitted use in the R-12 through R-48 zones, NB, CB, RB, O zones. • As a permitted use in the I zone, limited to the Preston Industrial center.
"Nursing and personal care services" are a conditional use in the R-12 through R-48 and a permitted use in the CB and RB zones.	<i>No changes.</i>	Allow "nursing and personal care services:" <ul style="list-style-type: none"> • In the R-4 through R-8 zones, as a permitted use when reusing a public school building or surplus nonresidential building, or with a CUP. • As a permitted use in the R-12 through R-48, NB, and O zones.
State law requires the County to permit "adult family homes" where residential uses are allowed.	<i>n/a</i>	"Adult family home" is added as an allowed use where residential uses are permitted and with the same permissions.
<i>n/a</i>	Add "interim housing" as a use and allows in the R-12 through R-48, CB, RB, and O zones subject to use-specific conditions.	Remove "interim housing" use and conditions.

n/a	Add "permanent supportive housing" as a use; prohibits in the R-1 zone; allow in the R-4 to R-8 zones in the urban area when only when on a site with a religious facility, public agency, or social service use and with a conditional use; and allow in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Allow "permanent supportive housing" as a permitted use in the NB zone, and in Rural Towns. Removes landscaping and design requirements exemptions.
n/a	Add "recuperative housing" as a use; prohibits in the R-1 zone; allows in the R-4 to R-8 zones in the urban area when only when on a site with a religious facility, public agency, or social service use and with a conditional use; and allow in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Allow "recuperative housing" as a permitted use in the NB zone, and in Rural Towns. Removes landscaping and design requirements exemption.
n/a	Add "emergency supportive housing" as a use and allow in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Allow "emergency supportive housing" as a permitted use in the NB zone, and in Rural Towns. Allows this use in the R-4 through R-8 zones with a CUP and with development conditions. Removes landscaping and design requirements exemption.
n/a	Add "microshelter village" as a use; prohibits in the R-1 zone; allows in the R-4 to R-8 zones in the urban area when only when on a site with a religious facility, public agency, or social service use and with a conditional use; and allow in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Allow "microshelter villages" as a permitted use in the NB zone, and in Rural Towns.
n/a	Add "safe parking" as a use; prohibits in the R-1 zone; allows in the R-4 to R-8 zones in the urban area when only when on a site with a religious facility, public agency, or social service use and with a conditional use; and allow in the R-12 through R-48, CB, RB, and O zones in the urban area subject to use-specific conditions.	Allow "safe parking" as a permitted use in the NB zone, and in Rural Towns.
Social service uses include residential care uses. In the RA, UR, and R zones, permitted use as reuse of a public school or surplus nonresidential building and a conditional use in all other buildings. It is a permitted use in the NB, CB, RB, and O zones.	No changes.	Allow "other residential care" (which under existing code is under "social services") as a CUP in the R-4 through R-8 zones, and as a permitted use in the R-12 through R-48, NB, CB, RB, and O zones.

COMMERCIAL USES IN URBAN RESIDENTIAL ZONES		
Restaurants/Gyms/Personal Services		
Existing	Executive Proposal	Striking Amendment S1
Sports clubs (such as gyms) require a CUP to locate in the R and UR zones, with limitations on size and scale, and are only allowed when serving a specific residential development or providing supervised programs.	No changes.	Allow "sports clubs" as a permitted use in the UR and R zones if less than 2,500 square feet, with development conditions limiting the size, noise, parking, and hours of operation. Allow up to 10,000 square feet with a conditional use permit.
General personal services are allowed as a permitted use in the R-4 through R-48 zones with a 5,000 square foot maximum. They must be at the intersection of two public streets and more than a quarter mile from other commercial establishments.	No changes.	Allow "general personal services" as a permitted use in the R-4 through R-8 if less than 2,500 square feet and R-12 through R-48 zones if less than 5,000 square feet. Apply development conditions limiting the size, noise, parking, and hours of operation. Existing locational criteria would be removed.
Retail establishments and eating places are allowed as a conditional use in the in the R-4 through R-8 zones, and a permitted use in the R-12 through R-48 zones, with a size limit of 5,000 square feet in all cases, and a requirement of a community meeting in the R-12 through R-48 zones. They must be at the intersection of two public streets and more than a quarter mile from other commercial establishments.	No changes.	Allow "department and variety stores," "food stores," "eating and drinking places," "drug stores," "book, stationery, video, and art supply stores," and "florist shops," as a permitted use in the R-4 through R-8 zones with a 1,000 square foot maximum and development conditions limiting drive-throughs, noise, parking and hours of operation. Allow these uses, with a CUP, to raise the size from 1,000 square feet to 2,500 square feet. Allow these uses in the R-12 through R-48 zones as a permitted use, with similar conditions and a maximum size of 5,000 square feet. Existing locational criteria would be removed.
Daycares		
Existing	Executive Proposal	Striking Amendment S1
Two levels of daycares in code: <ul style="list-style-type: none"> Daycare I (12 or fewer individuals); and Daycare II (more than 12 individuals) For Daycare I: <ul style="list-style-type: none"> Only permitted in the R-1 through R-8 zones when accessory to a residence. Permitted without conditions for R-12 through R-48. Twenty-foot setback for play equipment For Daycare II:	No changes.	Remove all development conditions above for Daycare I and II in the A, RA, UR, R zones. Require a conditional use permit for daycares caring for more than 36 individuals in the RA, UR, and R zones.

<ul style="list-style-type: none"> • Permitted use in RA, UR and R zones as a reuse of a public school facility, or as an accessory use to a school, church, park, sport club or public housing administered by a public agency. • Ten feet of Type III landscaping required on street frontages. • Twenty feet of Type I landscaping required on interior lot lines when adjacent to residential development. • Twenty foot setback for play equipment • Arterial access required. • Hours may be limited through CUP. 		
Agriculture		
Existing	Executive Proposal	Striking Amendment S1
<p>Agricultural Activities and Growing and Harvesting of Crops are not allowed in the R-12 through R-48 zones, or in the NR, CB, RB, or O zones. Growing and harvesting of crops (but not other agricultural activities) are allowed in the R-1 through R-8 zones.</p>	<p>Agricultural Activities and Growing and Harvesting of Crops would be allowed as a standalone use or accessory use in the R-12 through R-48 zones, or in the NR, CB, RB, or O zones, with conditions below.</p>	<p>Modify the development conditions for urban agriculture, applying to the R, NB, CB, RB, and O zones, as shown below.</p>
	<p>In the R-1 zone, Agricultural Activities only allowed on properties that are at least 75% cleared of trees.</p>	<p>Remove requirement in R-1 zone that the lot be 75% cleared; instead prohibit agricultural activities on R-1 properties 20 acres or greater that are designated as urban separators.</p>
	<ul style="list-style-type: none"> • In all zones: <ul style="list-style-type: none"> ○ If accessory, limited to 4,000 sf • In the Commercial zones: <ul style="list-style-type: none"> ○ No limit on size of structures or the use if it is the principal use. • In all R zones: <ul style="list-style-type: none"> ○ Structures limited to raised garden beds, greenhouses, hoop houses, storage sheds, cold frames, and rain barrel systems. ○ If a principal use, structures are limited to 1,000 sf, no limit on size of use. ○ If a principal use, 12 foot height limit. If an accessory use, no height limit other than that for accessory uses in the zone. ○ In the R-1 zone, the R-zone specific 	<p>Modify the development conditions for urban agriculture, applying to the R, NB, CB, RB, and O zones, to:</p> <ul style="list-style-type: none"> • Align size limitations between primary and accessory use. • Allow the residential-specific limitations to be exceeded with a CUP, except on lands with an urban separator designation.

	requirements are not required if the site is over twenty acres and gets a CUP.	
	A farm management plan would be required.	Remove farm plan requirement.
	Limit on commercial deliveries and pickups, but unlimited on-site sales between 7am and 7pm.	Change retail sales from beginning at 7am to beginning at 8am.
When not for commercial use, poultry, chicken, and squab are limited to 3 per lot.	No changes.	Would allow up to 10 poultry, chicken, and squab on lots less than 35,000 square feet, and a maximum of 20 animals on larger sites. Would prohibit roosters in the urban area.
RURAL NEIGHBORHOOD COMMERCIAL CENTERS (RNCCs)		
Existing	Executive Proposal	Striking Amendment S1
The KCCP states that "no new rural neighborhood commercial centers are needed."	Would prohibit creation of new RNCCs.	Would allow new RNCCs through an area zoning and land use study.
RNCCs are zoned either NB, CB, or O and are allowed to have mixed use development of 8 units per acre in NB zones, and 48 units per acre in the CB and O zones.	Would only allow one unit per lot on RNCCs zoned NB, and would not allow any residential use on RNCCs zoned CB or O.	Would allow mixed-use development in Rural Neighborhood Commercial Centers, up to 4 dwelling units per acre, in the NB, CB, and O zones.
The KCCP states that active transportation connectivity should be encouraged in larger RNCCs.	Would remove language that active transportation is appropriate in larger RNCCs.	Would maintain existing language regarding active transportation in larger RNCCs.
RURAL TOWNS		
Existing	Executive Proposal	Striking Amendment S1
The KCCP states that "no new Rural Towns are needed."	Prohibit creation of new Rural Towns.	Maintain existing language regarding no need for Rural Towns.
The KCCP states that active transportation connectivity should be encouraged in Rural Towns; the King County Road Standards allow for urban-level street improvements, including pedestrian and bicycle facilities, in Rural Towns.	No changes.	Add a policy supporting universal design and complete streets infrastructure in Rural Towns, to the extent practical and allowed by law.
n/a	n/a	Add policy language naming Rural Towns as appropriate locations for ADUs, middle housing, and new housing models.

ANAEROBIC DIGESTERS		
Existing	Executive Proposal	Striking Amendment S1
The KCCP states that King County supports innovative technologies to process waste from dairy and other livestock to reduce nutrients and to create other products such as energy and compost in areas that have Agriculture and Rural Area land use designations. Anaerobic digesters fall under the category. However, the code only allows agricultural anaerobic digesters in the A zones. Other digesters fall under the category of "nonhydroelectric generation facility," which requires a conditional or special use permit in all zones, in addition to various other requirements such as financial responsibility for explosion and decommissioning.	No changes.	Add a new definition for "anaerobic digester" to replace "agricultural anaerobic digester. Would allow this use: <ul style="list-style-type: none"> In the A and RA zones as a permitted use with development conditions limiting the type of waste and as an accessory use to a dairy or livestock use. Allowed with a CUP if these limitations cannot be met. In the F, M, NB, CB, RB, O, and I zones with a CUP. In the R and UR zones with a CUP and with development conditions limiting the use for waste generated on-site.
CLIMATE		
Existing	Executive Proposal	Striking Amendment S1
The Strategic Climate Action Plan (SCAP) is adopted by motion.	No changes.	Require the SCAP to be transmitted to the Council by ordinance starting in 2030. The 2025 SCAP update would still be adopted by motion.
Requires creation of a labor advisory council for input on SCAP development, or input from labor and workforce development organizations. A council has not been convened.	No changes.	Require the creation of a labor advisory council <i>and</i> input from labor and workforce development organizations in SCAP development.
n/a	n/a	Require collaboration with Indian tribes, and the King County-Cities Climate Collaboration, with each SCAP update.
In the requirements for the Strategic Climate Action Plan (SCAP), the County is required to assess and publicly report on its total and net operational greenhouse gas emissions and energy use.	Remove the requirement for the County to assess and publicly report on its own emission and energy use, and instead states that the County <i>should</i> assess and publicly report on net, not total, greenhouse gas and energy use.	Maintain current requirement that the County assess and publicly report on net and total emissions and energy use. Would require that this be done at least every five years.

CRITICAL AREAS		
Existing	Executive Proposal	Striking Amendment S1
Critical area policies and regulations have not been comprehensively updated since 2005.	Required Critical Area updates to align with best available science were not transmitted with the Executive-proposed KCCP in December 2023. These updates were transmitted separately in March 2024.	The striking amendment would incorporate most of the Executive's proposed critical area policy changes in the KCCP. Changes to critical area regulations are not included. The deadline for adoption of critical area regulations is December 31, 2025, and the Executive intends to send an updated critical area regulations proposal in early 2025.
FISH, FARM, FLOOD		
Existing	Executive Proposal	Striking Amendment S1
<p>In 2013, the Executive convened the Snoqualmie Valley Fish, Farm, and Flood Advisory Committee with the goal of improving and balancing the interests of agricultural production, ecological function and habitat quality for salmon, and flood risk reduction and floodplain restoration.</p> <p>The KCCP requires the County to develop a collaborative watershed planning process for review of restoration projects in the Agricultural Production Districts. Unless that process is developed, such projects are only allowed when supported by the owners of the land where the project is to be sited. The KCCP gives criteria to be considered during this process. These criteria are also required to be followed by code.</p>	<ul style="list-style-type: none"> Require the County to administer the collaborative review process and sets the terms of this process. Remove the landowner supported provision, and the suggested criteria. These criteria would remain in code. State that the County shall continue to support the Snoqualmie Valley Fish, Farm, Flood effort, as appropriate. 	<p>Maintain the landowner-supported requirement, and criteria considerations, instead of the collaborative review process, until the County:</p> <ol style="list-style-type: none"> determines minimum acreage targets for agricultural lands and for floodplain and riparian habitat project area in the Snoqualmie Valley Agricultural Production District; Develops evaluation criteria accounting for climate change; and develops a tracking system for the amount of agricultural land used for habitat restoration projects. <p>Would require the County to continue to support the Snoqualmie Valley Fish, Farm, Flood effort through the end of the task force's work and establishment of measurable goals.</p>
EQUITY IMPACT REVIEW		
Existing	Executive Proposal	Striking Amendment S1
The KCCP contains several policies requiring equity impact review for various energy-related facilities. These requirements are not reflected in the code. These policies were added in 2016 and a Work Plan action called for adding Code provisions.	Combine the various equity impact review policies into one policy, and would add corresponding regulations to the code. The KCCP would require equity impact review for: adding, expanding, or upgrading transmission and distribution lines; siting new gas or hazardous liquid transmission pipelines; or new, modified, or expanded fossil fuel facilities.	<ul style="list-style-type: none"> Require equity impact review for all hydroelectric and nonhydroelectric generation facilities. For all applicable uses, the equity impact review would be required for "new, modified, or expanded" facilities.

	The equity impact review requirements in code would also apply to nonhydroelectric generation facilities, but not when associated with waste management processes. For hydroelectric generation facilities, the review would be required for smaller-scale hydroelectric generation facilities, but not for larger-scale ones requiring a special use permit.	
CULTURAL PROGRAMS		
Existing	Executive Proposal	Striking Amendment S1
The KCCP requires King County to consider equity and racial, social, and environmental justice in its promotion and protection of cultural resources. This requirement is not reflected in the code.	No changes.	Add consideration of equity, racial, social, and environmental justice as a requirement for the County's cultural programs in K.C.C. Title 2.
In 2023, the Council passed the Doors Open cultural access program to provide funding arts, heritage, science, and historic preservation non-profit organizations through a 0.1 percent sales tax. No policies currently call for this type of program.	No changes.	Add a policy requiring the County to continue to provide financial support for culture through the Doors Open cultural access program or similar programs that provide operational and capital support to arts, culture, heritage, science, and historic preservation non-profit organizations; increase access to programming for public school children; help launch new organizations and expand access in underinvested areas; and provide free public access.
SNOQUALMIE VALLEY/NORTHEAST KING COUNTY SUBAREA PLAN		
Existing	Executive Proposal	Striking Amendment S1
<p>The Fall City Subarea Plan was adopted in 1999 and amended in 2012.</p> <p>The Fall City business district SDO establishes the permitted uses in the CB zoning in Fall City Rural Town.</p> <p>The R-4 area in Fall City is not subject to minimum density requirements, and the maximum density is 4 units per acre.</p>	<p>The Executive transmitted the Snoqualmie Valley/NE King County (SVNEKC) Subarea Plan as a separate ordinance (PO 2023-0439). The ordinance also included code changes to implement the policies in the plan, as well as map amendments.</p> <p>Propose a Fall City Rural Town Residential P-suffix that establishes a minimum lot area, lot width, street setback, interior setback; maximum impervious surface standards; and establishes standards for when a large on-site septic system can be used.</p>	<ul style="list-style-type: none"> • Incorporate changes from Proposed Ordinance 2023-0439 into the main KCCP ordinance. • In the subarea plan: <ul style="list-style-type: none"> ○ Add a new policy regarding Indian tribal coordination to support cultural resources. ○ Add policy direction that Rural Towns are a place to locate programs and developments for housing stability and affordable housing. ○ Add policy direction that increased housing supply as a goal for workforce housing, and middle housing as a tool, in the Snoqualmie Pass Rural Town. ○ Add a new policy regarding evaluation of the North Fork of the Snoqualmie River and

		<p>main stem of the Tolt River as a Wild and Scenic River.</p> <ul style="list-style-type: none"> ○ Add a new policy calling for further development of, and connections to, the Snoqualmie Valley Trail. ○ Add policy direction to connect to specific populations to services, including people aged 62 and over, veterans, and people with disabilities. ○ Add a new policy to consider designating Preston-Fall City Road as a historic or scenic corridor. ○ Add a new policy to explore alternatives to driving to Snoqualmie Pass, especially during the winter. ○ Add a new policy supporting consideration of the movement of freight from agriculture and forest-based industries in planning. ● In the map amendments: <ul style="list-style-type: none"> ○ In the Fall City business district special district overlay: add additional allowed uses, to create more consistency with the CB zoning countywide; prohibit nonresidential uses from being on the upper floors; limit residential density to 4 dwelling units per acre, and up to 6 dwelling units per acre if affordable housing is provided. ○ Convert the Executive's transmitted Fall City Rural Town Residential P-suffix into a special district overlay; Add a base height of 25 feet and a maximum height of 35 feet.
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VASHON-MAURY ISLAND

Existing	Executive Proposal	Striking Amendment S1
<p>The Vashon-Maury Island Subarea Plan was adopted in 2017. As part of that plan, a Work Plan action was adopted to look at the property-specific zoning conditions.</p> <p>Height limit in Vashon Rural Town is 35 feet, with no limit on number of stories.</p>	<p>For a parcel located on Southwest 174th Street in the vicinity of Vashon Highway Southwest, modify zoning from CB to R-8.</p> <p>Repeal the Affordable Housing Special District Overlay, and apply the voluntary inclusionary housing program to the Vashon Rural Town with</p>	<ul style="list-style-type: none"> ● For the parcel located on Southwest 174th Street in the vicinity of Vashon Highway Southwest proposed to be modified from CB to R-8 in the transmittal, would change the zoning to R-12. ● The height limit in Vashon Rural Town zoning would be changed to a maximum of 3 stories, not to exceed 40 feet.

	<p>100% affordability requirements.</p> <p>Require a 10-foot step back for buildings above 2 stories in the Vashon Rural Town.</p> <p>Remove and repeal various p-suffix conditions</p>	<ul style="list-style-type: none"> • Create a new Vashon Rural Town Commercial Business special district overlay, converting it from P-suffix condition VS-P29. Would add additional allowed uses, to create more consistency with the CB zoning countywide. Only allow residential uses on upper floors. • Create a new Vashon-Maury Industrial special district overlay, converting it from P-suffix condition VS-P30. Would add additional allowed uses, to create more consistency with the I zoning countywide. • Would add new policy stating support for increased availability for behavioral and mental health services in the Vashon Rural Town. • Would add a new policy stating support for emergency medical transportation for Vashon-Maury Island.
GREEN ENERGY OVERLAY		
Existing	Executive Proposal	Striking Amendment S1
n/a	n/a	<p>Create a green energy special district overlay on five parcels in the vicinity of the Cedar Hills Regional Landfill. Four of the parcels have M zoning, and one parcel has split zoning of M and RA-5. The properties have, or are in close vicinity to, current or historical waste management or mineral extraction uses.</p> <p>The overlay would change the type of permit required for certain uses on the five parcels, and replace use-specific permit conditions. In addition to what is allowed by the underlying zoning:</p> <ul style="list-style-type: none"> • As permitted uses: non-hydroelectric generation facility, anaerobic digester, and production of biogas from waste management processes; local distribution gas storage tanks to support biogas uses. • As a CUP: renewable hydrogen generation; and to support the regional solid waste system: energy resource recovery facility, transfer station, landfill, and interim recycling facility. • The site would be required to continue to

		comply with ongoing local and state reclamation requirements.
WORK PLAN ACTIONS		
Existing	Executive Proposal	Striking Amendment S1
Existing Work Plan actions have been completed.	The Executive's transmittal includes a number of Work Plan actions to further the policies in the KCCP.	<p>Add the following Work Plan actions:</p> <ul style="list-style-type: none"> • Update the Rural Economic Strategies, last updated in 2014. • Update Wireless Communications Code to align with federal law and best practices. • Update Surface Water Management Code prior to adoption of the 2026 Surface Water Design Manual. • Develop a strategic plan for the Fish Passage Program, and to update the program's ten-year workplan and public facing materials, as suggested by a recent audit of the program. • Evaluate multiple ways to remove barriers to affordable housing. This includes: <ul style="list-style-type: none"> ○ Reducing permitting timelines for affordable housing development; ○ Reducing or waiving permit application and inspection fees for affordable housing; ○ Developing pre-approved plans for accessory dwelling units; ○ Aligning the King County Code with recent changes to the State Environmental Policy Act, including the categorical exemption for housing development; ○ Encouraging owners of derelict and unoccupied buildings and vacant land to redevelop their property; and ○ Allowing Multifamily Housing Tax Exemption program in unincorporated King County (this was already proposed by the Executive under a separate work plan item and would be incorporated into the larger report) • Evaluate regulations for Short Term Rentals. • Update the Vashon-Maury Island Groundwater Protection Special District Overlay.

SUBAREA, COMMUNITY NEEDS LIST, AND COMMUNITY SERVICE AREA PLANNING		
Existing	Executive Proposal	Striking Amendment S1
Subarea plans, community needs lists, and community service area work programs use "County engages in dialogue" and "County and community work together" levels of engagement.'	Require community needs lists to use the "County and community work together" level of engagement.	Require subarea plans and community service area work programs to be completed with the "County and community work together" level of community engagement.
Community needs lists are transmitted with the biennial budget or with the applicable subarea plan.	Remove requirement to transmit with the subarea plan.	Require Community Needs Lists to be transmitted to the Council with the subarea plan during mid-biennium budget reviews, or with the biennial budget.
Reporting on subarea plans and community needs lists is required but not aligned on timing.	<i>n/a</i>	Require DLS to include monitoring and reporting of performance metrics for subarea plans, community needs lists, and community service area work programs. Transmittal of reports to council would be required every two years. In the other years, the reporting would be required to be posted to the website.
Community service area work programs are required.	<i>n/a</i>	Require DLS to restart community service area work programs in 2025.
RURAL AREA ADVISORY COMMISSION		
Existing	Executive Proposal	Striking Amendment S1
<i>n/a</i>	<i>n/a</i>	Establish a Rural Area Advisory Commission, with a purpose section, membership requirements, rules of operation, and staffing. The commission would: <ul style="list-style-type: none"> • Advise the Executive and Council on rural land use matters, including legislation, policies, programs, actions, and engagement. • Be made up of: two members from each Council district containing rural area, with no more than one member from any given subarea, nominated by the councilmember from the district; and three at-large members nominated by the Executive. • The commission would be staffed by the Department of Local Services.
FOUR-TO-ONE PROGRAM		
Existing	Executive Proposal	Striking Amendment S1
No tri-party agreement.	Require a tri-party agreement between the County, the City, and the applicant, to be	Requires the tri-party agreement to be transmitted and approved concurrent with the Four-to-One

	approved concurrent with the Four-to-One Proposal.	proposal.
No specific requirement for size of on-site natural area.	Require one-half of the natural area to be on-site.	Require three-quarters of the natural area to be on-site (this requirement is in the Countywide Planning Policies Striking Amendment S1 to Proposed Ordinance 2023-0438).
No specific method for conservation of the natural area.	Allow for dedication of natural area to be through on or off-site fee simple, off-site transfer of development rights conservation easement, or on-site tract.	Remove an option for use of transfer of development rights for off-site conservation, and instead allows an off-site conservation easement.
No landscaping requirement.	Require Type 1 landscaping in the natural area, unless the director determines different landscaping would better protect natural resources and functions.	Modify the landscaping requirement to require, for the on-site natural area, a 50-foot landscaped buffer to create a screen between the natural area and the new urban area. And allows for additional and different vegetation if it better protects the natural area or restores habitat.
Limits active recreation to 5 percent of the natural area.	No change.	Limit active recreation to 5% of the total area of natural area dedicated, including off-site.
For proposals 200 acres or larger, requires 30% of dwelling units to be below market rate.	Require 30% of the total number of dwelling units to be affordable, either 80% of AMI for owner-occupied units, or 60% of AMI for renter-occupied units.	Add a placeholder for the affordable housing section, as part of the discussion on inclusionary housing.