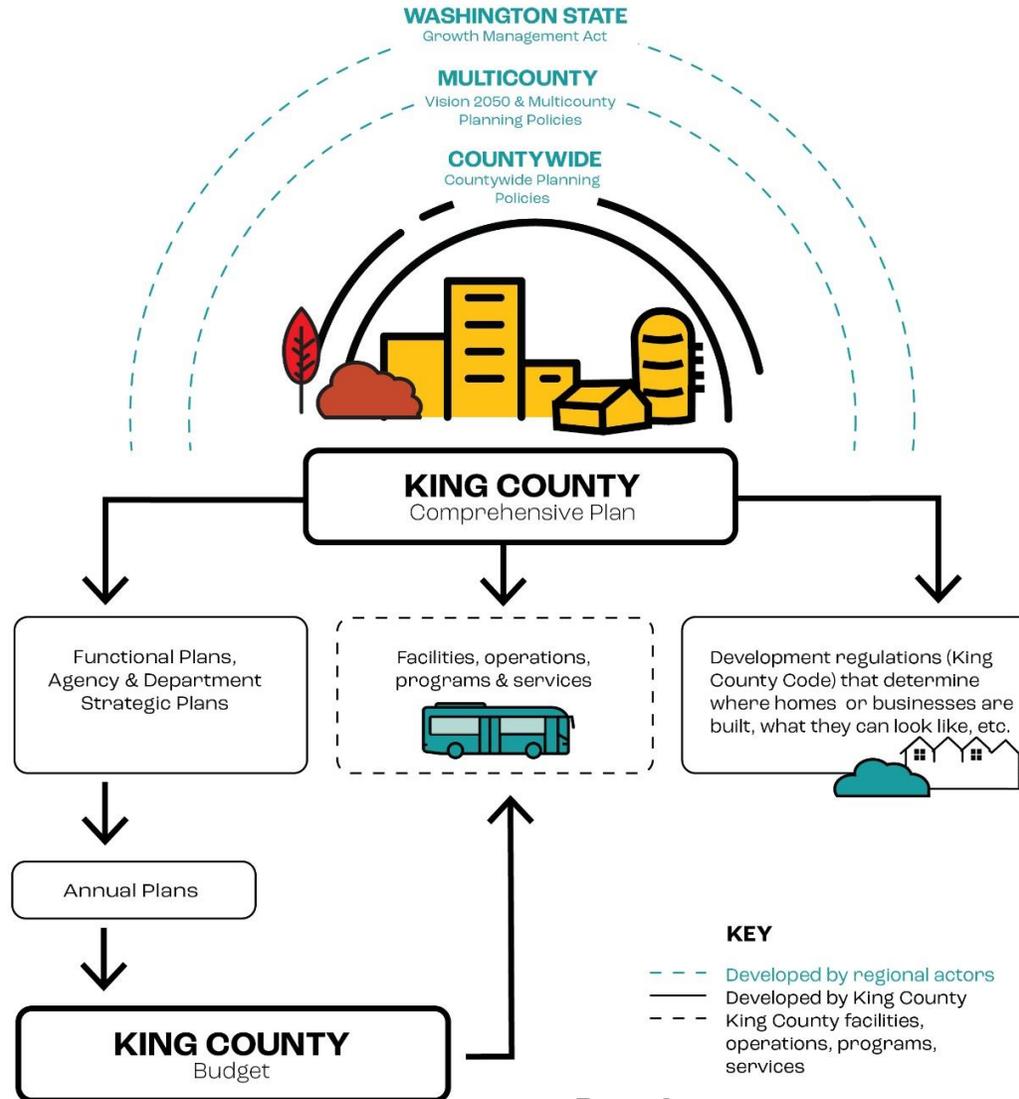


2024 King County Comprehensive Plan

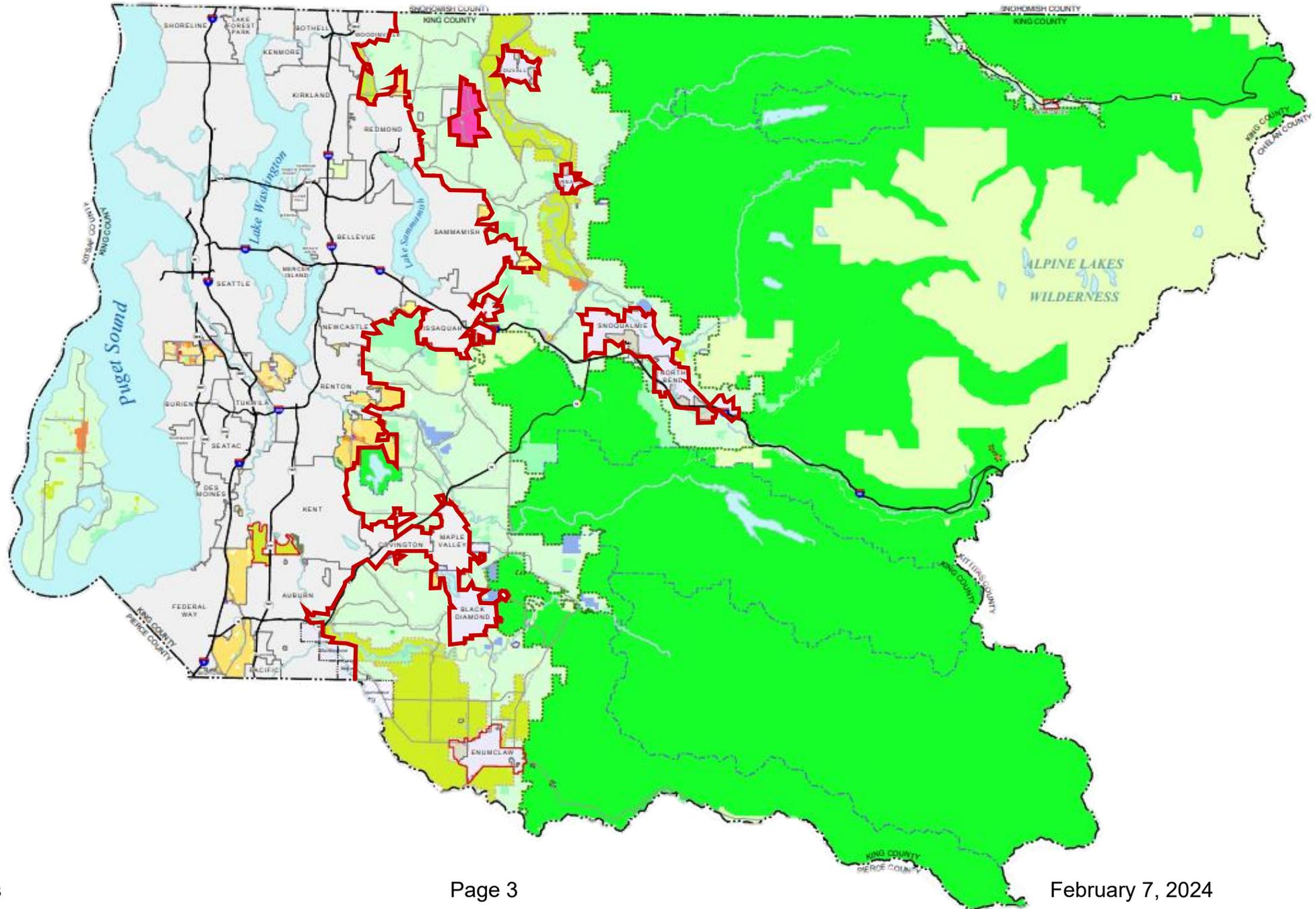
King County Council Local Services and Land Use Committee
February 7, 2024

Hierarchy of Planning

2



King County's Urban Growth Boundary



2024 Comprehensive Plan

- 2024 Comprehensive Plan is a 10-year update
 - Substantive changes to policies and implementing regulations
 - Consistency with state law changes since last periodic update
 - Underlying data updates
- Snoqualmie Valley/NE King County Subarea Plan
- Four-to-One Program updates

4

2024 Plan - Council Schedule



2024 Plan - Council Schedule (cont)

6

LSLU date	Topics	Date	Amendment Dates
Jan 17	<ul style="list-style-type: none"> - Overview, Schedule, Process - SVNE Subarea Plan - VMI Subarea Plan - Chapter 11: Subarea Planning - Map Amendments - Equity Analysis Summary 	March 29	- Amendment concepts for striker due from all Councilmembers (except critical area regulations)
		April 5	- Final Striker Direction due (except critical area regulations)
Feb 7	<ul style="list-style-type: none"> - Chapter 1: Regional Planning - Chapter 2: Urban Communities - Growth Target Appendix 	April 12	- Amendment concepts for striker due from all Councilmembers - critical area regulations
Feb 21	<ul style="list-style-type: none"> - Chapter 5: Environment - Chapter 6: Shorelines 	April 19	- Final Striker Direction due - critical area regulations
		May 15	Brief Striking Amendment
Mar 6	<ul style="list-style-type: none"> - Chapter 4: Housing and Human Services - Housing Appendix 	June 5	Committee Action
Mar 20	<ul style="list-style-type: none"> - Chapter 3: Rural and Resource Lands 		
Apr 3	<ul style="list-style-type: none"> - Chapter 7: Parks & RTNR - Chapter 8: Transportation & TNR 		
Apr 17	<ul style="list-style-type: none"> - Chapter 9: Facilities - Capital Facilities Plan Appendix - Chapter 10: Economic Development 		
May 1	<ul style="list-style-type: none"> - Chapter 12: Implementation - Development Regulations - Four-to-One Program 		

King County Council
2024 Comprehensive Plan

Additional LSLU Materials

February 7, 2024 Briefing

- Chapter 1, Regional Growth Management Planning
- Chapter 2, Urban Communities
- Growth Targets and Urban Growth Area Appendix

7

Types of changes

8

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

Terminology and Clarity

- “shall” versus “should”
- Overlapping and duplicative policies

9

Chapter 1 Policy Changes

10

RP-101 King County shall strive to provide a high quality of life for all of its residents by: working with cities, special purpose districts, and residents to develop attractive, safe, and accessible communities at appropriate urban and rural service levels; ~~((retain))~~ retaining rural character and rural neighborhoods; planning for and accommodating housing affordable to all income levels; ~~((support))~~ supporting economic development; ~~((promote))~~ promoting equity and racial and social justice; ~~((preserve and maintain))~~ preserving and maintaining resource and open space lands; ~~((preserve))~~ preserving the natural environment; and ~~((protect))~~ protecting significant cultural and historic resources.

Chapter 1 Policy Changes

11

RP-102 In its planning processes, including the development, update, and implementation of King County plans, ((King)) the County shall use equitable engagement strategies to actively solicit public participation from a wide variety of sources, particularly from populations historically underrepresented or excluded from planning processes ((in its planning processes, including the development, update, and implementation of its plans)).

Chapter 1 Policy Changes

12

RP-103 King County shall ((~~seek comment from~~)) coordinate with Indian tribes during its planning processes in a manner that respects their sovereign status, promotes tribal self-determination and self-governance, and honors past and present agreements.

Chapter 1 Policy Changes

13

RP-104 King County's planning (~~should~~) shall include multicounty, countywide, and subarea levels of planning. Working with planning partners, such as residents, special purpose districts (~~and~~), cities, and Indian tribes (~~as planning partners~~), the ~~(e)~~ County shall strive to balance the differing needs identified across or within plans at these geographic levels.

Chapter 1 Policy Changes

14

RP-105 King County (~~should~~) shall work with the Growth Management Planning Council to adopt Countywide Planning Policies that support (~~annual ratifications to~~) allocated housing and employment growth targets for cities and the county, approve designations of countywide centers, and address other countywide planning topics.

Chapter 1 Policy Changes

15

- RP-109 King County should establish and/or participate in regional and subregional partnerships to advance the objectives of the Comprehensive Plan((, such as:**
- a. ~~The King County Cities Climate Collaboration (the "K4C") to confront climate change,~~**
 - b. ~~The Puget Sound Regional Council's Regional Transit Oriented Development Program to advance transit-oriented development around transit stations and hubs,~~**
 - c. ~~The Eastside Rail Corridor Regional Advisory Council, or successor groups, to support a vision that includes dual use (recreation trail and public transportation) and multiple objectives, consistent with its federal railbanked status, and~~**
 - d. ~~The Regional Code Collaboration to collaborate on development of and updates to green building codes.))~~**

Chapter 1 Policy Changes

16

RP-109a Upon notification from a city that abuts the Rural Area or Natural Resource lands regarding proposed large, mixed-use developments, King County shall coordinate the city to ensure that the development review process mitigates impacts on the surrounding Rural Area and Natural Resource Lands.

Chapter 1 Policy Changes

17

RP-110 King County's planning should strengthen communities by addressing all the elements, resources and needs that make a community whole, ~~((including:))~~ such as housing affordable to all income levels, economic growth and the built environment, environmental sustainability, regional and local mobility, health and human potential, and justice and safety.

Chapter 1 Policy Changes

18

RP-114 When updating the Comprehensive Plan, King County shall (~~continue its process of reviewing county regulatory and administrative actions~~) review proposals so as to avoid unconstitutional takings of private property.

Chapter 1 Policy Changes

19

- RP-115 ~~((Subarea plans, including area zoning studies, provide detailed land use plans for local geographic areas.))~~ Subarea plans implement and shall be elements of the King County Comprehensive Plan and shall be consistent with the Plan's policies, development regulations, and Land Use Map. ~~((The s))~~ Subarea plans should be consistent with functional plans' facility and service standards. ~~((The s))~~ Subarea plans may include, but are not limited to:
- a. Identification of policies in the Comprehensive Plan that apply to the subarea;
 - b. Review and update of applicable ~~((e))~~ Community Service Area Subarea ~~((p))~~ Plan policies;
 - c. Specific land uses and implementing zoning, consistent with the Comprehensive Plan;
 - d. Identification of the boundaries of Unincorporated Activity Centers, countywide centers, and Rural Towns;
 - e. Recommendations for the establishment of new Unincorporated Activity Centers ~~((;))~~ and Regional, 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 and community priorities;
 - 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.

Chapter 1 Policy Changes

RP-117 Functional plans for facilities and services (~~should~~):

- a. Shall (~~B~~)be consistent with the Comprehensive Plan and subarea (~~and neighborhood~~) plans;
- b. (~~Define required~~) Shall be consistent with service levels that are appropriate for the Urban Growth Area, Rural Area, and Natural Resource Lands;
- c. May (~~P~~)provide standards for location, design, and operation of public facilities and services;
- d. Should (~~S~~)specify adequate, stable, and equitable methods of pay for public facilities and services;
- e. May (~~B~~)be the basis for scheduling needed facilities and services through capital improvement programs; and
- f. Should (~~P~~)plan for maintenance of existing facilities.

Chapter 1 Policy Changes

21

~~((RP-119 King County shall prepare functional plans to identify countywide facility and service needs and define ways to fund these consistent with the King County Comprehensive Plan. Independent special purpose districts and other public agencies also prepare functional plans that should be considered by King County.))~~

Chapter 1 Policy Changes

22

RP-201 In its policies and regulations, King County shall ~~((strive to))~~ promote sustainable and equitable neighborhoods and communities. King County shall seek to ensure that the benefits and impacts of the ~~((€))~~ County's activities are equitably distributed among all segments of the population.

Chapter 1 Policy Changes

23

RP-205 King County ~~((will))~~ shall, when implementing and evaluating its land use policies, programs, investments and practices, ~~((seek to reduce health inequities))~~ identify and proactively address issues of equity~~((,));~~ racial, social, and environmental justice; disparate health outcomes; and physical, economic, and cultural displacement ~~((when evaluating and implementing its land use policies, programs, and practices))~~.

Chapter 1 Policy Changes

24

RP-207 King County shall reduce greenhouse gas emissions, advance climate equity, and prepare for climate change impacts. The following principles shall guide and be integrated in County climate action:

a. Act with urgency and intention;

b. Lead with racial justice and equity;

c. Respond to community needs and priorities;

d. Use and develop a comprehensive and data- and science-driven approach;

e. Seek systemic solutions;

f. Build partnerships;

g. Lead through local action;

h. Prioritize health and co-benefits; and

i. Be transparent and accountable.

Chapter 2 Policy Changes

25

U-102 The Urban Growth Area designations shown on the official Land Use Map include enough land to provide the countywide capacity, as required by the Growth Management Act, to accommodate residential (including housing affordable to all income levels), commercial, and institutional growth expected ~~((over the period 2006-2031))~~ between 2019 and 2044. These lands should include only those lands that meet the following criteria:

- a. 1. Are characterized by urban development that can be efficiently and cost effectively served by roads, water, sanitary sewer and storm drainage, schools, and other urban governmental services within the next 20 years;
 - ~~((b.))~~ 2. Do not extend beyond natural boundaries, such as watersheds, which impede provision of urban services;
 - ~~((c.))~~ 3. Respect topographical features that form a natural edge, such as rivers and ridge lines;
 - ~~((d.))~~ 4. Are sufficiently free of environmental constraints to be able to support urban growth without major environmental impacts, unless such areas are designated as an urban separator by interlocal agreement between jurisdictions;
 - ~~((e.))~~ Are included within the Bear Creek Urban Planned Development sites; and
 - ~~((f.))~~ 5. Are not Rural Area or Natural Resource Lands; and
 6. Are not within the 100-year floodplain of any river or river segment that has a mean annual flow of 1,000 or more cubic feet per second as determined by the Washington State Department of Ecology, unless otherwise exempted under Chapter 36.70A Revised Code of Washington; or
 7. Are included within the Redmond Ridge, Redmond Ridge East, and Trilogy neighborhoods.

Chapter 2 Policy Changes

26

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

Chapter 2 Policy Changes

27

- U-107** King County should support ~~((land use and zoning))~~ actions that promote public health ~~((by increasing opportunities for every resident to be more physically active))~~; address racially and environmentally disparate outcomes; support safe and convenient daily physical activity and social connectivity; protect from exposure to harmful substances and environments; increase life opportunities and access to employment; and support housing in high-opportunity areas~~((. Land use and zoning actions include))~~, through activities such as:
- a. ((e)) Concentrating growth, infrastructure, and services into the Urban Growth Area;
 - b. ((p)) Promoting urban centers;
 - c. ((a)) Allowing mixed-use developments;
 - d. ((s)) Supporting access to healthy, affordable retail foods; and
 - e. ((a)) Adding pedestrian and bicycle facilities and connections.

Chapter 2 Policy Changes

28

~~((U-132a))~~ U-111a King County shall allow and support the development of ~~((innovative))~~ community gardens and urban agriculture throughout ~~((the public realm of))~~ residential and commercial areas.

Chapter 2 Policy Changes

29

U-112 King County ((will)) shall work with cities, communities, residents, and developers to ((design communities and development projects that)) employ green infrastructure and other ((techniques)) approaches that help reduce heat islands ((throughout the community and the region)) and the health effects of extreme heat on residents, particularly in frontline communities and historically underserved neighborhoods with less tree canopy and open spaces.

Chapter 2 Policy Changes

- U-114** Land use policies and regulations shall accommodate a growth target of approximately ~~((11,140))~~ 5,412 housing units and approximately ~~((6,810))~~ 3,340 jobs by ~~((2031))~~ 2044, as established in the Countywide Planning Policies for the unincorporated portion of the Urban Growth Area.
- a.** As part of accommodating the housing growth target, King County shall plan for and accommodate its jurisdictional housing need, as established in the Countywide Planning Policies; and
 - b.** The targets allocated to urban unincorporated King County shall be monitored and may be refined through future planning that includes the community, adjacent cities, and service providers.

Chapter 2 Policy Changes

31

- U-115** King County shall provide adequate land capacity for residential (including to plan for and accommodate housing affordable to all income levels), commercial, industrial, and other non-residential growth in the urban unincorporated area. As required under the Growth Management Act, this land capacity shall:
- a. ~~((b))~~** Be calculated on a countywide basis and be consistent with the Countywide Planning Policies; and
 - b. ~~((shall i))~~** Include both redevelopment opportunities as well as opportunities for development on vacant lands.

Chapter 2 Policy Changes

32

U-118 New residential development in the Urban Growth Area should occur where facilities and services can be provided at the lowest public cost and in a timely fashion. The Urban Growth Area (~~should have~~) shall include zoning that provides for a variety of housing types and prices, including mobile home parks, (~~multifamily development~~) apartments, middle housing, townhouses, and small-lot(~~;~~) single(~~-family~~) detached home development.

Chapter 2 Policy Changes

33

~~((U-122 Land zoned for multifamily uses should be allowed to be converted to nonresidential zone categories only after new multifamily sites are identified and rezoned to replace the multifamily housing capacity lost due to the conversion.))~~

Chapter 2 Policy Changes

34

U-122a King County ((should)) shall explore zoning policies and provisions and tools that increase housing density and affordable housing opportunities within unincorporated urban ((growth)) areas, with a focus on areas near frequent transit and commercial areas.

Chapter 2 Policy Changes

35

~~((U-128 Density incentives should encourage private developers to: provide affordable housing, significant open space, trails and parks; use the Transfer of Development Rights Program, Low Impact Development and Green Building; locate development close to transit; participate in historic preservation; and include energy conservation measures.))~~

Chapter 2 Policy Changes

36

U-129 King County ((supports)) should allow mixed use developments in the urban area in community and neighborhood business centers, unincorporated activity centers, and in areas designated commercial outside of centers.

Chapter 2 Policy Changes

37

U-135 Urban residential neighborhood design should preserve historic structures, natural features and neighborhood identity, while accommodating housing affordable to all income levels and providing privacy, community space, and safety and mobility for pedestrians and bicyclists of all ages and abilities.

Chapter 2 Policy Changes

38

U-172 Within the Urban Growth Area(~~(, but outside unincorporated activity centers,)~~) properties with existing industrial uses shall be protected. The ~~((€))~~County may use tools such as special district overlays to identify them for property owners and residents of surrounding neighborhoods.

Chapter 2 Policy Changes

39

U-208 King County should engage in joint planning processes for the urban unincorporated areas with the area’s designated annexation city. Alternatively, upon a commitment from the city to annex through an interlocal agreement, King County ~~((will))~~ shall engage in joint planning processes for the urban unincorporated areas in tandem with the annexing city. Such planning may consider land use tools such as:

- a. ~~((traditional s))~~ Subarea plans ~~((, subarea studies))~~ or area ~~((rezoning))~~ zoning and land use studies;**
- b. ~~((a))~~ Allowing additional commercial and high-density residential development through the application of new zoning;**
- c. Transfers of Development Rights that add units to new development projects; and**
- d. ~~((a))~~ Application of collaborative and innovative development approaches, such as design standards.**

~~((King County will work through the Growth Management Planning Council to develop a plan to move the remaining unincorporated urban Potential Annexation Areas towards annexation.))~~

Growth Targets and Urban Growth Area Appendix

- Write Up begins on Page 27
- Size of the Urban Growth Area

Logistics

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