

2024 King County Comprehensive Plan Local Services and Land Use Committee Recommended Version

Summary of Changes September 24, 2024

Proposed Ordinance 2023-0438.2 - Amendments to the 2021 Countywide Planning Policies
Proposed Ordinance 2023-0440.2 - 2024 Comprehensive Plan

- 1) Chapter 1: Regional Growth Management Planning
 - a) Public participation policies address equity and racial and social justice principles, equitable engagement, and Indian tribal coordination.
 - b) Adds a new policy regarding large, mixed-use developments in cities adjacent to the Rural Area or Natural Resource Lands.
 - c) Clarifies policies to including planning for housing that is affordable to all income levels.
 - d) Modifies Guiding Principle policies to address equity and displacement.
 - e) Adds a new Guiding Principle policy requiring reduction of greenhouse gas emissions, advancement of climate equity, and preparation and response to climate change impacts.
- 2) Chapter 2: Urban Communities
 - a) Clarifies policies to include planning for housing that is affordable to all income levels, consider equity and racial and social justice, and include the provision of middle housing.
 - b) Modifies a policy on criteria for the Urban Growth Area (UGA) so that areas within the 100-year floodplain of major rivers are excluded from the UGA.
 - c) Updates growth target information to reflect the 2021 County Wide Planning Policies (CPPs).
 - d) Modifies a policy on supporting public health and physical activity to include addressing disparate health outcomes, supporting safe and convenient physical activity and social connectivity, protection from harmful substances and environments, and increasing access to opportunities. This consolidates aspects of several other policies, which are deleted.
 - e) Modifies a policy on new development in centers to potentially include trails, low-impact design, and recreational space.
 - f) Adds a new policy to explore ways to encourage development of vacant and abandoned property.
 - g) Modifies a policy on heat islands to address the health effects on residents, particularly frontline communities and historically underserved neighborhoods with less tree canopy and open space.
 - h) Modifies a policy on new residential development in the UGA, to state that the zoning within the UGA provide for a variety of housing sizes and affordability levels in addition to types.
 - i) Adds a new policy allowing for splitting of a residential lot into two residential lots. (Also in Chapter 4.)

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- j) Modifies a policy on the design of development in unincorporated urban areas to include alleys, internal walkways, access to transit, street lighting, and street trees.
 - k) Adds language to a policy regarding on-site recreational space to state that residential developments should provide on-site recreational space, community facilities, and neighborhood circulation.
- 3) Chapter 3: Rural Area and Natural Resource Lands
- a) Clarifies policies to include Indian tribal coordination, and racial and equity and social justice.
 - b) Modifies an existing policy on residential development in the Rural Area to state that it can occur in Rural Towns only when services and infrastructure allow, in Rural Neighborhood Commercial Centers (RNCCs) only at densities that support housing co-located with commercial development and compatible with rural character and services levels.
 - c) Modifies policies describing what Rural Area (RA) zoning (RA-20, RA-10, and RA-5) is appropriate, based on distance to Natural Resource Lands, presence of critical areas, harm to the surrounding area, burden on infrastructure, development pressure potential, and consistency with development patterns. (Also in Section 71 of the Proposed Ordinance.)
 - d) Removes a policy on detached accessory dwelling units counting as a primary dwelling unit for purpose of density calculations with a subdivision.
 - e) Modifies an existing policy on site design standards for new subdivisions in the Rural Area to maximize retention of native soil and vegetation, support green stormwater infrastructure, and minimizes wildfire risk.
 - f) Removes a policy on adopting green building codes that are appropriate, ambitious, and achievable.
 - g) Modifies a policy on nonresidential uses in the Rural Area to state they be consistent with other policies, that they support economic vitality of natural resource-based industries, provide or support infrastructure for nearby residents, or involve a commercial or manufacturing component in Rural Towns or Industrial-zoned properties.
 - h) Adds a new policy that daycare facilities in the Rural Area and Natural Resource Lands should service those residents.
 - i) Modifies an existing policy on RNCCs to state that housing that is part of a mixed-use development, appropriately sized, and scaled to be compatible with rural character is allowed.
 - j) Modifies an existing policy on expansion of RNCCs to allow for new and expansion of existing RNCCs with a subarea plan or area zoning and land use study.
 - k) Modifies an existing policy on commercial and industrial development in the Rural Towns to remove language that states that urban-level parking, landscaping, and street improvements are not appropriate.
 - l) Adds a new policy stating that roads in Rural Towns should incorporate universal design and complete streets.
 - m) Modifies an existing policy on promoting transfer of development rights (TDR) to explore new opportunities to increase demand.

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- n) Adds a new policy that TDR uses should prioritize residential density in urban areas and may also include use in the Rural Area in limited instances and to provide incentives for something other than residential density.
 - o) Modifies an existing policy on supporting environmentally sustainable forestry, agriculture, and other resource-based industries, to add "commercially viable."
 - p) Modifies and adds new policies to address wildfire risks.
 - q) Modifies an existing policy that destination resorts and similar uses (rather than recreational or institutional uses) may be allowed in the Forest Production District.
 - r) Removes a policy on promoting benefits and encouraging use of local wood.
 - s) Modifies existing policies related to Fish, Farm, Flood efforts in the Snoqualmie Valley to reflect the current status. Adds a policy on extending this effort to other geographies.
 - t) Modifies existing policies on removing lands from Agricultural Production Districts (APDs) for public services and utilities to address replacement lands added to the APD prior to removal, subject to criteria.
 - u) Modifies existing policies on working with disadvantaged farmers, to add language on farmers who are Black, Indigenous, or other People of Color, refugees, and historically underinvested.
 - v) Modifies a policy on building a local food system to strengthen the language and add strategies.
 - w) Modifies the Mineral Resources Property Information table to reflect a reduction in the size of one site.
- 4) Chapter 4: Housing and Human Services
- a) Adds information from the Housing Needs Assessment on the Projected Housing Needs by Income Level for unincorporated King County.
 - b) Modifies existing policies on accommodating the housing needs at all incomes with a range of housing types, racial and equity and social justice, priority populations, and middle housing.
 - c) Modifies an existing policy on planning for a wide range of housing types to add a subsection calling for housing choices and supportive services for households at or below 30% of area median income (AMI).
 - d) Adds policies regarding collaboration with the Puget Sound Regional Council (PSRC), and the Growth Management Planning Council (GMPC) to monitor implementation of affordable housing goals, policies, and programs, and to engage historically underrepresented populations in this monitoring. Removes outdated policies that called for the County to lead this work as a convener.
 - e) Modifies an existing policy on prioritizing funding for the County's affordable housing programs and projects. Adds priorities for permanent supportive housing, rental housing for households at or below 30% AMI, and housing near high-capacity or frequent transit to reflect an equitable distribution of funding for community-driven projects, and for projects that reduce the time and cost of achieving the County's affordable housing goals.
 - f) Modifies an existing policy on finding funding sources to focus on households at or below 30% AMI.

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- g) Modifies an existing policy on priorities for County-owned surplus property to prioritize affordable housing for households at or below 80% AMI, crisis care centers, and community development.
- h) Modifies an existing policy on developers being good neighbors to require the County to encourage developers of publicly funded units to market vacant units to the local area.
- i) Removes a policy on opportunity mapping.
- j) Adds a new policy on encouraging a mix of housing types, sizes, tenure, and affordability levels.
- k) Adds new policies on encouraging housing for larger households, multi-generational communities, and culturally relevant housing.
- l) Adds a new policy on supporting development of housing for households at or below 30% AMI.
- m) Adds new policies requiring the County to prioritize community-driven development of affordable units and to engage with underrepresented populations to advance community-driven development.
- n) Adds a new policy to work with the state and other partners to meet the housing needs of farmworkers.
- o) Modifies an existing policy on transit-oriented development to add strategies for using Metro-owned property, using Metro's influence to provide transit-oriented development.
- p) Modifies an existing policy on permit review of affordable housing projects, to require expedited review.
- q) Modifies an existing policy on regional land use and investment strategies to add housing stability as a goal.
- r) Adds new policies on seeking opportunities for anti-displacement funding and to implement anti-displacement measures with development capacity increases or capital investment.
- s) Modifies an existing policy about universal design in affordable housing to focus the universal design for market-rate housing and to focus on people aged 62 and older.
- t) Adds a new policy requiring the County to take action to repair harms based on racially exclusive and discriminatory land use and housing practices that result in racially disparate outcomes, with a list of strategies.
- u) Adds a new policy requiring the County to promote equitable outcomes and equitable access to resources in communities most impacted by racially exclusive and discriminatory land use and housing practices.
- v) Adds a new policy requiring the County to support actions and provide access to affordable housing in communities at risk of displacement and to advance housing stability for populations that experience systematic racism and discrimination.
- w) Adds a new policy requiring the County to support equitable development projects and investments in areas most impacted by structural racism and discrimination, in areas at higher risk of displacement, in areas that have low access to economic and health opportunities, or in areas that have significant populations of communities experiencing disparities in life outcomes.

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- x) Adds new policies that requires the County to take actions to prevent and mitigate displacement.
 - y) Adds a new policy requiring the County to raise awareness of existing property tax exemption programs.
 - z) Modifies existing policies on preservation of existing units, with priorities for rental housing at or below 80% AMI, ownership units at or below 120% AMI, and for communities at risk of displacement or redevelopment due to high-capacity or frequent transit.
 - aa) Adds a new policy calling for revisions to state law that advance homeownership opportunities.
 - bb) Modifies an existing policy on housing stability to add programs such as permanent supportive housing and eviction prevention.
 - cc) Adds a new policy calling for federal and state legislation to prohibit coordinated rental housing prices.
 - dd) Adds a new policy on pursuing code changes that provide housing stability for tenants and protects the investment for the property owner.
 - ee) Adds a new policy on collaborating with partners to prevent and end homelessness.
 - ff) Adds a new policy promoting incorporation of non-toxic and Red List-free materials in affordable housing.
 - gg) Adds a new policy calling on Public Health - Seattle & King County to reduce asthma.
 - hh) Adds a new policy on encouraging permanent, safe firearm storage in housing.
 - ii) Modifies an existing policy on lead exposure to require the County to implement strategies to eliminate exposure.
 - jj) Adds a new policy requiring the County to partner with regional bodies that lead other human service and prevention-oriented systems.
 - kk) Modifies an existing policy on priorities in human service programs and services to add a focus area on building skills for young people.
 - ll) Adds a new policy on considering people-centered design elements in facilities for health and human services.
 - mm) Adds a new policy requiring the County to support culturally relevant childcare programming.
- 5) Chapter 5: Environment
- a) Clarifies policies to include coordination with Indian tribes, racial and equity and social justice.
 - b) Modifies an existing policy to clarify the types of critical areas that need to be protected in King County.
 - c) Modifies an existing policy on exempting minor activities taken by utilities and public services to add that it develops a best management practices plan that is based on best available science, that there is no net loss of ecological functions, and that it protects protected species.
 - d) Removes a policy that regulations on environmental impacts should be based on the importance and sensitivity of the resource.
 - e) Adds a new policy that states that the County's Strategic Climate Action Plan (SCAP) guides the County's action on climate-related actions. (Also in Chapter 9.)

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- f) Modifies a policy related to greenhouse gas emission reductions in County operations to state that the reduction shall be at 50% of the 2007 baseline by 2025 and at 80% by 2030.
- g) Modifies an existing policy on countywide greenhouse gas emissions to state that the reductions shall be at 50% of the 2007 baseline by 2030, at 75% by 2040, and at 95% by 2050.
- h) Removes a policy requiring the County to work with cities on a greenhouse gas emissions inventory and measurement framework.
- i) Adds new policies and modifies existing policies to call for a fossil fuel reduction and phase out, including land use regulations, state building code regulations, countywide community-scale programs and policies, making state and federal law changes, and working with relevant industry sectors on green technology.
- j) Removes an existing policy on evaluating actions subject to the State Environmental Policy Act for greenhouse gas emissions.
- k) Adds new policies on climate equity, including co-development of programs with frontline communities, culturally contextualized and linguistically appropriate education, funding climate solutions with equitable outcomes, and providing assistance for frontline communities to transition from fossil fuels to renewable energy.
- l) Adds a new policy that requires the County to take actions that equitably reduce climate change vulnerabilities and increase resilience.
- m) Modifies an existing policy on planning for climate change impacts to require strategies that incorporate climate change response into design and operation of facilities, infrastructure, and natural resources. (A policy that addressed this for road projects is also deleted.)
- n) Modifies an existing policy on regulations to address the impacts of climate change to add regulations for slope stability.
- o) Modifies an existing policy on resilience to climate change by adding protection and restoration of mature and old-growth forests.
- p) Adds a new policy that calls for exploration of creating climate resilience hubs.
- q) Adds a new policy requiring the County to implement equitable outreach on reducing climate risks.
- r) Modifies existing policies on biodiversity to add language on climate change resilience.
- s) Removes a policy regarding landscape characterization based on ecoregions.
- t) Modifies an existing policy on encouraging native plant communities to state that introduction of nonnative and invasive species should be avoided.
- u) Modifies an existing policy on protecting aquatic resources to state that the County prioritizes a variety of ecosystems, including urban open space uplands, riparian areas, floodplains, and aquatic systems with the highest conservation value and those supporting equitable access to quality open space.
- v) Removes a policy that required the County to ensure that housing capacity would not be reduced to meet the requirements of the Endangered Species Act.
- w) Modifies an existing policy on Species of Local Importance to add additional species.
- x) Modifies an existing policy on Habitats of Local Concern to add additional habitats.

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- y) Adds a new policy requiring the County to work with other organizations and agencies to accelerate removal of fish passage barriers.
 - z) Adds policies regarding regional stormwater controls.
 - aa) Modifies an existing policy on control of noxious weeds to require the County to adopt rules to ensure control of noxious weeds and weeds of concern and ensure coordination between the Noxious Weed Control Board and the King Conservation District.
 - bb) Modifies an existing policy on public access to wetlands to add that access may also be for traditional cultural use.
 - cc) Modifies an existing policy on minimizing impacts to wetlands to add that the impacts must be outside of the applicant's control, and not for profit or convenience.
 - dd) Adds a new policy calling for in-lieu fee wetland mitigation to consider the ecological context and to result in no net loss of functions.
 - ee) Modifies existing policies on flood storage and in river and stream channels to add language on multiple benefits.
 - ff) Modifies policies on alluvial fans to call for development standards and regulatory options for properties in alluvial fans. (In the code two existing, expired demonstration projects related to alluvial fans are repealed.)
 - gg) Modifies an existing policy to strengthen the requirement to protect lakes.
 - hh) Modifies an existing policy to call for coordination on lake protection and management where a lake is bordered by multiple jurisdictions.
 - ii) Adds a new policy requiring the County to support the efforts of the Poverty Bay Shellfish Protection District.
 - jj) Adds a new policy calling for continued support to address fecal pollution.
 - kk) Modifies an existing policy calling on the County to work with water utilities to ensure that climate change impacts on groundwater are accounted for in water supply planning.
 - ll) Modifies an existing policy on water quality impacts of materials to add language on contaminants of emerging concern and to seek state law changes to incentivize regional stormwater investments.
 - mm) Adds a new policy requiring the County to implement strategies to protect corridors of forest with old-growth characteristics.
 - nn) Modifies policies on organics recycling to reference the County's zero waste of resources goals.
 - oo) Modifies an existing policy on hazard mitigation to reference the King County Regional Hazard Mitigation Plan and to consider the high-priority strategies and actions identified in that Plan.
- 6) Chapter 6: Shorelines
- a) Removes a policy regarding Rural Stewardship Plans for single detached dwelling units in the Rural, Conservancy, and Natural Shoreline Environments.
 - b) Modifies policies related to shoreline stabilization, to better match the state law requirements. (Also in Sections 191-192 of the Proposed Ordinance.)
- 7) Chapter 7: Parks, Open Space, and Cultural Resources
- a) Clarifies policies to include racial and equity and social justice.

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- b) Modifies an existing policy on providing local parks to state that they are provided in urban areas.
 - c) Modifies an existing policy on the Regional Trails network to state that they are used for transportation and for wildlife corridor uses. (Also added in Chapter 8.)
 - d) Modifies an existing policy on multiuse sites to require that each portion of the multiuse site be developed to support the level of use of conservation appropriate for that portion.
 - e) Modifies an existing policy on protecting natural areas to add that natural areas are important for preserving Indian tribal cultural and historic resources.
 - f) Modifies an existing policy on farmland owned by King County to require that the County provide access to farmland to farmers who are historically underrepresented in agriculture, beginning farmers, or economically disadvantaged. Adds a policy requiring the County to explore opportunities to build equity while leasing farmland from the County.
 - g) Adds a new policy requiring the County to pursue partnerships and take actions for public recreation and natural resource protection of open space.
 - h) Removes a policy requiring the County to be entrepreneurial in managing the open space system.
 - i) Modifies an existing policy on partnerships to calling for strengthening the linkages between rural, resource, and urban communities' use of open spaces.
 - j) Removes a policy calling for cities to share costs of open spaces in the unincorporated areas.
 - k) Modifies existing policies on public participation in decisions about the open space system to add language on equitable access.
 - l) Removes a policy with specific methods of public involvement.
 - m) Modifies a policy about preservation of historic buildings to require the County to encourage interested parties in doing upgrades or restoration activities.
 - n) Adds a policy requiring the County to provide financial support for cultural programs.
 - o) Adds a policy requiring the County to incorporate public art into the open space system.
 - p) Adds a policy calling for properties that have a cemetery to be given a land use designation and implementing zoning that allows less intensive development than if the cemetery was not present.
- 8) Chapter 8: Transportation
- a) Clarifies policies to include racial and equity and social justice, displacement risk, and safe transportation.
 - b) Modifies an existing policy on transportation investments in the Rural Area and Natural Resource Lands to add flexible service options.
 - c) Removes a policy on developing a concurrency management methodology.
 - d) Adds a policy that the appropriate level of service for transit services is established in Metro's planning documents.
 - e) Adds a policy calling for the County to proactively identify fish passage barriers on County roads and prioritize multi-benefit solutions.
 - f) Adds a new policy requiring the County to increase electric fleet vehicles.

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- g) Adds new policies calling for the County to support expansion of private electrical vehicle use and associated infrastructure, including for freight use.
 - h) Modifies existing policies to state that construction of new arterials and highways is prohibited.
 - i) Adds a new policy calling for the County to contribute to the state traffic safety goal of zero deaths and serious injuries using a Safe Systems approach.
 - j) Modifies an existing policy on promoting safe, cost-effective roads to require the County to incorporate complete streets infrastructure and contribute to the state traffic safety goal of zero deaths and serious injuries.
 - k) Modifies an existing policy on protection of airports to include private airports.
 - l) Adds a new policy requiring the County to optimize the movement of people and goods in the aviation system, consider demand management alternatives, and support the process of siting a new commercial aviation facility in Washington State.
 - m) Modifies an existing policy on airports being good neighbors and minimizing noise impacts to advance health equity and racial and social justice by mitigating exposure to noise and other airport-related harm.
 - n) Adds a policy calling on Metro's public engagement to prioritize equity, involve communities in upstream decisions, and build lasting relationships with community partners.
- 9) Chapter 9: Services, Facilities, and Utilities
- a) Clarifies policies to include racial and equity and social justice.
 - b) Modifies an existing policy on low-income services fees to add consideration for those 62 years of age or older.
 - c) Adds a new policy requiring the County to encourage investment in infrastructure and amenities in existing neighborhoods, particularly where there is a risk of displacement.
 - d) Adds a new policy requiring the County to work with school districts and other special purpose districts to plan for growth in line with the growth targets.
 - e) Modifies existing policies to call for government functions be fossil fuel free and to eliminate fossil fuels in new construction.
 - f) Modifies existing policies on essential public facilities to: call on the County to work with neighboring counties to minimize impacts to communities where the facility is located; to state that King County shall strive to ensure no community be disproportionately impacted by essential public facilities; that the siting analysis for essential public facilities consider the historical and current impacts, not just the potential, and that the analysis look at equity and health impacts, not just social and economic impacts; that a climate change impact analysis be completed; that a cumulative impact analysis be completed; and that an extensive public involvement process be conducted.
 - g) Modifies an existing policy on regional solid waste planning to call for integration of the concept of a circular economy.
 - h) Adds a new policy on collaboration with cities on a circular economy to preserve landfill space. (Also in Chapter 10.)
 - i) Modifies an existing policy on zero waste of resources in the solid waste system to add a goal of 85% construction and demolition diversion rate by 2025.

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- j) Modifies an existing policy on maximizing the lifespan of Cedar Hills Regional Landfill to add language on planning for the future disposal option, and to state that the County will not seek a replacement landfill site in King County.
 - k) Modifies an existing policy on collective on-site systems to state the policy is about community on-site sewer systems or large on-site sewage systems.
 - l) Modifies an existing policy on innovative wastewater technologies, to call for exploration of options to allow these technologies to replace an on-site septic system for dwelling units.
 - m) Modifies existing policies on stormwater management to call for regional collaborative stormwater management planning.
 - n) Adds a new policy on retrofitting stormwater systems when scoping and designing other types of projects that impact the stormwater system.
 - o) Adds a new policy calling on the County to work with regional partners on stormwater parks.
 - p) Modifies existing policies on water system plans to require large water purveyors to include an evaluation of recycled water opportunities.
 - q) Modifies an existing policy on renewable energy to require the County to prioritize efficient energy consumption and production of renewable energy, while also considering the impacts of siting renewable energy facilities.
 - r) Adds a new policy to support new energy resources and technologies that advance the goal of eliminating fossil fuel use.
 - s) Modifies an existing policy on undergrounding electrical lines to remove language calling for existing distribution lines to be placed underground.
 - t) Removes a policy on monitoring impacts of low frequency electric and magnetic fields on human health.
 - u) Modifies an existing policy on the gas distribution system to state that the County shall use the franchise agreement process to require gas distribution facilities to comply with the law.
 - v) Removes a policy on using existing corridors or shared corridors for hazardous liquid or gas transmission pipelines.
 - w) Removes a policy calling on the County to map the location of hazardous liquid and gas transmission pipelines.
 - x) Adds a new policy requiring the County to support opportunities to increase broadband internet services.
 - y) Adds a new policy calling on the County to increase wireless capability at County-owned facilities.
- 10) Chapter 10: Economic Development
- a) Clarifies policies to include racial and equity and social justice, and Indian tribal coordination.
 - b) Adds a new policy requiring the County to engage with the public on the County's economic development activities.
 - c) Modifies an existing policy on focusing economic growth within the UGA to say that it will be concentrated in cities and regionally designated growth centers. Modifies the portion of that policy focused on rural economic development to also allow for

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innovation that supports and is compatible with the rural economy, especially in Rural Towns.

- d) Modifies an existing policy on where economic development activities are focused to be on growing new businesses and expanding industries that create middle-wage jobs.
 - e) Adds a new policy requiring acknowledgement of the importance of small businesses and locally owned businesses in fostering community stability and creating opportunity.
 - f) Modifies an existing policy on diversified economic base to state that the focus on skill building should be in support of middle-wage jobs and it requires the County to direct resources to reduce inequities and build economic resiliency for communities most negatively impacted by asset poverty.
 - g) Modifies an existing policy on protecting the natural environment to call on the County to support businesses that are environmentally sustainable and climate resilient.
 - h) Adds a policy requiring the County to explore encouraging tourism and economic development associated with Washington Scenic and Recreational Highways.
 - i) Adds a new policy requiring the County to prioritize funding for community and economic development that benefit households at or below 80% AMI, create equitable opportunities for prosperity, reflect an equitable countywide distribution of funding, and meet the needs of historically underinvested communities.
 - j) Modifies an existing policy on prioritized economic clusters to add green economy, creative economy, agriculture and forestry, and emerging sectors.
 - k) Removes a policy requiring the County to promote foreign direct investment.
 - l) Modifies an existing policy on public/private partnerships to state that such a project is required to demonstrate shared decision-making power with and spread benefits to community groups.
 - m) Adds a new policy calling for stabilization and retention of diverse businesses and business clusters to avoid displacement.
 - n) Adds a new policy requiring the County to advertise the Priority Hire Program.
 - o) Modifies an existing policy on initiatives in lower income communities to require the County to prevent displacement of priority populations.
 - p) Modifies an existing policy on workforce development to add a call for training and skill building for frontline communities.
 - q) Modifies existing policies on infrastructure development to include priorities for infrastructure in historically underinvested areas and electric vehicle infrastructure.
 - r) Modifies an existing policy on the local food system to require the County to seek funding to analyze barriers to the local food economy, make infrastructure improvements, and increase access to farmland.
- 11) Chapter 11: Subarea Planning
- a) Clarifies policies to including planning for housing that is affordable to all income levels and equity and racial and social justice.
 - b) Modifies the Subarea Planning schedule to show the delay of the Greater Maple Valley/Cedar River and Fairwood plans by 1 year, a break in subarea planning for the midpoint update, the delay of the Bear Creek/Sammamish Valley and Southeast King

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County plans by 3 years, a break in subarea planning for the 10-year update, and the delay of the Four Creeks/Tiger Mountain, East Renton, and Federal Way plans by 6 years.

- c) Remove of all old Snoqualmie Valley/Northeast King County community plan policies.

12) Chapter 12: Implementation, Amendments, and Evaluation

- a) Modifies an existing policy on what is allowed with annual updates to add amendments to critical area policies.
- b) Modifies an existing policy on public participation to require the County to use equitable engagement strategies, particularly from historically underrepresented or unrepresented populations.
- c) Modifies an existing policy on the analysis required for each substantive change in Comprehensive Plan updates to update these requirements.
- d) Adds new Work Plan actions regarding performance measures, public participation, mandatory inclusionary housing and community preference, old growth corridor strategies, Vashon-Maury Island coastal hazard vulnerability, wildfire risk, rural economic strategies, communications facilities, surface water management, fish passage restoration, barriers to affordable housing, short-term rentals, Vashon-Maury Island groundwater protection, and Vashon-Maury Island water systems.

13) Glossary: Adds new, modifies existing, and deletes outdated definitions.

14) Proposed Ordinance 2023-0440.2

- a) Section 2: Modifies the responsibilities for the Department of Local Services (DLS) to add equity and racial and social justice principles; add reporting requirements for performance metrics; modify when Community Needs Lists are transmitted to the Council; increases the level of community engagement required for subarea plans and community needs lists; requires community service area work programs to begin in 2025 and that the level of community engagement be higher.
- b) Section 4: Modifies the cultural programs section of code to add equity and racial and social justice principles.
- c) Sections 5-10: Adds a new rural area advisory commission.
- d) Section 18: Modifies the boundary of the Vashon sewer local service area to match a change in the map amendments.
- e) Section 23: Modifies the criteria for vacation of road rights-of-way to require the County Road Engineer's report to consider the County transportation system of the future, including use as a public trail.
- f) Section 25: Modifies the responsibility section on the activity transportation system to require DLS to coordinate with the Department of Natural Resources and Parks.
- g) Section 27: Modifies the clearing and grading permit exemptions to allow for clearing activities related to wildfire preparedness, including tree and vegetation clearing around residential structures and associated site improvements, and for utility facilities for any purpose.
- h) Section 32: Modifies the green building standards to encourage use of the social cost of carbon in life-cycle assessments.
- i) Section 33: Modifies the requirements of the Strategic Climate Action Plan (SCAP) to add the countywide greenhouse gas emission reduction targets for 2040 and 2050, to require the SCAP to be transmitted via Ordinance starting in 2030, to require a labor

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advisory council *and* to seek input from county labor and workforce development organizations, and to require collaboration with Indian tribes and the cities.

- j) Section 36: Modifies the Metro transit carbon offset and environmental attributes program to require revenue from the sales to be used on mobility services or investments.
- k) Section 37: Modifies the legal lot determination code to remove an allowance for lots created before 1937 where a road was developed by 2000.
- l) Section 38: Modifies the length of a preliminary plat approval to allow for a one-time, one year extension to receive final plat approval.
- m) Section 39: Modifies the boundary line adjustment code to allow for the creation of two additional building sites in the urban area.
- n) Section 45-48: Modifies the Comprehensive Plan cycle from eight to 10 years and moves up the transmittal and the adoption of the scoping motion by three months.
- o) Section 52: Modifies the public participation code to require the Executive to transmit, with the update, a summary of the proposal in nontechnical language and translated into the top six languages spoken other than English.
- p) Section 62: Modifies the criteria for zone reclassifications to require a site-specific zone reclassification to be based on a change in circumstance, with specified examples, and that it not harm or diminish the surrounding area.
- q) Section 63: Modifies the criteria for preliminary plat applications, so when a subdivision uses TDRs to exceed base density, the additional density does not create unmitigated impacts beyond those created at base density.
- r) Section 70: Modifies a section of code on unclassified uses to state that essential public facilities are reviewed under a special use permit (SUP).
- s) Section 146: Modifies the Residential Land Use permitted use tables to:
 - i) Remove a requirement for single detached residences and townhouses to obtain a conditional use permit (CUP) to have more than 1 residence on a lot.
 - ii) Add a new line for a duplex use (2 units), allowed where a 2-unit development is currently allowed with the same conditions, except that a duplex would be a permitted use on lots 4,500 square feet or greater with purchase of TDRs in the Snoqualmie Pass Rural Town or in the urban area, in the R-4 to R-48 zones.
 - iii) Add a new line for a houseplex use (3 to 9 units) and allowed where a 3- to 9-unit development is currently allowed, with the same conditions.
 - iv) Modifies the allowance for a manufactured home community to remove a requirement for a CUP.
 - v) Allows cottage housing in the R-12 to R-48 zones, with the same development conditions as in the R-4 to R-8 zones. Remove a requirement for a preapplication community meeting.
 - vi) Prohibits apartments in the R-1 zone.
 - vii) Removes a development condition that apartments in the R-4 to R-8 zones comply with net buildable area requirements.
 - viii) Modifies allowances for accessory dwelling units (ADUs) to set additional standards for attached ADUs, remove a requirement for the property owner to live in-site, allow two ADUs per lot in the urban area, not require street improvements in the urban area; and, in the rural area, limit when detached ADUs are allowed.

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- t) Section 147: Modifies the Recreational and Cultural Land Use permitted use tables to:
 - i) Modify the allowances for destination resorts to add development conditions with the SUP in the F and RA zones, and to remove the allowance in the UR and RB zones. The development conditions would require a preapplication community meeting, setbacks, minimum site size, minimum distance from the UGA, limits on lodging units, and provision of recreation activities.
 - ii) Allow sports clubs as a permitted use, with development conditions in the UR and R zones with development conditions that limit the size to 2,500 square feet, prohibit amplified noise, set a maximum parking ratio, and limit the hours of operation to 7am to 10pm. With a CUP in the UR and R zones, sports clubs can go up to 10,000 square feet. Modifies the allowance for a sports club in the RA zone, which requires a CUP, to prohibit amplified noise outdoors and to limit the hours of operation to 7am to 10pm.
- u) Section 148: Creates a Health Care and Residential Care Services Land Use permitted use tables, and including the following changes:
 - i) Modifies the allowance for doctor's offices/outpatient clinics to allow them in the R-4 to R-8 zones as a permitted use if they are a reuse of a public school or nonresidential facility, and with a maximum parking ratio or with a CUP with a maximum parking ratio. In R-12 to R-48 zones they would be allowed with a maximum parking ratio; they would also be prohibited in the Industrial zone.
 - ii) Modifies the allowance for hospital uses to allow subsets of hospitals to be allowed as a permitted use in the R-12 to R-48 zone.
 - iii) Adds a crisis care center use that would be allowed in the RA, R, commercial and industrial zones, either as permitted uses or with a CUP, with development conditions that can limit the use to reuse of a public school facility or surplus nonresidential facility, set minimum lot sizes, require a location near an interstate highway, and limit it to the Preston Industrial Area.
 - iv) Adds a permanent supportive housing use as a permitted use in the R-12 to R-48 zone and commercial zones and with a CUP in the R-4 to R-8 zones. Development conditions limit it to the urban area and in rural towns, require co-location with another use, exempt the use from bicycle parking and electric vehicle parking requirements, and/or require it to be part of a mixed-use development.
 - v) Adds recuperative housing, emergency supportive housing, and emergency shelter uses as a permitted use in the R-12 to R-48 zone and commercial zones and with a CUP in the R-4 to R-8 zones. Development conditions limit it to the urban area and in rural towns, require co-location with another use, and/or exempt the use from bicycle parking and electric vehicle parking requirements.
 - vi) Adds a microshelter village use as a permitted use in the R-12 to R-48 zone and commercial zones and with a CUP in the R-4 to R-8 zones. Development conditions limit it to the urban area and in rural towns, require co-location with another use, and/or exempt the use from landscaping, bicycle parking, and electric vehicle parking requirements.
 - vii) Adds a safe parking use as a permitted use in the R-12 to R-48 zone and commercial zones and with a CUP in the R-4 to R-8 zones. Development conditions limit it to the urban area and in rural towns, require co-location with another use,

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- exempt the use from landscaping, bicycle parking, and electric vehicle parking requirements, and/or include application requirements.
- viii) Adds a new other residential care use as a permitted use in the R-12 to R-48 zone and commercial zones and with a CUP in the R-4 to R-8 zones.
- v) Section 149: Modifies the General Services Land Use permitted use tables to:
- i) Modifies the allowance for general personal services to be a permitted use in the R-4 to R-48 use with a development condition that limits the size to 2,500 square feet in the R-4 to R-8 zones or 5,000 square feet in the R-12 to R-48 zones, prohibits amplified noise, sets a maximum parking ratio, and limits hours of operation to 7am to 10pm.
 - ii) Modifies the allowance for daycare I and II, to make them permitted in the A, RA, UR, R, NB, CB, RB, O, and I zones. All daycares would be subject to a development condition that is revised to remove the requirement that a daycare be an accessory use and that outdoor play equipment have a 20-foot setback from RA and R zones. For daycares with more than 12 adults and children, also removes a requirement for a CUP where a standalone daycare is proposed, where the outdoor play area didn't have a 6-foot surrounding fence, and where access isn't to an arterial.
 - iii) Modifies the development condition for animal rescue shelters as a permitted use in the RA zone, so that the buildings used to house animals only be set back 25 feet from the property line on Vashon-Maury Island, rather than 50 feet, and removes a requirement that the facility be run by a nonprofit organization.
- w) Section 150: Modifies the Government/Business Services Land Use permitted use tables to:
- i) Removes allowance for a self-service storage use in the R-12 to R-48 zones that is only allowed as an accessory to a residential use. Prohibits a self-service storage use in the White Center unincorporated activity center.
 - ii) Modifies the development condition for off-street required parking lot uses to remove an allowance for an off-site parking allowance for a social service agency in the NB zone.
 - iii) Modifies the allowance for a utility facility to require an equity impact review.
- x) Section 151: Modifies the Retail Land Use permitted use tables to:
- i) Add a development condition for retail nursery, garden center, and farm supply stores; food stores; drug stores; book, stationery, video, and art supply stores; hobby, toy, game shops; photographic and electronic shops; florist shops; and pet shops in the NB zone; and modifies the development condition for building materials and hardware stores to limit the size to 15,000 square feet in RNCCs.
 - ii) Modifies the allowance for department and variety stores in the R-4 to R-8 zones to allow the use at a permitted use with a development condition that limits the size to 1,000 square feet, prohibits a drive-through, prohibits amplified noise, sets a maximum parking ratio, and limits hours of operation to 7am to 10pm. Removes a requirement for a preapplication community meeting and the limitation to only apply to variety stores. As a conditional use in the R-4 to R-8 zones, they are allowed to go up to 2,500 square feet. In the R-12 to R-48 zones, they are allowed as a permitted use up to 5,000 square feet, prohibits drive-throughs, prohibits

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- amplified noise, sets a maximum parking ratio, and limits hours of operation to 7am to 10pm.
- iii) Modifies the allowance for food stores to add an allowance in the RA zone with a CUP and a development condition that limits it to within a former grange hall listed as a historic resource and within 1,000 square feet of an RNCC. Modifies the allowance in the R-4 to R-8 zones to allow the use at a permitted use with a development condition that limits the size to 1,000 square feet, prohibits a drive-through, prohibits amplified noise, sets a maximum parking ratio, and limits hours of operation to 7am to 10pm. Removes a requirement for a preapplication community meeting. As a conditional use in the R-4 to R-8 zones, they are allowed to go up to 2,500 square feet. In the R-12 to R-48 zones, they are allowed as a permitted use up to 5,000 square feet, prohibits drive-throughs, prohibits amplified noise, sets a maximum parking ratio, and limits hours of operation to 7am to 10pm.
 - iv) Modifies the allowance for eating and drinking places in the R-4 to R-8 zones to be a permitted use with a development condition that limits the size to 1,000 square feet, prohibits a drive-through if the building is over 200 square feet and is not located at an intersection with an arterial, prohibits amplified noise, sets a maximum parking ratio, and limits hours of operation to 7am to 10pm. Removes a requirement for a preapplication community meeting and a limitation on drinking places. Allows an eating and drinking place in these zones with a CUP up to 2,500 square feet.
 - v) Modifies the allowance for drug stores in the R-4 to R-8 zones to add it as a permitted use with a development condition that limits the size to 1,000 square feet, prohibits a drive-through, prohibits amplified noise, sets a maximum parking ratio, and limits hours of operation to 7am to 10pm. In the R-12 to R-48 zones, modifies the allowance to remove a requirement for a preapplication community meeting, prohibit drive-throughs, prohibit amplified noise, set a maximum parking ratio, and limit hours of operation to 7am to 10pm.
 - vi) Modifies the allowance for book, stationery, video, and art supply stores in the R-4 to R-8 zones as a permitted use with a development condition that limits the size to 1,000 square feet, prohibits a drive-through, prohibits amplified noise, sets a maximum parking ratio, and limits hours of operation to 7am to 10pm; and with a CUP, allows up to 2,500 square feet. In the R-12 to R-48 zones, modifies the allowance to remove a requirement for a preapplication community meeting, prohibit drive-throughs, prohibit amplified noise, set a maximum parking ratio, and limit hours of operation to 7am to 10pm.
 - vii) Modifies the allowance for florist shop stores in the R-4 to R-8 zones as a permitted use with a development condition that limits the size to 1,000 square feet, prohibits a drive-through, prohibits amplified noise, sets a maximum parking ratio, and limits hours of operation to 7am to 10pm; and with a CUP, allows up to 2,500 square feet. In the R-12 to R-48 zones, modifies the allowance to remove a requirement for a preapplication community meeting, prohibit drive-throughs, prohibit amplified noise, set a maximum parking ratio, and limit hours of operation to 7am to 10pm.

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- y) Section 152: Modifies the Manufacturing Land Use permitted use tables to:
 - i) Modify the allowance for wood products other than furniture to remove a CUP option in the F and RA zones.
 - ii) Modifies allowances for motorcycles, bicycles, and parts in the I zone to prohibit gasoline powered motorcycle manufacturing.
 - iii) Modifies the development condition for materials processing in the F zone so that where it is permitted outright, retail sales of processed materials is not allowed.
 - iv) Modifies the development condition for materials processing in the M zone, where it is permitted outright, retail sales of processed materials is not allowed and materials are generated within 3 miles of site.
 - v) Modifies the development condition for materials processing in the RA zone, where it is permitted outright, requires an operational grading permit, limits storage of materials to 3,000 cubic yards, requires that processed fill material is primarily from rural area and natural resources lands, and retail sales of processed materials is not allowed.
 - vi) Modifies the allowance for leather and leather goods to allow leather tanning and finishing as a permitted use, and other leather and leather goods manufacturing with a CUP.
- z) Section 153: Modifies the Resource Land Use permitted use tables to:
 - i) Adds a new anaerobic digester use (such uses that provide power are listed as another use in the underlying code or as an agricultural anaerobic digester) that would require a CUP in most zones, as is the case for ones providing power under the current code, but would be a permitted use in the A and RA zones. It would be limited to processing of agricultural waste in the A and RA zones and would be limited to processing of waste generated on-site in the R and UR zones.
 - ii) Modifies the allowance for growing and harvesting crops, and agricultural activities to allow it in the R, NB, CB, RB, and O zones with a development condition that sets limitations based on water supply, runoff, and compost location. In the R zones, limits the size to 4,000 square feet, buildings to 1,000 square feet and 12 feet in height, limited to raised garden beds, greenhouses, hoop houses, storage sheds, cold frames, and rain barrel systems, only allows handhold mechanical equipment, limits retail sales and all public use to 8am to 7pm, limited to one commercial delivery and pick up per day, and one sign is allowed not exceeding 100 square inches. A CUP is required on sites 20 acres or more in the R-1 zone or if these limitations are exceeded in the R zones. CUPs are not allowed in urban separators.
- aa) Section 154: Modifies the Regional Land Use permitted use tables to:
 - i) Modifies the development conditions for hydroelectric generation facility and non-hydroelectric generation facility uses to require an equity impact review.
 - ii) Modifies the allowance for fossil fuel facilities to require an equity impact review, and to require proposals to confine or mitigate all operational impacts, adequately mitigate conflicts with adjacent land uses, the full scope of environment impacts are evaluated and conditioned or mitigated, comply with applicable federal and state regulations, consultation with Indian tribes, the public, and surrounding

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- property owners to assess impacts to cultural and fisheries resources, and risks to public health and public safety are mitigated.
- bb) Section 155: Modifies the dimensional tables for R and RA zones to:
- i) Raise the base density for manufactured and mobile home communities from six dwelling units per acre to 12 dwelling units per acre. Apply this requirement to the R-4 to R-8 zones.
 - ii) Add a limit allowing exceeding the base height if one additional foot of setback is provided for each foot above the base height up to 45 feet in the R zones.
 - iii) Limits heights in the Vashon Rural Town to three stories not to exceed 40 feet and require a step back above the second story.
 - iv) Add a 65-foot maximum height limit to R-12 for providing inclusionary housing or transfer of development rights outside of the Skyway-West Hill and North Highline subarea geographies.
 - v) Removes a requirement for single-detached dwellings to be setback 10 to 20 feet from property lines abutting R-1 through R-8, RA, or UR zones.
 - vi) Adds language to the clustering provision to acknowledge other types of critical areas that requires clustering in the R-1 zone.
 - vii) Remove changes in the interim zoning code in Ordinance 19690.
- cc) Section 156: Modifies the dimensional tables for resource and commercial and industrial zones to:
- i) Establish a base and maximum density of four units per acre in the NB, CB, and O zones in RNCCs.
 - ii) Adds a development condition in the RB zone for the base density, so that the 48 units per acre only applies in the urban area and Rural Towns with mixed-use developments, or with historic properties outside of the urban area and Rural Towns.
 - iii) Removes a requirement for buildings in the White Center unincorporated activity center to have a step back above 45 feet.
 - iv) Limits heights in the Vashon Rural Town to three stories not to exceed 40 feet and require a step back above the second story.
- dd) Section 158: Modifies allowed projections into the setbacks to allow freestanding air conditioners within the setback without a recorded agreement with the neighboring property.
- ee) Section 161: Modifies the requirements for nonresidential uses in the RA, UR, and R zones to exempt sports clubs, general personal services, and retail uses from the requirements.
- ff) Section 163: Modifies the allowance for residential lot clustering in the RA, UR, and R zones to only allow it for critical areas and to preserve forestry or agricultural land uses.
- gg) Section 164: Modifies the clustering requirement in the UR zone to remove a requirement to cluster development.
- hh) Section 165 and 168: Modifies the trigger for design requirements and recreational space from four to nine dwelling units or sleeping units.
- ii) Section 166: Adds a new section with requirements for congregate housing, including common kitchens, sleeping units, and communal areas.

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- jj) Section 167: Modifies regulations for manufactured home communities to allow 12 units per acre in the R-4 to R-8 zones.
- kk) Section 170: Modifies requirements for hazardous liquid and gas transmission pipelines to require an equity impact review.
- ll) Section 171: Modifies the regulations for rural industries to state that the use shall not require substantial investments in infrastructure.
- mm) Section 177: Modifies the alternative landscaping allowances to state that crops may be planted in place of up to 25% of Type II or Type III landscaping.
- nn) Section 179: Modifies minimum off-street parking ratios to:
 - i) Establish a ratio for residential uses within ½ mile of high-capacity or frequent transit.
 - ii) Establish a ratio for duplex and houseplex uses.
 - iii) Establish a ratio for permanent supportive housing, recuperative housing, emergency supportive housing, and microshelter villages.
- oo) Section 181: Modifies requirements for pedestrian and bicycle facilities to require, in the urban area, pedestrian and bicycles facilities in commercial developments to be sufficient to support anticipated volumes and access to all ages and abilities.
- pp) Section 185: Modifies the site design standards for mineral extraction to add additional detail limiting phasing, so that each phase is no more than either 25 or 50 acres and that a third phase may not be initiated until the first phase is reclaimed. Also states that uses and improvements not directly related to an approved mineral extraction use, materials processing, or fossil fuel facility is prohibited.
- qq) Section 198: Add new requirements for developments using community on-site sewage systems or large on-site sewage systems in the rural area and natural resource lands. They may only be used if existing on-site sewage systems are failing in the area, a public agency will manage the system, the system only serves existing uses and lots, and the system is not used to exceed base density or expand nonresidential uses.
- rr) Section 207-209: Modifies the requirements for review of school capital facility plans to establish criteria for standard of service, requiring monitoring of the school impact fees collected, make the Council staff position on the school technical review committee (STRC) an ex-officio position, and require the chair of the STRC to report on the outcome of the meetings with each school district and make a recommendation to the Executive on adopting the school capital facility plans.
- ss) Section 210: Modifies the allowances for keeping of animals to limit poultry, chicken, and squab to 10 animals per lot, with a maximum of 20 animals on larger properties, and to prohibit roosters in the urban area.
- tt) Section 215-219: Modifies temporary use permit (TUP) section to:
 - i) Limit TUPs to 24 days per year; no more than six months per year, four days per month and three days per week. TUPs that are for 10 or less days may have them on consecutive days.
 - ii) Allow exempt temporary uses to have 400 attendees and employees per day.
 - iii) Require renewal of TUPs to comply with current development regulations.
 - iv) TUPs are limited to 250 guests, must comply with setback requirements, provide temporary sanitary facilities, potable water, safe parking and traffic control, accessibility, and comply with the noise regulations.

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- uu) Section 223: Modifies the regulations for TDR sending sites to allow lands participating in the forest carbon program to be sending sites.
- vv) Section 224: Modifies the regulations for TDR receiving sites to allow sites in rural towns in conformance with the TDR maximum density or duplex allowance to be receiving sites.
- ww) Section 225: Modifies the regulations for calculating TDRs to allow for rounding of fractions. Allows a TDR sending site that is in the F zone to receive one additional TDR for each lot that is eligible for verified carbon credits. Allows vacant marine shoreline sending sites without hard stabilization to receive one additional TDR per lot.
- xx) Section 236: Adds a new section that allows for in-lieu fee TDRs rather than selling TDRs with inventory is unavailable.
- yy) Section 242: Modifies the groundwater protection special district overlay (SDO) to remove uses from those that are prohibited within the SDO.
- zz) Section 243: Modifies the Fall City business district SDO to modify allowed uses, establish ground floor use requirements, establish residential density, and set requirements for the large on-site sewage system.
- aaa) Section 246: Modifies the Vashon Rural Town Community Business SDO to modify allowed uses and establish maximum height.
- bbb) Section 247: Modifies the Vashon-Maury Island Industrial SDO to modify allowed uses.
- ccc) Section 248: Adds a new Green Energy SDO and establishes allowed uses. (Also in MA 37.)
- ddd) Section 249: Adds a new Fall City Rural Town Residential SDO that establishes dimensional and density standards and sets requirements for use of community on-site sewage systems or large on-site sewage system.
- eee) Section 254-261: For inclusionary housing:
 - i) Adds all of the unincorporated urban areas and Rural Towns with sewer as eligible for the voluntary inclusionary housing areas;
 - ii) Establishes placeholders for the inclusionary housing affordability levels and maximum density;
 - iii) Limits the height in the Snoqualmie Pass Rural Town to 65 feet and in the Vashon Rural Town to 40 feet;
 - iv) Limits community preference and affirmative marketing requirements to Skyway-West Hill and North Highline; and
 - v) Limits the fee in-lieu allowance to the mandatory area.
- fff) Section 263: Modifies the alternative housing demonstration project to add an area at the Snoqualmie Pass Rural Town for congregate housing. (Also in MA 31.)
- ggg) Section 254: Modifies the North Highline design standards to add an exemption for affordable housing projects (the minimum percentage of units that must be income-restricted is to be determined (TBD)).
- hhh) Section 270-275: Establishes new standards for operation of recuperative housing, emergency shelters, emergency supportive housing, microshelter villages, and safe parking sites.

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- iii) Section 278: Requires the Executive to transmit the 30-year Forest Plan, Clean Water Healthy Habitat Strategic Plan, and the Wildfire Risk Reduction Strategy to the Council via motion.
- jjj) Section 279: Repeals the following sections/chapters of Code:
 - i) An outdated references to a SEPA exemption for the transportation concurrency map updates and rules required in the 1990s.
 - ii) Outdated provisions for clearing in the RA zones.
 - iii) Outdated plans for parks, affordable housing, nonmotorized transportation, arterial HOVs, basins,
 - iv) The Fall City Subarea plan (replaced by Attachment J).
 - v) Provisions for Fully Contained Communities and Urban Planned Developments.
 - vi) Provisions for a Residential Density Incentives program.
 - vii) A provision in the TDR program related to greenhouse gas emission calculations.
 - viii) The highway-oriented development SDO.
 - ix) The expired rural forest demonstration project, and the low-impact development and Built Green demonstration project.
 - x) The expiration of the homeless encampment code, and the provision that makes them illegal after January 1, 2025.
- 15) Modifications to the Four-to-One Program
 - a) CPP changes:
 - i) Clarifies that only residential development is allowed;
 - ii) Only allows Four-to-One projects adjacent to the 1994 Urban Growth Area boundary;
 - iii) Requires a tri-party interlocal agreement to add the urban portion of the project to the City's Potential Annexation Area (PAA), between the County, the City, and the applicant;
 - iv) Requires projects that are within a PAA to be developed only after it has been annexed into the City; and
 - v) Requires a minimum of $\frac{3}{4}$ of the natural area to be on-site and to fully surround the urban portion.
 - b) Comprehensive Plan changes:
 - i) Increases the minimum density of the urban area from 4 to 8 units per acre; and
 - ii) Requires a tri-party interlocal agreement to annex the urban portion of the project prior to development.
 - c) King County Code changes:
 - i) Requires applicants to start the process through the docket process, in the scoping motion, or in an area zoning and land use study included in the public review draft;
 - ii) Adds specificity to the tri-party interlocal agreement, requiring it to be approved by ordinance, specify conditions including, but not limited to, restrictions on residential uses, required minimum density, timing and sequencing of development, annexation requirements, or requirements regarding the conservation easement;
 - iii) Provides for the situation where the CPP amendment is not ratified;
 - iv) Requires a term conservation easement for the natural area prior to Council approval of the project. Requires the final dedication to be fee-simple,

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- conservation easement, or on-site subdivision tract, and to be dedicated prior to final plat approval;
 - v) Requires that the urban portion of the project not interrupt an existing continuous band of public open space, parks, or watersheds;
 - vi) Requires the natural area to have a 50-foot landscaped buffer surrounding the urban portion;
 - vii) States that active recreation uses cannot exceed 5% of the total natural area, including any off-site natural area; and
 - viii) Requires proposals that area over TBD number of dwelling units to provide a TBD percentage of affordable units. (These numbers are TBD as they are tied to the inclusionary housing changes).
- 16) Attachment H: Vashon-Maury Island Subarea Plan
- a) Adds a policy allowing the siting of behavioral and mental health services in the Vashon Rural Town.
 - b) Adds a policy supporting and partnering with emergency service providers, the airport district, ferries, and the community to provide emergency medical transportation.
- 17) Attachment I: Map Amendments
- a) Map Amendment 1: Amends the UGA to remove 3 parcels from the urban area and changes their zoning from I to RA-5.
 - b) Map Amendment 4: Revises the 5,000 square foot tenant space limit to initial design.
 - c) Map Amendment 7: Amends the zoning on a parcel near Kent from I to R-1.
 - d) Map Amendment 8: Amends the designation of parcels acquired by King County for open space purposes to "os." Amends the zoning of parcels located south of Interstate-90, south of the City of Snoqualmie from RA-5 to RA-10.
 - e) Map Amendment 9: Removes the Vashon Rural Town Affordable Housing SDO (also repealed in the Code), modifies the designation of parcels acquired by King County for open space purposes to "os," modifies the zoning on a parcel on SW 174th Street near Vashon Highway from CB to R-12, removes potential zoning, removes split R-1/R-4 zoning on a parcel on Vashon Highway near SW 184th Way to R-4, repeals VS-P29, VS-P30, and VS-P31, converts VS-P29 and VS-P30 into SDOs, and applies the SDO to additional parcels. Removes other P-suffix conditions that no longer apply.
 - f) Map Amendment 11, 12, 13, 15, 16, 17, 18, 19 and 20: Removes outdated P-suffix conditions on Vashon-Maury Island.
 - g) Map Amendment 22: Adds a P-suffix regarding manufactured home communities to a parcel and updates language to remove the requirement for minimum density.
 - h) Map Amendment 26: Changes a parcel from NB to RA-2.5 near Preston.
 - i) Map Amendment 27: Amends the land use designation a parcel in Preston from "rn" to "f".
 - j) Map Amendment 28: Amends the zoning on a parcel near the Raging River from M to RA-10.
 - k) Map Amendment 30: Amends the land use designation from "ra" to "os," and amends the zoning from I to UR, RA-5, or M in areas near the City of Snoqualmie.
- 18) Attachment J: Snoqualmie Valley / Northeast King County Subarea Plan
- a) Establishes a vision and guiding principles.

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- b) Adopts 8 land use policies, 5 housing policies, 3 health and human services policies, 3 environment policies, 5 parks and open space policies, 8 transportation policies, 2 services and utilities policies, and 7 economic development policies.
- c) Adds known implementation actions including 3 transportation studies, economic development activities, community needs list.
- d) Establishes performance measures, including standardized measures across rural unincorporated, and Snoqualmie Valley/Northeast King County specific measures, including acres in the Snoqualmie APD protected by a Farmland Protection Program easement, percentage in active farming, number of beginning and historically disinvested groups starting farming, restored riparian habitat in WRIA 7, road closures during flooding, transit ridership, sidewalks constructed, and permits issued.