



YOUR FUTURE YOUR VOICE

2024 Comprehensive Plan Public Review Draft Summary June 2023

King County is developing a once-a-decade update to its Comprehensive Plan,¹ which guides where people live, work, and play in unincorporated King County. As required by the Washington State Growth Management Act,² the Plan guides County policy for the next 20 years for local services, land use, and development regulations in unincorporated King County and for regional services throughout the county, such as transit, sewers, parks, trails, and open space.

The Plan update process began in 2022 with creation of a Scope of Work³ and will continue through adoption by the King County Council at the end of 2024 – which is why the project is known as the "2024 Update." The 2024 Update is a comprehensive review of the Plan and focuses on proposals related to equity, housing, and climate change.

The following is a summary of the Public Review Draft of the 2024 Update.^{4,5} The County is asking for your input on these ideas. Comments can be submitted by July 15, 2023, by email to CompPlan@kingcounty.gov or via an online feedback form at publicinput.com/y8200. Opportunities for providing verbal comments are also available and can be found at www.kingcounty.gov/CompPlan.

Your input on these proposals will be used to help refine and finalize the King County Executive's Recommended 2024 Update, which is anticipated to be submitted to the King County Council in December 2023 along with a State Environmental Policy Act (SEPA) Draft Environmental Impact Statement. Additional opportunities for public review and input on the 2024 Update will occur as part of Council review of the proposals throughout 2024.

Additional issues not included in this summary may be considered as part of the 2024 Update, where appropriate and consistent with required SEPA review.

More information about the Comprehensive Plan and the 2024 Update can be found at www.kingcounty.gov/CompPlan.

¹ King County Comprehensive Plan [\[LINK\]](#)

² Revised Code of Washington Chapter 36.70A [\[LINK\]](#)

³ Motion 16142 [\[LINK\]](#)

⁴ The summary is organized according to the framework established in the approved Scope of Work. Because the update's focus areas are broad, complex, and inter-related, the scoping topics contain issues that overlap; the County is coordinating internally and integrating relevant analysis and proposals to prevent siloed work in the focus areas.

⁵ Other policies related to these topics currently exist in the Comprehensive Plan. Because this document is focused on new proposals being added in 2024, those existing policies are not identified here.



A. Scope of Work Topic: Reduce housing and business displacement and advance equity for those who are Black, Indigenous, People of Color, immigrants, and/or refugees, especially those who also earn less than 80 percent of the area median income.⁶

Summary of Public Review Draft Proposals

1. Support **housing stability** and **mitigate and prevent residential displacement** in unincorporated King County through strategies that increase access to affordable housing for historically underrepresented populations who experienced systemic racism or discrimination in accessing housing opportunity. Some examples include:
 - a. incentivize projects that **promote housing stability, prevent displacement, and promote equitable development** as part of King County’s financing of affordable housing;
 - b. support **community-driven development** projects, including prioritization for affordable housing and community development investments;
 - c. support strategies to **address racially disparate impacts** for Black, Indigenous, and People of Color households such as **increasing home ownership** and supporting community-driven development;
 - d. require County participation in regional **tenant protection** efforts, including County support of programs and strategies that prevent eviction and provide rental assistance;
 - e. County partnership with others to preserve and improve the quality of **manufactured housing communities in unincorporated King County**;

⁶ The annual household income the U.S. Department of Housing and Urban Development calculates for each metropolitan region.

- f. support reuse of nonresidential buildings, such as extended stay hotels, as **permanent supportive housing**; and
- g. create a **voluntary inclusionary housing incentive program** for unincorporated King County modeled after recently adopted voluntary and mandatory inclusionary housing regulations for Skyway-West Hill and North Highline.⁷ The program would offer density bonuses and other regulatory flexibilities (such as increases in building heights and reductions in requirements for parking) in exchange for providing on-site affordable units as part of a market-rate residential or mixed-use development project. The program would apply to residentially and commercially zoned properties in urban unincorporated King County and in the Rural Towns of Snoqualmie Pass and Vashon. This program would update and replace the current Residential Density Incentive Program and the Vashon Rural Town Affordable Housing Special District Overlay.

Note that a “fee-in-lieu” of construction of affordable units with market-rate units and offsite development option exists in the current code for both mandatory and voluntary areas in Skyway-West Hill and North Highline. The County is evaluating whether the expanded program should 1) extend that allowance for all voluntary areas or 2) limit it to only the mandatory areas in Skyway-West Hill and North Highline. Because this review is ongoing, proposed changes were not able to be included in the Public Review Draft. However, the County welcomes input on this issue to inform what will be included in the Executive Recommended Plan.

To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services, Ordinance amendments to King County Code (K.C.C.) Chapter 21A.48, and Vashon Affordable Housing Special District Overlay Report. To read existing fee-in-lieu regulations: See K.C.C.⁸ 21A.48.080

- 2. Support actions to mitigate and prevent **cultural displacement**, such as community-driven affordable housing, protections of cultural institutions and community gathering spaces, and supporting culturally appropriate childcare. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*
- 3. Support actions, such as business innovation districts and community stabilization initiatives, to mitigate and prevent **economic displacement of businesses** and to recognize the role of small businesses in creating opportunity for Black, Indigenous, and People of Color; immigrants and refugees; the LGBTQIA+ community; women; and other historically underrepresented groups. *To read in the Public Review Draft: See Comprehensive Plan Chapter 10 Economic Development*
- 4. Require the County to work with other jurisdictions, agencies, and partners to encourage a **wide range of housing affordable at all income levels** to equitably meet the needs of a diverse population. This includes those who are Black, Indigenous, People of Color, immigrants, and refugees; those who also earn less than 80 percent of the area median income; and other intersectional populations, such as people with disabilities, seniors,

⁷ Ordinance 19555 [\[LINK\]](#)

⁸ K.C.C. [\[LINK\]](#)

LGBTQIA+ people,⁹ and women. Strategies could include community-driven developments and land trusts, affirmative marketing plans, and gathering input from these culturally specific communities in the pre-development phase to ensure the housing is welcoming and appropriate. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*

B. Scope of Work Topic: Integrate a pro-equity and anti-racist policy framework into the Comprehensive Plan that improves outcomes for those who are Black, Indigenous, People of Color, immigrants, and/or refugees, especially those who also earn less than 80 percent of the area median income.

Summary of Public Review Draft Proposals

1. Require intentional, targeted actions, such as adopting zoning practices that increase the types and/or density of housing allowed, that repair harms to Black, Indigenous, and other People of Color households from past and current **racially exclusive and discriminatory land use and housing practices** that resulted in racially disparate impacts (including development patterns, disparate homeownership rates, disinvestment in communities, and infrastructure availability). *To read in the Public Review Draft: See Comprehensive Plan Chapters 1 Regional Growth Management Planning and 4 Housing and Appendix B Housing*
2. Support **equitable development projects and investments** (such as community-driven development for affordable housing, local businesses, and community facilities) in areas most directly impacted by structural racism and discrimination that are at a higher risk of displacement. This help improve access to economic and health opportunities for populations and communities experiencing disparities in life outcomes. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*
3. When evaluating and implementing its land use policies, programs, investments, and practices, require the County to proactively address issues of **equity, social, and environmental justice; racially and environmentally disparate health outcomes; and physical, economic, and cultural displacement**. *To read in the Public Review Draft: See Comprehensive Plan Chapter 1 Regional Growth Management Planning*
4. Support **equitable public engagement in County planning processes** in a manner that centers and prioritizes populations historically underrepresented or excluded from planning processes. *To read in the Public Review Draft: See Comprehensive Plan Chapter 1 Regional Growth Management Planning*
5. Require engagement with historically underrepresented populations to advance community-driven development, implementation, and evaluation of **countywide affordable housing goals, policies, and programs**. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*

⁹ LGBTQIA+ means people that are Lesbian, Gay, Transgender, Bisexual, Queer, Intersex, Asexual, Plus. As an evolving acronym, the plus symbol includes all other identities on the gender and sexuality spectrum not included already.

6. Require climate solutions that result in equitable outcomes that benefit **frontline communities**.¹⁰ Require prioritizing and supporting ongoing partnerships with frontline communities in co-development and implementation of County climate planning, policies, and programs. Require investment in and enabling of culturally and linguistically contextualized climate change engagement and community education with frontline communities. Require work with regional partners to advance climate equity. *To read in the Public Review Draft: See Comprehensive Plan Chapter 5 Environment*
7. Support improving access to farmland for **traditionally underserved and/or socially disadvantaged farmers**,¹¹ and update associated County agricultural planning processes to help ensure that agriculture remains economically viable for all farming communities. *To read in the Public Review Draft: See Comprehensive Plan Chapter 3 Rural Areas and Natural Resource Lands*
8. Support transportation services and facilities that **equitably provide mobility services** to communities with the greatest need, especially populations who are Black, Indigenous, and People of Color; immigrants, and/or refugees; and other intersectional populations. Evaluate displacement risks resulting from transportation programs, projects, and services. *To read in the Public Review Draft: See Comprehensive Plan Chapter 8 Transportation*
9. Support provision of **accessible and culturally appropriate information about and opportunities for engagement on transportation** services, infrastructure, and planning, including for Black, Indigenous, and People of Color; immigrant and refugee populations; and other intersectional populations. *To read in the Public Review Draft: See Comprehensive Plan Chapter 8 Transportation*
10. Support strategies to improve **equitable economic opportunity**, such as encouraging priority hire programs and stabilizing local business districts to prevent displacement. *To read in the Public Review Draft: See Comprehensive Plan Chapter 10 Economic development*
11. Improve **coordination with Indian tribes** based on recommendations developed with Indian tribal governments and consistent with new state requirements; details are to be determined pending additional engagement with the Indian tribes. *To read in the Public Review Draft: See Comprehensive Plan Chapter 1 Regional Growth Management Planning*
12. In the 2016 Comprehensive Plan update, the County removed **the term “citizen”** from the plan to reflect that the County serves all residents, regardless of citizenship status. Similar changes to the development regulations in the King County Code were not made at the time. The County will complete this work by removing the term "citizen" from its

¹⁰ King County defines frontline communities as those that will be disproportionately impacted by climate change; these are populations that face historic and current inequities, often experience the earliest and most acute impacts of climate change and have limited resources and capacity to adapt. This includes: Black, Indigenous, and People of Color communities; immigrants and refugees; people living with low incomes; communities experiencing disproportionate pollution exposure; women and gender non-conforming individuals; LGBTQIA+ people; people who live or work outside; those with existing health issues (like asthma and heart disease); people with limited English skills; those experiencing pregnancy; and other climate-vulnerable groups.

¹¹ The U.S. Department of Agriculture (USDA) defines socially disadvantaged farmers and ranchers (SDFRs) as those belonging to groups that have been subject to racial or ethnic prejudice. SDFRs include farmers who are Black or African American, American Indian or Alaska Native, Hispanic or Latino, and Asian or Pacific Islander. For some but not all USDA programs, the SDFR category also includes women.

development regulations and replacing it with more inclusive language. *To read in the Public Review Draft: See Ordinance amendments throughout the K.C.C.*

13. To improve process equity and help support equitable community outcomes, King County created a **Comprehensive Plan Equity Work Group** as part of the 2024 Update. Collaborate with the Work Group on the current conditions analysis and develop a framework for equity impact analysis of the proposals. Work together to shape the proposed housing strategies in the 2024 Update. Identify opportunities to improve equitable comprehensive planning and engagement for future plan updates. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Ordinance amendments to K.C.C. Chapter 21A.48*

C. Scope of Work Topic: Improve health equity outcomes in communities with the greatest and most acute needs.

Summary of Public Review Draft Proposals

1. Require the County to improve access to **local parks and green spaces in Opportunity Areas** where disparities exist due to historic and ongoing underinvestment.¹² *To read in the Public Review Draft: See Comprehensive Plan Chapter 7 Parks, Open Space and Cultural Resources*
2. Support equitable and sustainable healthy food access to help make **locally grown, healthy, and culturally relevant foods** available and reflective of King County communities and traditionally underserved and/or socially disadvantaged farmers (as defined by the USDA). Support the development of and collaboration with programs that produce and distribute affordable and healthy foods, provide nutrition incentives, and increased ability to use food assistance benefits. *To read in the Public Review Draft: See Comprehensive Plan Chapter 3 Rural Areas and Natural Resource Lands*
3. Change "**marijuana**" terminology to "cannabis," to help reduce the historic and racist stigmatization of cannabis use and to align with recent changes in state law. These technical changes are being made in the Comprehensive Plan, Vashon-Maury Island Subarea Plan, King County Code, and King County Zoning Atlas (see more under subsection G. "Additional Land Use and Zoning Map Amendments" in the General section below). *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services, Vashon-Maury Island Subarea Plan Chapter 11 Implementation, Ordinance amendments throughout the K.C.C., and Land Use and Zoning Map Amendments*
4. Support actions that limit disproportionate concentrations of **retail sales and advertisement of tobacco and cannabis** in areas with high percentages of youth and/or residents who are Black, Indigenous, and People of Color. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*

¹² Opportunity Areas are locations where residents have a lower average income, poorer health outcomes, and are more than 0.25-miles to a park in urban unincorporated areas, and more than 2 miles from a park in rural unincorporated areas.

5. Prioritize investments in strategies and programs that **support young people** in reaching their full potential, such as through programming that builds life, academic, and employment skills. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*
6. Support actions for and investments in **culturally relevant and equitable health and human service delivery**, such as behavioral health services and facilities. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*
7. Support incorporating **people-centered design**¹³ that includes principles of patient-centered, recovery-oriented, and trauma-informed care in County-owned or -funded regional health and human services facilities, behavioral health facilities, emergency shelters, transitional and permanent supportive housing, and affordable housing. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*
8. Help reduce the health impacts of extreme heat on frontline communities and vulnerable populations by working with partners to implement actions that reduce the impacts of extreme heat in frontline communities and historically underserved neighborhoods with less tree canopy and open space, such as through investment in green infrastructure and supporting use of passive cooling approaches and energy efficient cooling technologies. *To read in the Public Review Draft: See Comprehensive Plan Chapter 2 Urban Communities*

¹³ People-centered design has the potential to build on the individual's and/or communities' resiliency, mitigate prior trauma, prevent further harm, and promote healing, especially when developed in consultation with those experiencing the space. Such design incorporates elements that support physical, psychological, and emotional safety, such as: access to nature, clear wayfinding, wider hallways, open and well-lit stairways, clear sightlines, noise mitigation, flexible lighting, calming paint colors, exterior fences, reflecting and honoring culture, and warm and welcoming open spaces and communal areas.



A. Scope of Work Topic: Comprehensive housing policy review and update.

Summary of Public Review Draft Proposals

1. Incorporate requirements of House Bill 1220,¹⁴ including policies addressing **housing needs and racially disparate impacts**. See more details in the Housing subsection B. below and in the Pro-Equity section above. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services, Appendix B Housing, and Ordinance amendments to K.C.C. Chapters 21A.06, 21A.08, 21A.12, 21A.18, 21A.24, 21A.32, 21A.43, and 21A.48*
2. Adopt a King County **Housing Needs Assessment**. The assessment found that there is sufficient zoning capacity for housing available for all income segments in unincorporated King County except for emergency housing. Code changes are proposed that would explicitly allow **emergency housing** (such as emergency shelters, micro-modular villages, and other emergency housing types) in the urban unincorporated area in the CB (Community Business), RB (Regional Business), O (Office), R-12 (Urban Residential, 12 dwelling units per acre), R-18 (Urban Residential, 18 dwelling units per acre), R-24 (Urban Residential, 12 dwelling units per acre), and R-48 (Urban Residential, 12 dwelling units per acre) zones, subject to conditions, to create the capacity to address the shortfall. *To read in the Public Review Draft: See Comprehensive Plan Appendix B and Ordinance amendments to K.C.C. Chapters 20.20, 21A.06, 21A.08, and 21A.18*
3. Align policies with **current housing strategies, practices, and resources** and **regional housing funding guidelines and priorities**. See more details in the Housing subsection B. below and in the Pro-Equity section above. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*
4. Update **affordable housing income levels** in the Plan to use consistent affordability terminology and standards. Clarifying housing income bands will increase the transparency of incentives and resource distribution within affordable housing projects in King County. *To*

¹⁴ Engrossed Second Substitute House Bill 1220 [\[LINK\]](#)

read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services

B. Scope of Work Topic: Improve affordable housing supply, especially for those who are Black, Indigenous, People of Color, immigrants, and/or refugees and that earn less than 80 percent of the area median income.

Summary of Public Review Draft Proposals

1. Require monitoring of progress towards meeting **countywide housing targets, countywide affordable housing needs, and eliminating disparities in access** to housing and neighborhood choice. Require updates to countywide and King County strategies when they are not resulting in adequate affordable housing to meet the countywide need. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*
2. Through the Growth Management Planning Council (GMPC),¹⁵ require regional planning, coordination, and accountability that supports **affordable housing efforts across the county**, including actions towards and monitoring of implementation of the Regional Affordable Housing Task Force report.¹⁶ *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*
3. Prioritize working with other jurisdictions, agencies, and partners to support an **equitable distribution of affordable housing and supportive services** countywide as outlined in the County's Equity and Social Justice Strategic Plan; Best Starts for Kids Implementation Plan; Health Through Housing Implementation Plan; Veterans, Seniors and Human Services Levy Implementation Plan; Mental Illness and Drug Dependency Behavioral Health Sales Tax Fund Plan; and other housing and human services-related implementation plans. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*
4. In County-funded affordable housing subsidy programs, prioritize **affordable housing projects** that serve individuals and households at or below 50 percent of area median income for rental projects, at or below 80 percent of area median income for homeownership projects, and/or in areas where there is a severe shortage of affordable housing. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*
5. Encourage regional land use and investment strategies that support **mixed-use and mixed-income urban developments** as a way to help racially and economically integrate neighborhoods, increase housing and transportation choices throughout King County, and improve housing stability for people of all incomes. This includes land use strategies such as middle housing and inclusionary housing, transit-oriented development, and affordable housing that serves a range of incomes below 80 percent of area median income. *To read*

¹⁵ A countywide policy-making body required by the Growth Management Act, consisting of elected officials from King County, Seattle, Bellevue, other cities and towns in King County, special purpose districts, and the Port of Seattle. [\[LINK\]](#) The GMPC oversees the King County Countywide Planning Policies. [\[LINK\]](#)

¹⁶ Regional Affordable Housing Task Force Final Report and Recommendations as adopted by [Motion 15372](#)

in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services

6. Support development of **climate-resilient affordable housing** throughout the County's regional and local housing strategies and actions, such as prioritizing awarding subsidies to climate-resilient affordable housing projects and advocating for incentives that support climate-resilient practices in the statewide green building standards for affordable housing. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*
7. To reduce displacement risks and support development of more affordable housing, create an **unincorporated-wide voluntary inclusionary housing incentive program** for residential and commercial zones. See more details in the Pro-Equity section above. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services and Ordinance amendments to K.C.C. Chapter 21A.48*
8. Repeal the **Vashon Rural Town Affordable Housing Special District Overlay** and rely instead on the new inclusionary housing program discussed in the Pro-Equity section above. The Overlay was not successful in producing any affordable units, and the new inclusionary housing program is anticipated to more effectively support the improved affordable housing access intended by the Overlay. The Vashon-Maury Island Subarea Plan is also amended to reflect this change and align with the inclusionary housing program. *To read in the Public Review Draft: See Vashon-Maury Island Subarea Plan Chapter 6 Housing and Human Services, Ordinance amendments to K.C.C. Chapters 21A.34 and 21A.48, Land Use and Zoning Map Amendments, and Vashon Affordable Housing Special District Overlay Report*
9. Require the County to work with other jurisdictions, agencies, and partners to encourage a **wide range of housing affordable at all income levels that equitably meets the needs of a diverse population**. See more details in the Pro-Equity section above. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services, Appendix B Housing, and Ordinance amendments to K.C.C. Chapters 21A.06, 21A.08, 21A.12, 21A.18, 21A.24, 21A.32, 21A.43, and 21A.48*

C. Scope of Work Topic: Expand housing options.

Summary of Public Review Draft Proposals

1. Incentivize development of new affordable housing that includes sufficient two-, three-, and four-bedroom dwelling units to meet space needs of anticipated households and **promote culturally relevant housing options**. *To read in the Public Review Draft: See Comprehensive Plan Chapter 4 Housing and Human Services*
2. Expand housing options by increasing the types of housing allowed in low-density urban residential zones to support development of **middle housing**, which is typically more affordable than traditional single-detached homes. Allow outright duplex, triplex, and fourplex multifamily developments in all residential zones in unincorporated King County. Limit building heights to 35 feet in lower-density zones, to support compatible development with existing neighborhoods. Adjust minimum and maximum lot widths to keep scale of buildings small to support multiple units and improved affordability. Reduce landscaping and on-site recreation requirements, and reduce parking requirements, to incentivize

development of the middle housing types and improve affordability. Allow outright apartments (five units or more) in lower-density zones if the site allows. *To read in the Public Review Draft: See C Ordinance amendments to K.C.C. Chapters 21A.06, 21A.08, 21A.12, 21A.18, 21A.24, 21A.32, 21A.43, and 21A.48 and Middle Housing Report*

3. The Washington State Legislature adopted new regulations for **accessory dwelling units** (ADUs) in the urban area during the 2023 legislative session. As part of the 2024 update, the County is reviewing the King County Code to ensure conformity with those new requirements. Because of the timing of the recent state action, proposed changes were not able to be included in the Public Review Draft. However, the County welcomes input on the current urban ADU regulations to inform what will be included in the Executive Recommended Plan. *To read existing ADU regulations: See K.C.C. 21A.08.080.B.7.a.*



A. Scope of Work Topic: Alignment with and advancement of King County’s 2020 Strategic Climate Action Plan¹⁷ to reduce greenhouse gas emissions, support sustainable and resilient communities, and prepare for climate change.

Summary of Public Review Draft Proposals

1. Create a new Comprehensive Plan **climate change Guiding Principle** and associated policy direction that elevates and advances the County’s commitment to reduce greenhouse gas emissions, advance climate equity, and prepare for climate change impacts consistent with the Strategic Climate Action Plan. *To read in the Public Review Draft: See Comprehensive Plan Chapter 1 Regional Growth Management Planning*
2. Require climate solutions that result in equitable outcomes that benefit **frontline communities**; see more details in the Pro-Equity section above. *To read in the Public Review Draft: See Comprehensive Plan Chapter 5 Environment*
3. Update **greenhouse gas emissions reductions targets** to match those in the Countywide Planning Polices and the King County Strategic Climate Action Plan. Require King County to regularly assess and report on countywide greenhouse gas emissions. *To read in the Public Review Draft: See Comprehensive Plan Chapter 5 Environment*
4. Require the County’s development regulations and programs to reduce energy use, increase the use of renewable energy, and **phase out fossil fuel use** in the built environment. Require County programs to prioritize access and affordability for frontline communities. Encourage energy utilities to provide fossil fuel reduction strategies and support regulatory changes that facilitate this transition. Set fossil fuel use reduction goals for County operations and require fossil fuel elimination action plans that identify strategies to replace fossil fuel usage with renewable electricity sources. *To read in the Public Review Draft: See Comprehensive Plan Chapter 5 Environment*

¹⁷ King County 2020 Strategic Climate Action Plan [LINK](#)

5. Support actions, such as increasing methane capture and use at King County owned landfills and wastewater treatment facilities, that remove barriers for and maximize use of **renewable natural gas** to decrease reliance on greenhouse gas-emitting carbon fuels. *To read in the Public Review Draft: See Comprehensive Plan Chapter 9 Services, Facilities and Utilities*
6. Integrate consideration of equity and social justice impacts in the siting of **renewable energy technologies**. *To read in the Public Review Draft: See Comprehensive Plan Chapter 9 Services, Facilities and Utilities*
7. Promote investment in **equitable transit-oriented development** to help reduce emissions from the transportation sector. This includes prioritizing housing affordable to those earning less than 80 percent of the area median income in transit-oriented development on King County Metro property. It also includes considering land use, inclusionary housing, anti-displacement measures, and community characteristics when planning bus rapid transit investments. And it supports partnering with regional affordable housing funders to align resources to advance regional housing development goals. *To read in the Public Review Draft: See Comprehensive Plan Chapter 8 Transportation*
8. Support expansion of private **electric vehicle** use, including opportunities to improve equitable access to electric vehicle information, incentives, and charging infrastructure. This could include: providing information in multiple languages about electric vehicle ownership, supporting electric carsharing programs in underserved communities, and supporting increased federal or state rebates for households with low incomes for the purchase or leasing of electric vehicles. *To read in the Public Review Draft: See Comprehensive Plan Chapter 8 Transportation*
9. Require the County to take steps to plan for and reduce **wildfire impacts** in the wildland-urban interface in unincorporated King County. Encourage cities in the wildland-urban interface to conduct wildfire risk assessment and planning. Support actions to improve forest health and wildfire resilience on forest lands. Amend clearing and grading regulations to allow for improved vegetation management to reduce wildfire risk near residential buildings and for powerlines adjacent to road rights-of-way. Collaborate with regional partners to reduce landslide and flooding risks resulting from wildfire damage and associated impacts. Support actions that reduce health impacts of wildfire smoke. Support actions for community wildfire education and preparedness. *To read in the Public Review Draft: See Comprehensive Plan Chapters 3 Rural Areas and Natural Resource Lands and 5 Environment*
10. Support actions and programs that provide frontline communities with skill development for and access to **living-wage green jobs**, such as increasing County employment on-ramps that lead to green jobs and careers. *To read in the Public Review Draft: See Comprehensive Plan Chapter 10 Economic Development*
11. Support actions and programs that increase waste prevention, reuse, recycling, and composting, improve resource conservation, and help achieve the goal of cost-effective **zero waste of resources**. Actions could include supporting innovative technologies that can recover useful materials and adopting regulations that make waste prevention and recycling easier. *To read in the Public Review Draft: See Comprehensive Plan Chapter 9 Services, Facilities and Utilities*

B. Scope of Work Topic: Integrate and implement Clean Water, Healthy Habitat goals.

Summary of Public Review Draft Proposals

1. Strengthen requirements for shoreline development to be located and designed to avoid the need for future **shoreline stabilization** over the life of the structure, consistent with recent state-level legislative changes and current practices. Allow new or replacement structural shoreline stabilization only when a geotechnical report confirms a time-sensitive need for the stabilization. In such cases, require the use of nonstructural shoreline stabilization measures first, then soft structural shoreline stabilization if nonstructural solutions are not feasible; new or replacement hard structural stabilization (including bulkheads) would only be allowed in limited circumstances. Encourage shoreline development to be set back enough from steep slope and erosion hazards to protect them over the life of the development, not just at the time of construction. *To read in the Public Review Draft: See Comprehensive Plan Chapter 6 Shorelines and Ordinance amendments to K.C.C. Chapter 21A.24*
2. To further **protect environmental quality and important ecological functions**, support implementation of the County's fish passage restoration program, Land Conservation Initiative,¹⁸ and Clean Water and Healthy Habitat strategic plan.¹⁹ *To read in the Public Review Draft: See Comprehensive Plan Chapter 5 Environment*
3. Support restoration and enhancement of flood storage, flood conveyance, and ecological functions through **floodplain management actions that provide multiple benefits**, rather than a singular outcome. Other benefits flood risk reduction projects may include are resiliency to climate change, consistency with King County's equity and social justice goals, improvements to habitat, expanded recreation access, or improvements to viability of farming or forestry land uses in the vicinity. *To read in the Public Review Draft: See Comprehensive Plan Chapter 5 Environment*
4. Review and update of the County's **critical areas regulations**, using best available science, such as: reflecting no net loss requirements in state law and updating regulations for wetlands, geologically hazardous areas, fish and wildlife habitat conservation areas, and critical aquifer recharge areas. This work is ongoing; so, proposed changes were not able to be included in the Public Review Draft. However, the County welcomes input on the current regulations to inform what will be included in the Executive Recommended Plan. *To read existing critical area regulations: See Comprehensive Plan Chapter 5 Environment and K.C.C. Chapter 21A.24*
5. Amend Critical Areas code and Clearing and Grading code to allow for **management of beaver dams**. This would allow for actions to reduce or mitigate the impacts or hazards of beaver dams, including but not limited to removal of a beaver dam or portion of a beaver dam; the installation, maintenance, adjustments, replacement, and removal of beaver dam devices; and removal of sticks and other debris accumulated against beaver dam devices. *To read in the Public Review Draft: See Ordinance amendments to K.C.C. Chapters 16.82 and 21A.24*

¹⁸ King County Land Conservation Initiative [\[LINK\]](#)

¹⁹ King County Clean Water Healthy Habitat [\[LINK\]](#)

6. Support actions for regional collaboration on **stormwater management** planning, regulations, and funding to prioritize regional stormwater system improvements where cost-effectiveness and the benefits to communities and ecosystems are the greatest, regardless of jurisdictional boundaries. *To read in the Public Review Draft: See Comprehensive Plan Chapters 5 Environment and 9 Services, Facilities and Utilities*

C. Scope of Work Topic: Increase land conservation.

Summary of Public Review Draft Proposals

1. The GMPC is currently considering possible changes to the **Four-to-One program**. Some of the changes being evaluated include whether to allow: reduced open space dedication for lands with high ecological value, facilities to be located in the rural area, nonresidential developments, multifamily developments, and projects along the Urban Growth Area boundary as set by previous joint planning agreements rather than the original 1994 boundary. If changes are recommended by the GMPC, the Comprehensive Plan and King County Code would also need to be amended accordingly. The scope of those changes will be determined when the GMPC completes its review. *To read existing Four-to-One regulations: See Countywide Planning Policies²⁰ Development Patterns Chapter, Comprehensive Plan Chapter 3 Rural Areas and Natural Resource Lands, and K.C.C. Chapter 20.18*
2. Update **Transfer of Development Rights (TDR)** program regulations. Allow urban open space acquired using conservation futures tax funding to become TDR sending sites. Clarify study requirements for impacts of using TDRs to increase base densities in formal subdivisions. Incentivize preservation of vacant marine shoreline parcels without hard structural stabilizations by providing bonus sending site TDRs. Incentivize preservation of forestlands by adjusting transfer of development rights ratios for F-zoned properties. Remove exemption for calculating greenhouse gas emission impacts of increased densities resulting from urban TDR receiving sites. *To read in the Public Review Draft: See Comprehensive Plan Chapter 3 Rural Areas and Natural Resource Lands and Ordinance amendments to K.C.C. Chapter 21A.37 Chapter 21A.37*

²⁰ Countywide Planning Policies [\[LINK\]](#)



A. Scope of Work Topic: Implement unincorporated area-related changes from the Countywide Planning Policies.

Summary of Public Review Draft Proposals

1. Adopt new **housing and jobs growth targets** for unincorporated King County, as established in the Countywide Planning Policies. *To read in the Public Review Draft: See Comprehensive Plan Chapter 2 Urban Communities*
2. Authorize the County to apply to the GMPC to have the **Skyway and White Center Unincorporated Activity Centers** become countywide centers. Such a designation would allow them to be prioritized for additional infrastructure investments. The Puget Sound Regional Council's (PSRC) VISION 2050²¹ states that funds managed by the PSRC will be directed toward designated regional and countywide centers. The Countywide Planning Policies currently identify the Skyway and White Center Unincorporated Activity Centers as candidate centers. This action would allow the County to start the process to formalize their designation. *To read in the Public Review Draft: See Comprehensive Plan Chapter 2 Urban Communities and Ordinance amendments*
3. In 2022, the Washington State Legislature passed SB 5593,²² which allows, but does not require, counties to utilize **Urban Growth Area exchanges** when specific conditions are met. The state law would allow lands currently in the Urban Growth Area to be removed in exchange for rural lands added to the Urban Growth Area in areas pressured by patterns of development that exceed available, developable urban lands. The Countywide Planning Policies would need to be amended in order use this allowance in King County. The GMPC is currently evaluating whether to recommend allowing such exchanges. If recommended, the Comprehensive Plan and King County Code would also need to be amended

²¹ A multicounty policy making body for King, Pierce, Snohomish and Kitsap counties; [\[LINK\]](#). The PSRC oversees the multicounty planning policies in VISION 2050. [\[LINK\]](#)

²² Engross Substitute Senate Bill 5593 [\[LINK\]](#)

accordingly. Those changes will be determined when the GMPC completes its review. *To read existing state regulations: See SB 5593*

4. Support coordination with **cities adjacent to the Rural Area and Natural Resource Lands** to ensure that the development review process for large mixed-use developments in a city mitigates impacts on unincorporated areas, such as preventing increased traffic, maintaining rural character, and protecting environmentally sensitive areas. *To read in the Public Review Draft: See Comprehensive Plan Chapter 1 Regional Growth Management Planning*

B. Scope of Work Topic: Implement Subarea Planning Program.

Summary of Public Review Draft Proposals

1. As part of the 2024 Update, the County is developing and will adopt a **Snoqualmie Valley/Northeast King County Community Service Area Subarea Plan**, as well as implementing land use and zoning changes and development regulations. This subarea plan will apply to the entire Community Service Area and will replace the current Fall City Subarea Plan. More information about those proposals and additional methods on how to provide input on them can be found at <https://publicinput.com/SnoValleyNEKC>. *To read in the Public Review Draft: See Comprehensive Plan Chapter 11 Community Service Area Subarea Planning, Snoqualmie Valley/Northeast King County Subarea Plan, Ordinance amendments to K.C.C. 20.12.329 and Chapter 21A.38, and Land Use and Zoning Map Amendments*
2. As required by the Vashon-Maury Island Community Service Area Subarea Plan, update **property-specific zoning conditions Vashon-Maury Island**.²³ More information about those proposals can be found at <https://publicinput.com/vashonsubarea>. *To read in the Public Review Draft: See Ordinance amendments to K.C.C. Chapter 21A.38, Land Use and Zoning Map Amendments, Vashon P-Suffix Report, and Vashon Affordable Housing Special District Overlay Report*
3. Require that development of **Community Needs Lists**²⁴ occur at the "county and community work together" level of engagement as outlined in the Office of Equity and Social Justice (OESJ) Community Engagement Guide.²⁵ *To read in the Public Review Draft: See Ordinance amendments to K.C.C. Chapter 2.16*
4. Update the **subarea planning schedule** to reflect a recent change in state law that puts comprehensive planning on a 10-year update cycle. The updates ensure there is a break in subarea planning to support development of midpoint and 10-year Comprehensive Plan updates. The changes also clarify the reporting schedule for **subarea planning performance measures** to ensure that reporting between all of the subarea plans is aligned. *To read in the Public Review Draft: See Comprehensive Plan Chapter 11 Community Service Area Subarea Planning and Ordinance amendments to K.C.C. Chapter 2.16*

²³ Vashon-Maury Island Community Service Area Subarea Plan, VMI CSA Workplan Action 1 [\[LINK\]](#)

²⁴ Community Needs Lists help implement subarea plans and identify specific actions such as programs, services, or capital improvements that respond to community-identified needs. [\[LINK\]](#)

²⁵ King County Community Engagement Guide [\[LINK\]](#)

C. Scope of Work Topic: Update transportation policies. Modifications to transit-related policies contemplated in the 2024 KCCP update are those to reflect already-adopted updates to County transit policies, including as part of Ordinance 19367.²⁶

Summary of Public Review Draft Proposals

1. Support transportation services and facilities that **equitably provide mobility services** to communities with the greatest need as noted in the Pro-Equity section above. *To read in the Public Review Draft: See Comprehensive Plan Chapter 8*
2. Support investments that improve **safe, equitable, and accessible opportunities for public transportation services**, pedestrians, bicyclists, car and van pools, and other alternatives to single occupant vehicles – especially where the needs are greatest – such as providing fixed or flexible transit services, safe and accessible bus stops, sidewalks, road shoulders, and bike lanes. *To read in the Public Review Draft: See Comprehensive Plan Chapter 8*
3. Support the state **traffic safety goal of zero deaths** and serious injuries by collaborating with other agencies, emergency service providers, and road users to prioritize the elimination of these type of crashes. Support health and safety by incorporating **complete streets** infrastructure in the County roadway standards. *To read in the Public Review Draft: See Comprehensive Plan Chapter 8*

D. Scope of Work Topic: Review rural and natural resources regulations.

Summary of Public Review Draft Proposals

1. Update **Fish, Farm, Flood** policies to ensure that, when implementing flood risk reduction and habitat projects, there remains sufficient land within Agricultural Production Districts available to support long term viability of commercial agriculture. While implementing the Growth Management Act mandates to preserve Agricultural Production Districts for commercial agriculture uses, these updates recognize that 1) the ability to advance salmon recovery in these areas is important to honoring and sustaining the rights held by the State of Washington and Indian tribes as sovereign trustees for fish, wildlife, and other aquatic resources, and 2) restoring floodplain processes and mitigating flood risks are necessary to ensure human health and protect public safety. The County will continue to support the Snoqualmie Valley Fish, Farm, Flood work, but will not create similar processes in other Agricultural Production Districts. Instead, the County will more quickly and efficiently implement the Fish, Farm, Flood goals in all Agricultural Production Districts based on the lessons learned from the Snoqualmie Valley work. The 2024 update commits the County to utilize a review process that considers a watershed context for projects sponsored by the King County Department of Natural Resources and Parks, Water and Land Resources Division, in Agricultural Production Districts where a habitat or floodplain restoration project may result in reducing the amount of land available for farming; the process will identify ways to balance the goals of agricultural production, habitat quality, and floodplain and

²⁶ Ordinance 19367 [\[LINK\]](#)

ecological functions in individual projects. *To read in the Public Review Draft: See Comprehensive Plan Chapter 3 Rural Areas and Natural Resource Lands*

2. Modify regulations to clarify **where destination resorts are allowed in the Rural Area**, consistent with County policies that support protection of Rural Area and Natural Resource Lands, and in acknowledgment of the infrastructure limitations in such areas. The current code requires destination resorts to be oriented around outdoor resource-based recreation. The changes propose to clarify and strengthen that requirement, by no longer allowing the use in the UR (Urban Reserve) zone, requiring a community meeting before applying for permits, and establishing setback requirements from adjacent lands. The changes also establish new rural siting conditions in proximity to nearby outdoor resource-based recreation activities, new requirements in the rural area for providing onsite outdoor resource-based recreation activities, and additional considerations when resorts are proposed on forest lands. *To read in the Public Review Draft: See Ordinance amendments to K.C.C. 21A.08.040*
3. In response to a 2022 Docket request,²⁷ limit impacts of **materials processing** uses by clarifying that retail sales of the materials on the site are only allowed with a conditional use permit; as an accessory to a mineral use, only allow processing of onsite and/or nearby (within three miles of the site) materials; and additional requirements for sites in the rural area, including storage limitations (up to 3,000 cubic yards), ensuring code compliance requirements (landscaping, nonresidential land use standards, and grading permits), and requiring that materials be primarily from rural and resource lands to ensure it is a rural-dependent use. *To read in the Public Review Draft: See Ordinance amendments to K.C.C. 21A.08.080*
4. In response to a 2022 Docket request^{28,29} and to help reduce impacts of **mining operations**, create phasing requirements that limit the size of each phase. On sites 100 acres or less, each phase would be limited 25 acres; on sites more than 100 acres, each phase would be limited to 50 acres, and any areas greater than 25 acres would be required to have setbacks twice as large as would be otherwise required. Regardless of the size of the site, a third phase would not be able begin until reclamation on the first phase is substantially complete. Uses, buildings, and storage of equipment or materials not directly related to an approved mining use, reclamation plan, or accessory use would be prohibited. *To read in the Public Review Draft: See Ordinance amendments to K.C.C. 21A.22.060*
5. Disallow **mixed use developments on Neighborhood Business (NB) and Office (O) zoned properties in the Rural Area**, except in Rural Towns. The NB and O zoning classifications are applied to parcels in both urban and rural areas, and a range of uses are allowed within those zones, with a focus on commercial uses. However, multifamily housing (apartments, townhouses, and group residences) is also allowed if part of a mixed-use development. The allowed residential densities of these developments currently range from eight to 96 dwelling units per acre, regardless of whether the property is in the urban or rural area. As directed by the Growth Management Act and the Comprehensive Plan, those are

²⁷ 2022 Docket Report – Request #8 [\[LINK\]](#)

²⁸ The Docket is an opportunity for the public to request changes to the Comprehensive Plan, land use designations and zoning classifications, and development regulations. [\[LINK\]](#) The Executive also utilized a "mini-docket" during scoping for the 2024 Update, which was an additional opportunity for the public to submit requests for changes in a more expedited manner than the full Docket process.

²⁹ 2022 Docket Report – Request #9 [\[LINK\]](#)

urban levels of development that are not appropriate for the Rural Area, where the general growth pattern and established density limits range from one home per 2.5 to 10 acres (depending on the applicable rural zoning classification). *To read in the Public Review Draft: See Ordinance amendments to K.C.C. Chapters 21A.08 and 21A.12*

6. Disallow new **Urban Planned Developments** (UPDs) in unincorporated King County. There are no current UPDs; previously established UPDs have either been annexed into cities or been redesignated to conform to standard King County zoning and development regulations. Additionally, there are no remaining large, undeveloped unincorporated urban areas that would be suitable for future UPDs. *To read in the Public Review Draft: See Comprehensive Plan Chapter 2 Urban Communities and Ordinance amendments throughout the K.C.C.*

E. Scope of Work Topic: Advance public Docket amendment requests, where appropriate.³⁰

Summary of Public Review Draft Proposals

1. **Vashon Grange:** Parcel 8887000660 and the surrounding area. A 2022 Docket request³¹ proposed possible land use designation and zoning classification changes to allow a retail food store in a historic Grange Hall near the north ferry terminal. Such a change would require creation of a new Rural Neighborhood Commercial Center (RNCC), which is not allowed by the Comprehensive Plan. Changing the Plan to allow new RNCCs would have broader impacts throughout the Rural Area, which is not consistent with Growth Management Act and Comprehensive Plan directives for the Rural Area. While there is an existing RNCC in the vicinity, expanding it to include this parcel would also need to include several intervening rural residential parcels, which would encourage commercial development at a scale that is not appropriate for this area and establish a poor precedent for other RNCCs. Instead, to support the concept of allowing for creative reuse and associated preservation of otherwise unused unincorporated area Grange Halls in a manner that serves the local community, a zoning code change is recommended that would allow food stores in the RA (Rural Area) zone outside of a RNCC, if the store is within a historically designated Grange Hall and the property is located near an existing RNCC. *To read in the Public Review Draft: See Ordinance amendments to K.C.C. Chapter 21A.08.070*
2. **Kent Pet Cemetery:** Parcel 1522049162 and the surrounding area. A 2024 Update "mini Docket" request proposed evaluating land use designations and zoning classifications related to a historic pet cemetery in the vicinity. To enable the cemetery uses on Parcel 1522049162 to operate as legal conforming uses, it is recommended that the property be changed to have an "ul" (Urban Residential, Low) land use designation and a R-1 (Urban Residential, 1 dwelling unit per acre) zoning classification. *To read in the Public Review Draft: See Land Use and Zoning Map Amendments and Kent Pet Cemetery Area Zoning and Land Use Study*

³⁰ Note that some Docket requests are listed in other sections of this summary when the request directly relates to an approved scoping topic.

³¹ 2022 Docket Report - Request #8 [\[LINK\]](#)

F. Scope of Work Topic: Land Use and Zoning Studies.

Summary of Public Review Draft Proposals

- 1. Maple Valley Industrial:** Parcels 1622069091, 1522069034, and 1522069036 and the surrounding area. The Scope of Work directed review of the land use and zoning of the properties. The parcels are currently in the Urban Growth Area and zoned Industrial with a property-specific development condition that limits the uses on the site to those that do not require a conditional use permit. This issue was evaluated in the 2016 Comprehensive Plan.³² However, no changes were recommended because additional analysis was needed. Further analysis completed as part of the 2024 Update has concluded that the site conditions and location of the properties make them not appropriate for urban or industrial development. Therefore, it is recommended that the parcels be removed from the Urban Growth Area and rezoned as RA-5 (Rural Area, one home per five acres), with no development conditions. *To read in the Public Review Draft: See Land Use and Zoning Map Amendments and Maple Valley Industrial Area Zoning and Land Use Study*
- 2. Snoqualmie Interchange:** The Scope of Work directed review of parcels north of the I-90 and State Route 18 interchange for possible addition to the Urban Growth Area. The parcels do not meet the current criteria in the Countywide Planning Policy DP-17 for addition to the Urban Growth Area: 1) a countywide analysis and determination that the size of the Urban Growth Area is sufficient to accommodate growth targets, 2) the property is not adjacent to the original 1994 Urban Growth Area boundary, and 3) the property is not a King County park being transferred to a city for park use in perpetuity or a park owned by a city since 1994. Additionally, this analysis is dependent upon proposals being considered by the GMPC, as noted above, to 1) amend the Four-to-One program and/or 2) create an Urban Growth Area exchange program. A recommendation regarding adding the parcels to the Urban Growth Area will be determined once the GMPC's work is complete. Whether any land use, zoning, or regulatory changes might be warranted to support any of the desired outcomes if the land were to stay in the Rural Area is also being evaluated. This analysis is ongoing; proposed changes were not able to be included in the Public Review Draft. However, the County welcomes input on the potential changes to inform what will be included in the Executive Recommended Plan.
- 3. Black Diamond Fire Station:** Parcel 0421069092 and the surrounding area. The Scope of Work directed review of whether to add the parcel to the Urban Growth Area or to allow sewer service to the property if it remains rural. The parcel does not meet current requirements for adding property to the Urban Growth Area, as required in Countywide Planning Policy DP-17, 1) a countywide analysis and determination that the size of the Urban Growth Area is sufficient to accommodate growth targets 2) the property does not meet the minimum lot size requirements for the Four-to-One Program and would not meet the requirement that new urban land be used solely for residential development, and 3) the property is not a King County park being transferred to a city for park use in perpetuity or a park owned by a city since 1994. The Growth Management Act (RCW 36.70A.210(3)(b)) does not allow sewer service in the rural area except in limited cases to protect basic public health and safety and the environment. As required by Countywide Planning Policy PF-13, Comprehensive Plan policy F-264, and King County Code 13.24.134, information would need to be provided documenting 1) the specific health and safety problems of the current

³² Executive Recommended 2016 King County Comprehensive Plan – Area Zoning Study #15 [LINK](#)

septic system that are threatening the use of existing structure(s), and 2) how septic system repairs, expansion, or replacement or use of other onsite wastewater systems are infeasible. Without that information, there is currently no basis for allowing sewer access in the rural area or to add the property to the Urban Growth Area. However, the County will be hiring a consultant in 2023 to review the septic system condition, needs and capacity. That analysis will be reviewed once it is complete, and a final recommendation will be made at that time. *To read in the Public Review Draft: See Black Diamond Fire Station Area Zoning and Land Use Study*

4. **Carnation Urban Growth Area Exchange:** Parcels 2125079009, 2125079002, and the surrounding area. The Scope of Work directed review and analysis of removing these parcels from the Urban Growth Area in exchange for adding other, rural land to the Urban Growth Area. Such a change is dependent upon the GMPC recommending creation of an Urban Growth Area exchange program as noted above. In consideration of the potential for creation of such a program, the City of Carnation identified rural parcels that could be exchanged for the parcels that are currently urban. However, the rural parcels do not meet the state's criteria for an Urban Growth Area exchange because 1) more than 15 percent of the rural parcels are impacted by critical areas and 2) the revised Urban Growth Area would increase pressure for urbanization because the new urban area would surround remaining rural lands on three sides. Even in the event the GMPC does recommend use of such an exchange program in King County, the identified parcels would not meet the criteria under state law. Therefore, no land use or zoning changes are recommended. *To read in the Public Review Draft: See Carnation Urban Growth Area Exchange Area Zoning and Land Use Study*

G. Additional Land Use and Zoning Map Amendments

Summary of Public Review Draft Proposals

1. **Skyway-West Hill and North Highline Cannabis Retail P-Suffix:** Currently, there are property specific development conditions (p-suffixes) that limit the number of new marijuana retail uses in Skyway and North Highline (WH-P11³³ and NH-P02³⁴) to two. To be consistent with cannabis terminology noted in the Pro-Equity section above, the language in these p-suffixes will also change to "cannabis." *To read in the Public Review Draft: See Land Use and Zoning Map Amendments*
2. **2022 Comprehensive Plan Map Amendment Corrections:** The adopted map amendments in the 2022 Comprehensive Plan update³⁵ inadvertently omitted a some of parcels that were intended for land use designation and/or zoning classification changes. This map amendment corrects those errors to align with the existing intent. *To read in the Public Review Draft: See Land Use and Zoning Map Amendments*
3. **Low-Impact Development and Built Green Demonstration Project:** This demonstration project in K.C.C. 21A.55.060 was adopted in 2003 to support low-impact development and building construction practices result in environmental benefits and affordable housing in North Highline, Vashon-Maury Island, and previously unincorporated Renton (since

³³ P-Suffix WH-P11 [\[LINK\]](#)

³⁴ P-Suffix NH-P02 [\[LINK\]](#)

³⁵ Ordinance 19555 [\[LINK\]](#)

annexed). The demonstration project authorization has since expired. This zoning map amendment proposes to remove the demonstration project overlay from the applicable properties. There is a related proposed change in the ordinance for the 2024 update that would repeal the associated demonstration project from the code. *To read in the Public Review Draft: See Land Use and Zoning Map Amendments and Ordinance amendments to K.C.C. Chapter 21A.55*

4. **Sustainable Communities and Housing Projects Demonstration Project:** This demonstration project in K.C.C. 21A.55.101 was adopted in 2009 to support affordable housing development on certain County surplus properties in three areas in Skyway-West Hill (Brook's Village), North Highline (White Center Workshop), and east Federal Way (Kit's Corner). However, there was no formal zoning map amendment at the time that imposed the demonstration project overlay on the zoning of the parcels. This map amendment would correct the 2009 technical error and impose the overlay on the existing eligible properties in Skyway-West Hill (Brook's Village), North Highline (White Center Workshop). Additionally, a 2020 analysis evaluating potential private reuse of surplus King County lands for affordable housing use determined that the Kit's corner properties in east Federal Way was not an appropriate site for such use. So, the Kit's Corner properties are proposed be removed from demonstration project eligibility the code; no map amendment is needed for this latter change because the zoning overlay was never imposed on those properties to begin with. *To read in the Public Review Draft: See Land Use and Zoning Map Amendments and Ordinance amendments to K.C.C. Chapter 21A.55*
5. **King County Open Space System and Other Parks/Wilderness lands:** The County is evaluating the land use designations on unincorporated properties that are currently in County or state ownership as parks or open space lands. The analysis is reviewing whether to apply the "os" (King County Open Space System) and "op" (Other Parks/Wilderness) land use designations on applicable properties to reflect the intended use of the lands as parks or open space. The "os" and "op" land use designations allow for the use of any zoning classifications within them; so, any such land use designation change would not materially affect the allowed zoning of the properties, nor the associated allowed uses on or development of the land. This evaluation is ongoing; so, proposed changes were not able to be included in the Public Review Draft. However, the County welcomes input on the potential changes to inform what will be included in the Executive Recommended Plan. *To read in the Public Review Draft: See Land Use and Zoning Map Amendments*
6. **Snoqualmie Valley/Northeast King County and Vashon-Maury Island:** Various land use designation and zoning classifications are proposed for these two communities. See more details in subsection B. "Implement Subarea Planning Program" of the General section above. *To read in the Public Review Draft: See Ordinance amendments to K.C.C. Chapter 21A.38, Land Use and Zoning Map Amendments, and Vashon P-Suffix Report, and Vashon Affordable Housing Special District Overlay Report*

G. Additional General Changes

Summary of Public Review Draft Proposals

1. Create a Work Plan action item to refine the **Comprehensive Plan Performance Measures** approved in Motion 15014³⁶ to support a more accurate picture of plan performance. *To read in the Public Review Draft: See Comprehensive Plan Chapter 12 Implementation, Amendments and Evaluation*
2. Move the **comprehensive planning update schedule** from an 8-year cycle to a 10-year cycle to reflect recent changes in state law. The planning schedule for 10-year periodic updates is also changed to create more time for Executive development of the proposed plan update in order to help facilitate more equitable engagement and necessary environmental review. *To read in the Public Review Draft: See updates throughout the Comprehensive Plan chapters and Ordinance amendments to K.C.C. Chapter 20.18*
3. Update the **docket process** for midpoint or 10-year updates to have docket requests be folded in with the overall update process to create consistency with all of the public comments received during major plan updates. *To read in the Public Review Draft: See Ordinance amendments to K.C.C. Chapter 20.18*
4. Update the **comprehensive planning public participation program** to better align with requirements in state law, reflect current practice, and provide clarity. A Work Plan action is also proposed to identify opportunities to improve equitable comprehensive planning and engagement for future plan updates.³⁷ *To read in the Public Review Draft: See Ordinance amendments to K.C.C. Chapter 20.18 and Comprehensive Plan Chapter 12 Implementation, Amendments and Evaluation*

³⁶ Motion 15014 [\[LINK\]](#)

³⁷ The Comprehensive Plan Work Plan identifies additional actions the County will take after adoption of the 2024 Comprehensive Plan to: 1) further implement and refine the plan and/or 2) continue work on issues that arose during plan development but there was not sufficient time or resources to complete the work prior to adoption.