

2022 update to 2016 Comp Plan REGULATORY NOTE  
CHECKLIST OF CRITERIA

Proposed No.: 2022-XXXX Prepared By: Kevin LeClair, Permitting Division  
Date: March 31, 2022

Yes No N/A

**NEED: Does the proposed regulation respond to a specific, identifiable need? If yes then explain.**

Yes, the 2022 update to the 2016 King County Comprehensive Plan is required by Ordinance 19146 and King County Code 2.16.055. These policy and code amendments are necessary to be consistent with the updated subarea planning program.

**If so, is county government the most appropriate organization to address this need? If yes then explain.**

Yes, these amendments will apply to unincorporated King County, where the County has jurisdiction over Comprehensive Planning, land use designations, and implementation of the King County Zoning Code.

**ECONOMY & JOB GROWTH: Has the economic impact of the proposed regulation been reviewed to ensure it will not have a long-term adverse impact on the economy and job growth in King County? If yes then explain.**

**PURPOSE: Is the purpose of the proposed ordinance clear? Describe the purpose of the ordinance.**

Yes, the purpose of the proposed ordinance is to update King County's Comprehensive Plan, adopt new Community Service Area Subarea Plans for the Skyway-West Hill and North Highline Subareas, and to adopt new inclusionary housing regulations that will apply to these two subareas.

**Are the steps for implementation clear? Describe the steps for implementation.**

Yes, implementation will occur through County agencies applying the updated policies and development regulations on land uses in unincorporated King County.

**EVALUATION: Does the proposed ordinance identify specific measurable outcomes that the proposed regulation should achieve? Describe the measurable outcomes.**

Each subarea plans includes a Subarea Plan Monitoring plan, so progress toward achieving each community's vision can be evaluated. Each plan contains five quantitative performance measures that are drawn from the Comprehensive Plan and will allow tracking overtime as well as comparison with other subarea geographies. Each plan also contains five qualitative performance measures that will allow the County to measure and report on progress toward delivery on key community priorities.

**Is an evaluation process identified? Describe the evaluation process.**

Using the performance metrics and the implementation measures, the County will work with the community to help ensure that the vision in the subarea plan is being realized, and will report on progress at least every two years.

[X] [ ] [ ]

**INTERESTED PARTIES: Has adequate collaboration occurred with all those affected by the proposed regulation (including the public, the regulated and the regulators)? Describe the level of collaboration that has been performed.**

The Department of Local Services developed the subarea plans over the past several years by working with and engaging dialogue with the communities of Skyway-West Hill and North Highline using the community engagement tools developed by the Office of Equity and Social Justice. A full description of the community engagement is included in the recommended subarea plans.

The Department also convened both interdepartmental and interbranch working teams to assist with the development of the subarea plans and inclusionary housing regulations.

The public review drafts of the two subareas plans and the draft of the proposed ordinance were provided to the public for review and comment prior to transmittal, which included the following outreach activities:

- An 80-day public comment period from September 30 to December 19, 2021.
- An online survey tool was created that summarized the contents of the subareas plans and proposed policies and map amendments. The survey tool provided space for comments on each section of the plan.
- Development of a project website, which included information about the proposals and various methods for public comment.
- Postcards were mailed to all residents in the Skyway-West Hill and North Highline subareas.
- Several virtual community meetings were hosted.
- Multiple email communications and social media posts were transmitted to the public encouraging review and comment of the public review drafts.

[X] [ ] [ ]

**COSTS & BENEFITS: Will the proposed regulation achieve the goal with the minimum cost and burden?**

Yes. The proposed updates to the Comprehensive Plan, adoption of the subarea plans, and associated amendments to the County's development regulations ensures the communities of Skyway-West Hill and North Highline will grow and develop in a coordinated and well-planned manner. The inclusionary housing regulations leverage private investment in residential and mixed-use development projects to create affordable housing in these two communities by requiring that the developers reserve a percentage of the built units for income-qualified household in exchange for additional residential density and reduced parking requirements.

**Has the cost of not adopting the proposed regulation been considered? Describe and quantify the cost of not adopting the proposed regulation.**  
Not adopting the policy and code amendments could impact the County's ability to serve the communities of Skyway-West Hill and North Highline because their long-range community plans have not been updated for almost 30 years and are out of date. Furthermore, not adopting the inclusionary housing regulations could lead to a greater risk of residential, economic, and cultural displacement in the communities through rising housing prices.

**Do the benefits of the proposed regulations outweigh the costs? Describe and the cost and benefits of proposed regulation.**

**VOLUNTARY COMPLIANCE: Does the proposed ordinance inspire voluntary compliance? Describe how voluntary compliance is anticipated to take place.**

The proposed code amendments include provisions for some regulatory relief for property owners that undertake shoreline restoration projects.

**CLARITY: Is the proposed ordinance written clearly and concisely, without ambiguities?**

Yes.

**CONSISTENCY: Is the proposed regulation consistent with existing federal, state and local statutes?**

Yes.