

Public Review Draft

2016 King County Comprehensive Plan Update
Topical Areas
In accordance with King County Code 20.18.060(A.1)

[GMVUAC Comments/Questions shown in *purple bold italic*]

Please note: In our comments herein we have included discussion of KC Code and State RCWs for both reference and to bring context to the issues.

Updates related to All Chapters:

All chapters of the KCCP will be reviewed and updated to address the following four goals: equity, climate change, regional mobility, and best run government. Further, since the King County Countywide Planning Policies were substantially revised in the past four years, all chapters will be reviewed and updated to ensure consistency.

- Review and update the KCCP for consistency with State, regional, and countywide growth management policy documents, such as the Growth Management Act, Vision 2040, Transportation 2040, the 2012 Countywide Planning Policies (CPPs), the King County Strategic Plan, the forthcoming Equity and Social Justice Strategic Plan, the King County Food Economy Initiative, the King County Transformation Plan, the Regional Equity Network, the King County Strategic Climate Action Plan, and the King County Cities Climate Collaboration (K4C).
- Update and strengthen policies that call for better integration of land use and transportation to create sustainable communities by promoting walking and bicycling, greater transit use, access to a healthy food system, access to quality and affordable homes, reduced greenhouse gas emissions and improved environmental, health and economic outcomes.
- Review and update policies to ensure that Low Impact Development (LID) is supported throughout the plan and that language related to LID and stormwater management reflects current National Pollution Discharge Elimination System (NPDES) permit requirements.
- Update and strengthen policies to provide increased attention to areas with low income communities and people of color, given their outcomes and existing inequities.
- Review and update policies to advance the 14 Determinants of Equity including the built environment, transportation, parks, housing, and food systems.
- Update demographic and economic information throughout the KCCP.

Chapter One – Regional Growth Management Planning

Our region's prosperity and sustainability rely on local governments working in partnership to plan for the future. The 2016 update to the Regional Planning Chapter of the KCCP will seek to strengthen the county's commitment to regional partnerships and public engagement in order to ensure the most efficient and effective use of public funds and a high quality of life for all residents in King County.

- Review and update policies to strengthen the County's commitment to regional partnerships and public engagement.

Policies must be strengthened to forbid siting and approval of urban or largely urban-serving facilities in Unincorporated or Rural Areas (as an example, the following should be amended: KCC 21A.08.060 A. Government/business services land uses. under "Specific Land Use" – "Utility Facility" by adding Note #38 as a Development Condition to all Zoning Designations--Note #38: Utility Facilities consisting of regional surface water flow control and water quality facilities that are proposed to be wholly located within a Resource or Rural-designated area and associated in whole or in part with an existing or new proposed private residential development that is located wholly within an Urban-designated area are prohibited. Where such conditions are proposed for a new facility or where substantial facility or service area modifications to an existing regional surface water flow control and water quality facility are proposed, the requirements under Note #8 shall apply to Utility Facilities.)

- Review policies to address support for the Eastside Rail Corridor.
- Review policies to address support for the Growing Transit Communities Compact.

- Review policies to address support for the Regional Equity Network.
- Consider adding policies that broadly address regional initiatives that are covered in more detail in subsequent chapters such as the Regional Code Collaboration and the K4C.

Chapter Two – Urban Communities

The 2016 update to the Urban Communities chapter will focus on the sustainability and social equity of all King County's unincorporated urban communities by strengthening the nexus of land use and housing with health, public transportation, jobs, education, and social services.

- Align with and advance the Communities of Opportunity program. Consider vehicles for communities to engage in innovative healthy place-making work.
- Identify prospects for partnerships with cities, especially within identified Potential Annexation Areas (PAAs).

Policies must be strengthened to deter annexation of Rural Areas.

- Review and update annexation policies to promote timely annexation of the remaining urban unincorporated area.

The rigidity of State law (RCWs 35.13.110; 35.13.270, and 35A.14.801) could be revisited so that Counties and Cities have the opportunity to “negotiate” any transfer of bonded debt incurred within the annexed area. Approval of County bonded debt could be similar to how cities do so upon annexation by offering a vote to the annexing residents and allow the county to require a disapproval of the annexation should residents vote against the bonded debt continuance.

- Address lingering service delivery issues in urban unincorporated areas likely to remain in King County governance for the foreseeable future.
- Address the Regional Code Collaboration for opportunities to support Green Building provisions.
- Review and update policies to support healthy, affordable housing.
- Extend the growth targets that were adopted in the 2012 CPPs to provide a 20-year planning horizon.

Policies should emphasize forecasts, not allocated growth targets, as the primary information supporting Comprehensive Planning and identification of infrastructure needs (e.g., CIPs, TIPs).

- Review and update policies to ensure that there is robust provision for public/community benefits and consider whether there should be heightened public/community benefits requirements in new developments, especially in areas that may be susceptible to displacement of lower income people and community-based businesses.
- Update the data in the housing section and consider streamlining and/or moving to an appendix.
- Evaluate Housing and Land Use Section to ensure that potential innovative new housing models can be permitted and move forward, including homeless housing models.
- Address land use/zoning needs for transit-oriented communities that will include high quality/healthy affordable housing at high capacity transit stations and access areas.
- Explore addition of multifamily tax exemption.

Chapter Three – Rural Area and Natural Resource Lands

Rural and resource lands in King County contribute to the region's economic and environmental prosperity. The 2016 update to the Rural Area and Natural Resource Lands chapter will incorporate new information regarding the Food Economy Initiative and advance policies concerning the watershed planning process as well as ongoing sustainability.

Where are the now-adopted School Siting Task Force policy recommendations referenced?

- Evaluate the sustainable development section to better reflect the county's ability to provide stewardship planning and other services that

promote sustainable development in the Rural Area. Explore opportunities to promote or coordinate stewardship planning with other local, regional, and Puget Sound-wide services.

- Review the King County Food Economy Initiative recommendations for policy implications and incorporate into policies as appropriate. • Review and update the Transfer of Development Rights (TDR) policies to ensure consistency with new program directives.
- Update policies related to farm, fish, and flood conflicts to incorporate the findings of the Farm, Fish, Flood watershed planning process, which is scheduled to conclude in Spring 2015.
- Evaluate and add policies to promote "green building" and energy reduction in rural unincorporated areas
- Update policies on landslide hazard identification, mapping and mitigation countywide

Policies should include abandoned mine shaft identification and mapping.

- Address resource based businesses in unincorporated areas, such as marijuana production, processing and retail uses

Policies should preclude siting of Marijuana production, processing, and retail uses in residential areas.

SEPA reviews should ensure the particular issues associated with such businesses, such as Public Safety, are included and fully addressed.

Chapter Four – Environment

The sustainability of King County's natural environment requires a long-term commitment to environmental monitoring and adaptive management that highlights changing environmental conditions, evaluates the effectiveness of county actions, and influences policy decisions and investments. Since the 2012, the Strategic Climate Action Plan was adopted and is currently under review to be updated in 2015 and the K4C was formed outlining joint county-city commitments to reduce greenhouse gas emissions. The 2016 update to the Environment chapter will advance King County's commitment to environmental protection and further address climate change.

Review and update noise control policies to reflect any new requirements, recent medical findings, and any advanced measurement technologies.

- Review and update climate policies to reflect changes in federal and state requirements, climate inventories, the 2012 CPPs, and joint work with other cities and counties to reduce greenhouse gas emissions and prepare for climate change impacts.
- Review and revise emissions reductions targets for consistency with State goals and adopted updates to the CPPs; establish short term goals to achieve 2050 goal, consistent with the CPPs.
- Review and update policies to strengthen relationship between climate impacts and solutions with health, equity, and social justice. • Review and update policies concerning regional plans such as those related to salmon recovery to better reflect the county's expectations for the effective life of the plan, the relative significance of such plans for the region, and/or priority for implementation. Consider adding new policies regarding beaver management in King County, to explore the benefit to maximize stream restoration efforts, climate change benefits, and reduce flood risk associated with beaver dams.
- Review and update policies to encourage and support a more integrated approach to achieving improved outcomes for water quality, health, and habitat.

Buffers and control of development along waterways are required to reduce sedimentation in water, but this requires both consistency in permitting and subsequent enforcement.

We remain concerned with the use of "In Lieu Fees (ILFs)" in wetland buffer mitigation policies, because major developers, who typically have a large impact on the environment, shouldn't be able to "buy their way" out of important and necessary environmental requirements.

- Review and update policies as needed to reflect most recent Puget Sound Action Agenda and its focus on habitat, stormwater, and shellfish beds. • Update policies as needed for consistency with new requirements for municipal stormwater discharge permits.

Chapter Five – Shoreline Master Program

This chapter is adopted in accordance with RCW 90.58.020.

- Update policies to reflect an emphasis on the importance of outreach/education to shoreline property owners.

Chapter Six– Parks, Open Space, and Cultural Resources

The 2016 update to the Parks, Open Space and Cultural Resources chapter will further reflect the priority for developing and maintaining regional parks and open space and the regional trails.

Historic Preservation policies should support identification and preservation of the county's archaeological, cultural, and historic resources.

- Review and update policies relating to climate change/sustainability, forest stewardship and public engagement/partnerships.
- Create a brief policy subsection for the Regional Trails System (RTS.)
- Update the Regional Trails Needs Report (RTNR) and the RTNR Map.
- Update the 2012 King County's Open Space System Map.

This should include Parks, Farmland Preservation properties, and Transfer of Development Rights (TDRs) easements.

Chapter Seven – Transportation

The comments below have been provided to KCDOT Director Taniguchi both orally (9/16/14 Transportation Forum) and in writing (detailed Issue/Solutions papers). The aforementioned Forum, organized by the three Rural Area UACs plus the new GV/LHA organization, specifically addressed Unincorporated and Rural Area transportation issues and solutions. The Forum included KC Councilpeople and staff, KCDOT Director and staff, PSRC, and State legislators including the Chairwoman of the House Transportation Committee, Judy Clibborn.

The 2016 update to the Transportation chapter will further refine the policy framework that guides efficient provision of vital transportation infrastructure and services that support thriving communities and the county's participation in critical regional transportation issues. The 2016 update will also reflect the county's continuing transition to becoming a road service provider for a primarily rural roads system.

- Review and update policies to reflect adopted transportation functional plans such as agency strategic plans, service guidelines, long-range plans, and master plans.
- Review and update policies and programs related to transportation level of service and impact mitigation. Update the Transportation Concurrency Management program and Mitigation Payment System to reflect insufficient funding to address roadway capacity improvements for the foreseeable future.

Review and update concurrency policies related to enforcement mechanisms. Infrastructure needs should be identified as early and accurately as possible, with implementation of identified improvements truly concurrent, otherwise the development approval must be delayed or denied. Concurrency must be linked to a public dialog. Concurrency must have an enforcement mechanism.

- Review and update policies to guide and potentially expand public and private partnerships to advance regional transportation services.

Regional policies should explore the establishment of County road "networks," which know no jurisdictional boundaries (similar to State roads), funded by all County taxpayers.

- Review and update policies related to local and regional transportation funding, pricing, and demand management.

To begin to address the Rural road usage/funding imbalance problem State laws (RCWs 36.78, 46.68, 120-124, & 84.52) could be reviewed for opportunities to enable a more transportation-sustainable allocation of gas tax monies and provide more flexibility in revenues used.

Again working with the State, some mechanism should be developed, along with incentives, for cities to share revenues with Counties, possibly tied to growth that occurs in the absence of job opportunities.

Policies should explore the Puget Sound Regional Council's (PSRC's) Transportation 2040 user-pays model by providing authority for usage charges, such as tolling key roads and methods to implement such strategies.

- Review and update policies to ensure consistency with the Puget Sound Regional Council Active Transportation Plan.
- Review and update transportation policies addressing sustainability issues such as greenhouse gas emissions reduction goals, performance and operation of the HOV/HOT lane system to ensure efficiencies for transit and other vehicles.
- Review and update policies to strengthen coordinated planning to increase connectivity between transportation modes.
- Review and update environmental and stormwater management policies to facilitate efficient and cost-effective maintenance and preservation of transportation infrastructure and respond to emergency situations.
- Address the importance of high quality/healthy housing, including housing that is affordable, near transit stations as part of a strategy to increase the use of public transportation and reduce vehicle trips and vehicle miles traveled.

Chapter Eight – Services, Facilities and Utilities

The 2016 update to the Services, Facilities and Utilities chapter will focus on strengthening regional cooperation and coordination around critical community infrastructure including water supply, wastewater treatment, flood management, jail capacity, and solid waste. Policies will be updated to reflect new and innovative approaches to energy efficiency, green building and environmental sustainability and will reinforce the important social and economic role King County’s facilities, services and utilities play in the region.

- Review policies to reflect that the Wastewater Treatment Division uses planning horizons that exceed the 20-year growth target and land use plan when developing capital facility plans.
- Update policies in the Capital Facility Planning section to reflect that the Wastewater Treatment Division (WTD) uses an alternative to LEED, Envision Sustainable Infrastructure Rating System, to rate WTD infrastructure.
- Update policies to reflect Consent Decree requiring completion of Combined Sewer Overflow projects by 2030.
- Review and update policies as needed to reflect the wastewater contract negotiations.
- Review and update policies as needed to ensure compliance with state and federal laws and treaty obligations related to monitoring, inspection, and correction of failing onsite septic systems.
- Review policies for consistency with update to Solid Waste Division facilities/transfer plans. Update policies to reflect goals for zero waste/70% recycling rates.

Update Transfer Station closure plans.

- Review and update policies to allow flexibility in consideration of long-term disposal options.
- Review and update the Regional Services section to reflect the health and Human Services Transformation Vision for 2020 and Communities of Opportunity.

Chapter Nine – Economic Development

The 2016 update to the Economic Development chapter will recognize that sustainable economic development benefiting all people in King County requires visionary policies and strong partnerships to grow and attract businesses, educate and train workers, and maintain and expand infrastructure while supporting the health of the natural and built environment.

- Update economic data.
- Incorporate the Rural Economic Strategies.

What are the “Rural Economic Strategies”? There was a push several years ago, but we have heard nothing since.

- Review the King County Food Economy Initiative recommendations for policy implications and incorporate into policies as appropriate.

- Assess current fragmented economic development activities across the county and update policies to achieve agreed-upon results in job and wage growth and in economic diversity.

Chapter Ten – Community Plans

The 2016 updates to Community Plans will enhance the applicability of the community plan policies by focusing on specific community issues and eliminating those policies that relate to areas that have annexed to cities.

- Update policies to remove site specific references to areas that have been annexed to cities.
- Review policies for broader applicability and consider incorporating into other chapters of the Comprehensive plan rather than being site specific.

Chapter Eleven – Implementation, Amendments, and Evaluation

The 2016 update to the Implementation chapter will strengthen the link between the KCCP and the King County Strategic Plan through a set of metrics that will be based on measurable goal statements to be added to each chapter.

- Review and update metrics to monitor the progress of the KCCP toward achieving the Regional Growth Strategy.

Area Zoning and Land Use Proposals

The use of “Demonstration Projects” to allow urban or industrial uses and expansion into the Rural Area is completely inconsistent with the Countywide Planning Policies and other major planning documents. Recently proposed “Demonstration Projects” include the proposed Reserve Silica large residential development in Ravensdale and the proposed Pacific Raceways industrial footprint expansion near Lake Holm. Such “Demonstration Projects” purport to protect the environment, while at the same time streamlining the permitting process. While they certainly do the latter, they completely ignore the former.

- West Hill (Motion 14221): Incorporate the subarea plan, which is expected to be completed by June 30, 2015.
- Fairwood (Motion 14276): Review land use designations and implementing zoning on parcels 3423059035, 3423059061, 3423059031, and 3423059034 and the surrounding area.
- Federal Way (Motion 14276): Review land use designations and implementing zoning on parcel 282104971 and the surrounding area.

Technical Appendices

Update technical appendices as needed.