

2008 King County Comprehensive Plan Update

Topical Areas

In accordance with King County Code 20.18.060(A.1)

Chapter One – Regional Planning

- Develop new policy calling for a regional commitment to planning for the impacts of climate change.
- Update policies to better integrate public health with planning and land use decisions.
- Review the King County Comprehensive Plan for consistency with the update of Vision 2020 – the Multi-county Planning Policies.
- Analyze and update policies RP-201 through RP-207, which guide the planning framework for King County, to clarify the scope and purpose of subarea plans.

Chapter Two – Urban Communities

- Investigate ways to improve the 4:1 program, making it a more attractive and useful tool to preserve open space and natural resources.
- Review the Urban Chapter for consistency with King County goals regarding climate change.
- Review the potential annexation area policies for consistency with the Annexation Initiative.
- Develop options for the future of urban unincorporated areas if the Annexation Initiative is not successful.
- Update and strengthen policies on sustainable and low impact development.
- Review policies on human services and affordable housing to more clearly define King County's local and regional service delivery responsibilities, and for consistency with recent efforts such as the 10-year plan to end homelessness.
- Review policies and investigate ways to improve and promote social, physical, and mental health through land use planning, community design, availability of active recreation and open space, and infrastructure.
- Evaluate the recommendations of the White Center Community Development Association Neighborhood Plan and the West Hill economic development planning effort.

Chapter Three – Rural Legacy and Natural Resource Lands

- Analyze and update policies R-106 and R-107 and other related policies to implement King County's Rural Economic Strategies.

- Review the rural chapter for consistency with King County goals regarding climate change.
- Pursue additional strategies for rural preservation, including establishing transfer of development rights receiving areas within Rural City Urban Growth areas and cities bordering the Rural Area, allowing mixed use development within established Rural Neighborhoods, establishing a rural purchase of development rights program, revising rural and resource lands lot clustering standards, and creating a rural village pilot program (if approved by the State Legislature.)
- Update and strengthen policies on sustainable and low impact development.
- Review chapter for consistency with the update of the Flood Hazard Reduction Plan
- Review and update policies as needed to reflect outcomes from the Regional Water Supply planning process.
- Review policies related to agriculture, forestry, and equestrian communities to ensure these land uses remain viable and integral components of the Rural Area.
- Add a policy in support of technical assistance for stewardship plans for rural properties.
- Consider amendments to the Equestrian Communities map in response to a docket request by interested citizens.
- Examine the issue of limiting the size of houses on agricultural lands.
- Investigate the needs of the agricultural community before, during and after flood events to determine if losses can be reduced.
- Review and update policies to support local food production as a means of achieving local economic health, improved public health through access to locally produced foods, and sustainable agriculture.
- Conduct an editorial review of the entire comprehensive plan to ensure consistent use of upper and lower case letters – citizens have pointed out that “Rural Area” in upper case letters, for example, has not been used consistently.

Chapter Four – Environment

- Review the Environment Chapter for consistency with King County goals regarding climate change and the goals of the Puget Sound Partnership.
- Review chapter for consistency with the update of the Flood Hazard Reduction Plan
- Review and update policies as needed to reflect outcomes from the Regional Water Supply planning process.
- Review and update policies related to greenhouse gas emissions to protect public health.
- Review and update text and policies to ensure continued protection and maintenance of biodiversity

- Review and update chapter as need to strengthen the link between environmental monitoring and adaptation of policies and regulations
- Update policies to reflect current approaches to groundwater management and groundwater program objectives.
- Review wetland mitigation policies for consistency with current Federal and State requirements.
- Review and update policies to reflect new requirements of the National Pollutant Discharge Elimination System (NPDES) and associated impacts on the County's approach to water quality monitoring and protection.
- Review and update policies to reflect completion of Water Resource Inventory Area plans, and move to implementation phase.

Chapter Five – Parks, Open Space, and Cultural Resources

- Update the Regional Trails Needs Report.
- Update Open Space and Regional Trails maps.
- Consider adding new policy direction to the Cultural Resources section in support of the “barn again” initiative.

Chapter Six – Transportation

- Review King County's Transportation Concurrency Management Program and the Mitigation Payment System to determine if these processes can be simplified.
- Update the non-motorized policies and text.
- Review and update policies for consistency with the Land Use, Transportation, Air Quality, and Health study.
- Review and revise policies to reflect adopted plans such as the Commute Trip Reduction Plan, the Six-Year Transit Development Plan, and the Transit Oriented Development Plan.
- Incorporate language to reflect King County's commitment to emissions reduction and climate change preparedness.
- Review and revise Policy T-101 and other policies to better articulate the need for King County, the State of Washington and affected cities to better plan and coordinate improvements for State highways that affect unincorporated areas. This policy review should also address increased public involvement, strong consideration of community preferences, and Transit Now priorities.
- Explore ways to incorporate congestion pricing techniques as part of roadway improvements.
- Strengthen policies to assure the regional freight system meets the needs of producers within the state, region and King County.
- Address efforts to maintain and improve the capacity of existing and future freight corridors and facilities as identified in the Puget Sound Regional Council's Metropolitan Transportation System.

Chapter Seven – Facilities and Utilities

- Explore how to allow on-site sewage systems within the Urban Growth Area in limited situations when sewer service is not available in a timely or reasonable way.
- Add policies and text as needed to reflect that water service is part of concurrency under the Growth Management Act.
- Review and update reclaimed water policies as needed.
- Update the energy policies for consistency with King County goals regarding climate change.
- Review and update policies as needed to reflect outcomes from the Regional Water Supply planning process.
- Review and update policies as needed to ensure consistency with recent changes to municipal water law.
- Consider adding policy and text explaining the purpose of the Utility Technical Review Committee.
- Change references to the Flood Hazard Reduction Plan to the Flood Hazard Management Plan.
- Update references to Brightwater Treatment Plant to reflect completion of siting process and that the project is now in construction phase.

Chapter Eight – Community Planning Areas

- No amendments are anticipated.

Chapter Nine – Implementation

- Revise the land use designation/zoning table to be consistent with Policy U-164 and other applicable policies.

Area Zoning and Land Use Proposals

- Consider possible expansion of the Hobart Rural Neighborhood to allow future expansion of the Hobart store.
- Address the split land use designation for a parcel at the intersection of SR 169 and the Green Valley Road, which could result in a minor expansion of an existing Rural Neighborhood.
- Consider requests for expansion of the Cottage Lake Rural Neighborhood and the Maple Valley Rural Neighborhood.
- Consider a minor adjustment to the Carnation Rural City Urban Growth Area.
- Work with the City of Sammamish and affected property owners to reevaluate the land use designation of the “rural island”.
- Update the Potential Annexation Area map to reflect recent decisions of the Growth Management Planning Council.
- Review land use and zoning designations of County-owned natural areas and make technical changes as needed to ensure consistency between those designations.

- Consider requests for the expansion of the urban growth line adjacent to the city of Covington to include the areas between SE Wax Road and SR-18, west of 196th Ave SE.
- Consider a request for an infill expansion of the Maple Valley Rural Neighborhood (intersection of SE 214th Street and SR 169/SR 18).
- Consider a request for an expansion of the Rural Neighborhood located @ the intersection of SE Green Valley Road and the Enumclaw/Black Diamond Road SE).
- Consider a request for a change in the land use designation and zoning (from Urban Medium to Urban Separator and R-6 to R-1, respectively) of all properties common to Lake Desire and properties common to West Lake Desire Dr. SE, East Lake Desire Dr. SE, SE 173 Rd Pl. and 174th Ave SE, located east of the Fairwood area.
- Consider a request for a change from Industrial zoning on several parcels (located on or adjacent to 19215 Vashon Highway SW within the Vashon Rural Town) with abandoned or soon-to-be abandoned manufacturing uses, to allow for development such as senior housing (e.g. retirement community or assisted living facility) or affordable housing.

Technical Appendices, Functional Plans, and other planning efforts

- Update technical Appendix B on housing to reflect new statistics and analysis including the most recent information from the American Community Survey and the recent update of the King County Consortium Consolidated Plan 2005-2009.
- Consider adopting a Climate Change Mitigation and Preparedness Plan as a functional plan.
- Include the update of the Shoreline Master Program as an element of the King County Comprehensive Plan.
- Add Carnation Treatment Plant to the list of Local and Regional Wastewater Treatment Facilities.
- Amend Technical Appendix A on capital facilities to reflect adoption of the Capital Facility Level of Service Plan for Fire District 37.