



King County

ADDENDUM To Existing Environmental Documents

For the 2008 Amendments to

The King County Comprehensive Plan

**King County
Department of Development and Environmental Services**

September 16, 2008

Prepared in Compliance with

The Washington State Environmental Policy Act of 1971
Chapter 43.21C Revised Code of Washington
Chapter 197-11, Washington Administrative Code
Revised SEPA Guidelines, Effective April 4, 1984
And
Chapter 20.44, King County Code

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Responsible Official:



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APPENDICES

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Fact Sheet

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Proposed Action: Annual amendments to the King County Comprehensive Plan are being proposed in accordance with the provisions of the Growth Management Act and King County Code Title 20. Executive-proposal includes amendments to the King County Comprehensive Plan, Comprehensive Plan Land Use Map, technical appendices and the development regulations that implement the Plan.

Responsible Official: Steve Bottheim, Planning Supervisor
Current Planning Section, Land Use Services Division
Department of Development and Environmental Services

Approvals Required: Adoption by Metropolitan King County Council

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900 Oakesdale Ave SW
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Environmental Review Process

The Growth Management Act (GMA), adopted by the Washington State Legislature in 1990, established an overall framework for tiered and coordinated planning in Washington State. It requires counties and cities to work cooperatively to plan for orderly development. In 1994, King County complied with the GMA through its adoption of Countywide Planning Policies (CPPs) and the King County Comprehensive Plan (Comprehensive Plan). The primary function of the CPPs is to provide policy guidance for the orderly development of King County and its cities while the Comprehensive Plan outlines an overall vision for King County and the region. The Comprehensive Plan offers policy direction related to urban land use, rural land use, economic development, housing, natural resource lands, the natural environment, facilities and services, transportation, parks and recreation, cultural resources, energy and communications, and planning and implementation.

The GMA requires that all proposed amendments to a comprehensive plan be considered no more than once a year and that they are considered concurrently so that the cumulative effect of various proposals are considered as one consolidated package. Every ten years the urban growth area must be reviewed for adequate capacity. Under King County regulations small routine or technical changes can be made to the comprehensive plan every year, but large changes including policy amendments and the urban growth boundary can be made only once every four years. A major update occurred in 2000. The 2004 update was the second major update and the first mandated review of the capacity of urban growth area.

To comply with the State Environmental Policy Act (SEPA), in 1994 King County issued environmental impact statements (EISs) for the CPPs and Comprehensive Plan. King County issued addenda to the Comprehensive Plan EIS in 1995, 1996, 1997, and 1998. In 2000 King County issued a Supplemental EIS for the Comprehensive Plan.

Environmental review for the 2004 Comprehensive Plan included review of all existing environmental documents and issuance of an addendum, which adopted existing environmental documents and assessed the environmental effects associated with the Executive Recommended Plan dated March 1, 2004.

Environmental review for the 2008 annual review of the KCCP occurs through the issuance of this addendum adopting existing environmental documents and assessing the environmental effects associated with the Executive Recommended Plan, March 1, 2008 (Executive Proposal) and the amendments approved by the King County Council Growth Management and Unincorporated Areas Committee (GMUAC Amendments)..

This addendum provides additional information and analysis and does not substantially change the analysis of significant impacts and alternatives in the environmental documents adopted in this addendum.

Environmental Review of Proposed Amendments

Summary of Proposal

The proposed project is an update of the King County Comprehensive Plan. The update includes amendments and additions to the policies of the Comprehensive Plan, amendments to the Comprehensive Plan Land Use Map, technical appendices and the development regulations that implement the Plan. This addendum reviews the update to both the policies and the development regulations. There are many technical and formatting changes to the plan such as capitalization, minor language changes and updating references to population figures, names of documents and websites. Several major sections have been moved to different chapters with no substantive changes. This analysis will only consider the affects of those amendments to the plan that are substantive in nature.

In addition to the Comprehensive Plan amendments, the proposal includes:

- Regional Trail Needs Report
- Transportation Needs Report
- Thirty-one land use and area zoning map amendments, and
- Amendments to King County Code Titles 13, 14, 16, 19A, 20, and 21A to implement the policy amendments. The impacts associated with the development regulations that are proposed to implement the policy amendments are the same as the impacts associated with the Comprehensive Plan policy amendments and additions.

Comprehensive Plan Amendments

1. Introduction

1.1 Proposal

Add a new section to address new and emerging issues including seven new framework policies addressing:

- sustainable communities,
- climate change,
- public health in the built environment,
- equity and social justice,
- food policy and planning,
- protection and recovery of Puget Sound implementing watershed based fisheries plans
- performance measurement.

1.2 Background

King County has been using the principles of the Smart Growth movement since 1997 to set comprehensive plan policy and delivering services. The new framework policies are

intended to build upon the Smart Growth initiative to address existing and emerging issues.

1.3 Analysis

Smart Growth, once focused on relatively narrow principles of sustainability, takes on a holistic planning approach to integrating social, economic and environmental quality of life considerations into the process of how King County should plan and implement public projects, guide private development and create a framework of interdependent goals to sustain all aspects of the natural and built environment within urban and rural communities while promoting growth and economic prosperity. Aspects of Smart Growth sustainability will substantially alter the methods by which private and public proposals are reviewed for consistency with comprehensive planning policies.

2. Chapter One—Regional Planning

2.1 Proposal

Amend the planning framework section to recognize the subarea plan as the planning process for the sub-county level planning. Delete neighborhood planning policy. Add elements to comprehensive plan amendment process.

2.2 Background

Vision 2020, a long-range growth management economic and transportation strategy for the central Puget Sound region, is replaced by Vision 2040 as the long range guide for the future of the four-county region. As part of its GMA mandated guide to comprehensive plan development King County has formulated framework policies in support of objectives aimed at: balancing infrastructure needs (with social, cultural, educational, recreational, civic, health and safety needs to preserve the high quality of life enjoyed by King County residents); concentrating infrastructure investments and service delivery; solving service deficiencies (for existing demand and future phased growth); promoting economic prosperity; increasing housing choices; targeting road and transit investments to meet facility and service demand; balancing urban use development and environmental protection; and preservation of Rural Resource lands and ecologically fragile areas for future generations by maintaining low residential densities in such areas.

As more of the urban area has incorporated sub-area planning studies have narrowed their focus to smaller areas.

2.3 Analysis

Subarea plans address issues of concern at the neighborhood level. This change is administrative in nature and will not affect the planning process.

3. Chapter Two—Urban Communities

3.1 Proposal

The proposal adds new or amends existing environmental policies related to:

- **Urban Land Use:** designating Rural City Urban Growth Areas as part of the Urban Growth Area (UGA); adding mitigation of climate change impacts as a goal to development within the UGA; adding a new policy allowing Rural Area lands to be considered part of the UGA; adding a new policy to encourage techniques to reduce heat absorption in development proposals; and amending policies and add a new policy regarding Transferable Development Rights (TDRs); moves economic development section to a new chapter;
- **Housing:** addresses affordable housing issues by setting affordable housing goals and mandates for regional cooperation, and targeting surplus county property for affordable housing development; promoting preservation and development of affordable rental housing and housing ownership opportunities; promoting accessory dwelling units in urban residential zones; providing incentives for affordable housing projects; including framework policies in affordable housing projects and projects that receive incentives or subsidies from King County, and promoting housing ownership opportunities;
- **Human Services:** delete all existing human services policies and replace with new policies to define King County’s regional role and goals in service delivery, and identify priorities and principles to guide use of resources for human service actions and investments,
- **Sustainable Development:** delete policy requiring cost-benefit analysis of green building practices in county capital improvement projects; provide technical assistance and incentives for the private sector to use sustainable and low-impact development practices, and delete the use of demonstration projects to guide the application and refinement of low impact development regulations.

3.2 Background

The UGA for King County now covers 460 square miles, less than one-quarter of the county’s total area of 2,134 square miles, and unincorporated areas within the UGA account for approximately 73 square miles of the total UGA (15.86%). Additional land should be added to the UGA when it is contiguous to such area, but not adjacent to agricultural or forest production lands, and meets specific development criteria. Increased use of transferable development rights within the UGA encourages preservation of Rural Resource lands. Managing growth by focusing increased density within the UGA creates communities that have positive effects on public health and climate change. Creation of new UGA lands and opportunities for increased densities within the UGA helps create affordable housing opportunities.

Development regulations that help residents replace vehicle trips with walking or biking helps improve individual health outcomes and reduce carbon emission impacts. Reducing

the public health hazard of heat island effects within UGA lands is a planning goal to improve the quality of life for UGA residents.

3.3 Analysis

Urban lands available for development are becoming a scarce resource. Responsible growth management allowing for increased densities within the UGA while protecting Rural Area lands focuses growth to the UGA in keeping with sound planning policies. Increased densities can also support development strategies that favor better public health outcomes and a reduced carbon footprint.

4. Chapter Three—Rural Legacy and natural Resource Lands

4.1 Proposal

Reorganization and revision of the introductory text to reflect policies that encourage natural resource-based industries and natural resource land uses in the Rural Area.

The proposal adds new or amends existing environmental policies related to:

- Rural Legacy and Communities;
- Rural Designation: Rural Area Designation Criteria in conformance with the GMA specified rural element for comprehensive plans defining rural character; rural King County Forestry and Agriculture policies, (formerly Rural Resource policies), with reference to other portions of this section; to promote conservation and ensure active forest management and implementation of forestry stewardship programs in various regulations, permitting processes and incentive programs; support livestock rearing and management, and production of associated products, as components of King County’s agricultural economy; support and sustain equestrian activities in the Rural Area; existing policy encouraging owners of property to allow continued equestrian access to existing trails and recognizing such trails so that land owners might qualify for a property tax reduction and ensure key linkages to regional trail systems are not lost;
- Rural Densities and Development: Transfer of Development Rights Program; maintaining low density development in the Rural Areas and Resource Lands, providing mitigation for impacts of urban development on global warming by reducing emissions from transportation and sequestering carbon through retention of forest cover; defining eligible sending and receiving sites, and creating allocations of development rights and preferences based on location; the Rural and Resource Land Preservation Program, setting goals for the program to meet development reduction targets, supporting Demonstration Projects that involve potential expansion of the UGA, and supporting climate change initiatives, transportation concurrency requirements and density bonuses; supporting sustainable development, by implementing a program of customized stewardship plans with land owners.
- Rural Neighborhood Commercial Centers: (formerly Rural Neighborhoods) designating such areas specifically on the Land Use map and setting Non-

- Resource Industrial Uses and Development Standards in the Rural Area;
promoting Public Health in the Rural Area for All;
- Resource Lands: Help maintain and enhance commercial agriculture and forestry within the region to face issues created by new growth; recognize the many values provided by public forestland and conservation of such land; encourage conservation in working public and private forestlands; promote and support growth, harvest, utilization and marketing of wood products grown in King County Rural and forest areas; deleting the six-year moratorium provisions related to Forest Practice Applications; improving enforcement of forest practices with state agencies; encouraging community fire planning to improve awareness and fire risk management; encouraging collaboration with state universities, local cities or multi-agencies on a variety of issues, including climate change impacts on forest management, soil management practices, flood impacts, and agricultural production and marketing; improving forest health and resilience to climate change impacts and other risks; supporting processing and packaging of farm products from crops and livestock; supporting innovative technologies to process dairy and livestock waste; developing incentives to support local food processing and production; continuing the agricultural building permit program; and providing incentives for soil management practices that reduce greenhouse gas emissions,

4.2 Background

Understanding and conserving unique characteristics of rural communities will help the county retain its rural character and its agricultural and forestry heritage. Rural Areas are characterized by particular types of development and activities. These rural uses and activities interact with agricultural and forestry resources. The location of the Rural Area between the UGA and designated Resource Lands helps to protect commercial agriculture and timber from incompatible uses. Designation and conservation of a Rural Area sustains rural communities and the rural character within in the diverse landscape of King County. Rural Areas enhance urban areas by providing a safe and reliable local source of food, open space and parks for recreation and tourism opportunities, as well as educational opportunities to explore historic and current practices in agriculture and forestry.

4.3 Analysis

The GMA defines rural character as it relates to land use and development patterns. The GMA definition is incorporated into the Comprehensive Plan update. The Rural Area designation is meant to represent the multi-use nature of rural lands, including working farms and forests, livestock uses, home-based businesses and housing. New and amended policies in this section are designed to recognize the diversity of activities and social/economic interests that are served on lands within the rural area. Conservation of reduced residential density in rural areas is encouraged through the Transfer of Development Rights Program. The Rural Neighborhood Commercial Centers, Rural Towns, the rural cities, and non-resource industrial uses located in rural King County

contribute to the vitality of the rural economy. Comprehensive planning policies that favor reduced climate change development impacts, better public health outcomes and conservation of the character of rural King County meet the requirements of responsible growth management.

5. Chapter Four—Environment

5.1 Proposal

The proposal articulates an integrated approach for the protection of many elements the natural environment and lists a variety of tools King County can use to protect such environment. The proposal builds on the concepts of the 2004 critical areas regulations which enabled Rural Stewardship planning.

The proposal recognizes that King County: coordinates many conservation and preservation plans with other agencies and governments; that a critical new venue for coordination is the Puget Sound Partnership; that working closely with federal and state agencies, cities, and other counties is essential to integrate and streamline compliance with federally mandated environmental regulations.

The proposal moves Shoreline Management out of this section of the updated Comprehensive Plan and articulates the requirements for an integrated Shoreline Master Program, when it is adopted as a new chapter of the plan.

The proposal adds new or amends existing environmental policies related to:

- The Natural Environment and Regulatory Context: Coordination and collaboration with universities, federal and state agencies, tribes, citizen interest groups, businesses and citizens to implement, monitor and update Water Resource Inventory Area plans and stewardship plans; Development and coordination of flood hazard management and other environmental monitoring programs; Providing options for property-specific technical assistance and tailored critical areas regulations through stewardship and management plans; Protection of lands within volcanic hazard areas; Exercise of substantive SEPA authority to condition or deny development proposals that are associated with individual or cumulative impacts that significantly modify or degrade habitat for fish and wildlife; Evaluation of development proposals to assess whether they are likely to significantly increase pollutant levels, or otherwise violate water quality standards, and provide appropriate mitigation to reduce impacts,
- Climate Change: A range of strategies to reduce Greenhouse gas (GHG) emissions: assessment and mitigation strategies for emissions inventories, GHG accounting practices for state and local governments, and implementation of the King County Climate Plan (including reducing GHG from county run operations to 6% below 2000 levels by 2010, using SEPA to evaluate development proposals for climate change effects and encourage use zero emissions alternatives for buildings); adaptive and

collaborative strategies focused on education and collaboration with other agencies of government to study effects of, and find solutions for, the predicted hazards associated with severe climate change;

- Air Quality: A multiple benefit approach to incorporating improved air quality and public health with economic opportunities, working to reduce air-quality related health inequities for pollution sensitive populations;
- Land and Water Resource: conservation efforts; protecting and recovering biodiversity; habitat protection through hazard management; protection of certain rare or keystone species; coordinated planning across King County Departments to achieve an ecosystem approach; preservation and restoration of native plant communities and avoiding introduction of non-native invasive plant and animal species; improved management of stormwater runoff; enhanced soil quality through better management; improving the aquatic environment with new focus on capital projects, open space acquisitions, public education and stewardship; a tiered system for protection of aquatic areas; application of current Washington Department of Ecology Wetland Mitigation replacement methodology for protection of certain upland areas; avoidance of wetlands impacts if possible, with minimization required in all cases; encouraging use of mitigation reserves; monitoring and assessment of lake water and sediment quality; monitoring public beaches for bacterial contamination; measuring, monitoring and reporting information on groundwater quality while encouraging public education on BMPs to protect groundwater resources and coordinating groundwater management with other government agencies; analysis of potential impacts of climate change on seasonal groundwater supplies and aquifer recharge; accounting for watershed-scale actions in the designation of buffers for aquatic areas; use of mitigation reserves as a pre-development strategy to mitigate ahead of development impacts; monitoring and assessing river and stream flows, water and sediment quality, physical habitats and biotic reserves; improving management of alluvial fans; improving inter-governmental agency collaboration on marine nearshore and waters of Puget Sound on issues surrounding water and sediment quality, bioaccumulation of chemicals, physical habitat, and biotic resources; developing effective strategies for dealing with failing septic systems in shoreline environments; maintaining and recovering native landscapes, ecosystems and habitats to better support native species of fish and wildlife; listing of native species of local importance; creation of an inter agency database of species currently using King County; accounting for native wildlife and plant populations in restoration activity planning, land acquisition, and parks design and management; encourage reductions in use of hazardous and its waste; and flood hazard management;
- Geologically Hazardous Areas: Identifying lahar hazard areas and working with local government to assess risk and implement appropriate emergency planning and development standards for such areas;

- Salmon Recovery & Puget Sound Partnership: Watershed-based salmon recovery plan implementation, including habitat restoration and protection activities; Participation in the Puget Sound Partnership (PSP) review of existing action plans, integrating watershed-based salmon recovery plans with PSP recommendations, and
- Monitoring and Adaptive Management: Providing a framework for monitoring and adaptive management strategies for tracking long-term changes to the natural and built environment across a number of metrics.

5.2 Background

King County's diverse array of environmental resources and conditions, ranging from highly urban to nearly pristine wilderness areas in the Cascades, warrant sound management to preserve quality of life for future generations in addition to protecting public health and safety .

Federal and state regulatory structures exist to protect key elements of the natural environment, including threatened or endangered species and the habitats that are critical to their lifecycles.

Global climate change is a pervasive environmental challenge facing King County. The effects of green house gas (GHG) emissions on local and global meteorological metrics carry profound implications for residents of King County. Increased precipitation and decreases in annual snow packs may dramatically impact ecosystems, agriculture, local and regional economies, biodiversity and public health and safety.

Certain groups of individuals (those with chronic health conditions, the elderly or those who live in close proximity to high traffic volume roadways) are considered more sensitive to air pollutants than the general population. Children are also considered a sensitive population to the long-term damaging effects of poor air quality. Reducing the six criteria pollutants should be a priority to restore health equity for these populations.

King County maintains collaborative relationships with other governmental agencies to carry out mandated monitoring and assessment of risk to listed threatened species and their habitat and to protect and conserve essential water and land resources.

King County is located in what is considered a geologically hazardous area, part of the Pacific "Rim of Fire". Mudflow hazards, know as lahars, are a present danger to King County residents living in the shadow of Mount Rainier.

The protection and recovery of salmonid species that are listed under the ESA is and will continue to be a significant issue for King County.

King County's environment is constantly changing in response to land and water management actions, driven by its residents and by nature.

5.3 Analysis

Federal and state programs provide regulatory oversight and guidance for protection of the natural and built environment. Regulatory structures that protect natural resources are in place and can be amended with appropriate levels of input to provide continuing and expanded protection for such resources.

The effects of climate change require that King County continue to provide leadership and collaborate work, with federal and state agencies and other governments, to raise awareness about climate change impacts, evaluate and plan for potential impacts caused by climate change and educate its citizens. Numerous predicted impacts to the Pacific Northwest and King County from climate change warrant a carefully considered strategic assessment of risk and measures to reduce, cap and mitigate GHG emissions at the local level through responsible development practices and programs that create incentives to lowering GHG emissions.

Clean air, free of pollutants, is essential for the day-to-day quality of life and long-term health of county residents. King County works in partnership with the Puget Sound Clean Air Agency (PSCAA), the lead regulatory and monitoring agency for air quality issues. Because air quality impacts water quality, a better understanding is needed regarding the input of pollutants via air transport from local and distant sources. The public health benefits from strategies that encourage the reduction of harmful air toxics.

Land and Water Resource management requires coordinated and collaborative efforts between King County departments with oversight and other governmental expertise and regulatory authority. Biodiversity, upland areas, aquatic resources, fish and wildlife, flood hazard management and hazardous waste management are the major elements of this discipline. Impacts of development, including climate change, must be carefully assessed and monitored to assure appropriate levels of protection to these key elements of the natural environment. Conservancy and good stewardship of these resources is important to maintaining quality of life as current residents of King County know it for future generations.

Identification of lahar hazard areas within King County is an important component to an effective risk management strategy that should include emergency management and implementation of risk specific development considerations.

Implementation of a watershed-based salmonid recovery plan will provide the framework for continued assessment of threatened species and their habitat and help provide adaptive responses for salmon conservation and recovery strategies.

Monitoring and adaptive management strategies can provide the framework to track changes in the natural and built environment. Tracking such changes, collaboratively with other affected agencies, provides essential data in creating a quantitative approach of adaptive management.

6. Chapter Five—Shoreline Master Program

6.1 Proposal

The Shoreline Master Program will be incorporated into the Comprehensive Plan at a later date.

6.2 Background

In accordance with the Washington State Shoreline Management Act (SMA), King County must adopt a shoreline master program that is based on the state guidelines but tailored to the specific needs of the county.

6.3 Analysis

King County is required to update the shoreline master program to bring it into compliance with new state guidelines by December, 1, 2009.

7. Chapter Six—Parks, Open space and Cultural Resources

7.1 Proposal

The proposal adds new or amends existing environmental policies related to:

- Local parks as vital recreational facilities that contribute to the physical, mental and emotional well-being of county residents;
- Consideration of equity as an element of the open space and trail system to help in the reduction of health disparities; and
- Funding and development of parks, trails and open space consistent with the purposes of their acquisition.

7.2 Background

The GMA requires King county to identify open space corridors within and between Urban Growth Areas. King County's Regional Trail System forms the backbone for county and other trails that reach broadly throughout the county.

7.3 Analysis

The amendments recognize that local and regional parks are part of the infrastructure that allow activities that contribute to the health and well-being of both county residents and the environment. Reduction of health disparities among county residents

8. Regional Trail Needs Report Summary

8.1 Proposal

The proposal lists existing and future regional trail projects in unincorporated King County. The future trail projects are prioritized and their costs are estimated.

8.2 Background

These future trail projects and cost estimates are prioritized for future consideration by the King County Executive and the King County Council when Capital Improvement Projects are evaluated in the context of future budget decisions. The public review process for the King County Comprehensive Plan provides ample opportunity for the public to become informed and comment on the trail projects and priorities.

8.3 Analysis

Inclusion of the Regional Trails Needs Report in the King County Comprehensive Plan creates a link between King County land use planning and planning for future park service for unincorporated King County. The prioritization process is intended to inform future budget decisions.

9. Chapter Seven—Transportation

9.1 Proposal

The proposal discusses how the chapter is consistent with specific provisions of the Growth Management Act (GMA).

The proposal adds new or amends existing environmental policies related to:

- Consistency with the Growth Management Act: including demand management strategies in policies, codes and project implementation; identifying and designating planned improvements for nonmotorized corridors to address and encourage community access and promotion of healthy lifestyles;
- Transportation systems and Services: private entities offering passenger ferry service; the Strategic Plan for Public Transportation; supporting transit oriented development opportunities for multifamily development and adjacent properties; defining responsibility for development and maintenance of transportation facilities in public rights-of-way and providing guidance for future expansion or development of the county's road stormwater infrastructure; working with other jurisdictions, the public and private sectors on arterial system planning;
- Linking Transportation with Growth: deleting provisions of Destination 2030 and Vision 2020; encouraging development of urban connectors; adopting PRSC travel demand forecasting and deleting county level forecasting; defining level of service standards for traffic flow related to urban and rural mobility centers and neighborhood commercial centers; deleting existing transportation concurrency tests and certifications; defining the concurrency travel shed and concurrency program with provisions for mobility areas and creating a new transportation concurrency map; reducing or eliminating cul-de-sacs to promote highly

connective street networks; requiring mitigation for impacts of development, including transportation impact fees related to road, transit and nonmotorized facilities;

- **Transportation System Planning and Design:** compliance with the Federal Transportation Authority Title VI requirements to promote equitable access transportation services while eliminating disparities in level and quality of services between communities; prioritizing rural and urban capital projects to emphasize efficiency over increased capacity; implementing a comprehensive nonmotorized transportation program; reducing single occupant vehicle trips via transportation demand management strategies; developing and implementing tolling corridors and facilities in support of variable tolling; deleting references to PSRC and federal Clean Air Act policies; supporting design and construction of transportation corridors that minimize pollution and provide opportunities for physical activity and promote energy conservation and lower impacts affecting climate change; promoting strategies to reduce GHG emissions from the transportation sector; reducing operation al GHG emissions from transit and non-transit fleets and implementing projects and policies to encourage use of alternative fuels; incorporating climate change impacts into construction, operation and maintenance of infrastructure projects; and developing methods to evaluate climate change impacts and train staff to implement climate sensitive practices.
- **Finance:** Identifying the need for a multi-year transportation plan to support the land use vision of the comprehensive plan, including assessment of projected revenues from currently available sources and an annual update of the roads CIP on how to implement such financing prospectively over six-year periods into the future; adopting guidance for managing revenue shortfalls; recognizing that urban and rural transportation projects carry differing priorities and special unique needs;
- **Coordination and Public Outreach:** defining collaborative planning with PRSC and its members; supporting active management of freeways using HOV and HOT lanes to optimize movement of people; and coordinating with other jurisdictions for planning and implementation of transportation improvements.
- **Implementation and Monitoring:** Deleting certain policies in favor of adoption of arterial functional classification system.

9.2 Background

Research indicates that the transportation sector is responsible for 50 % of greenhouse gas (GHG) emissions in the Puget Sound region. King County supports providing a transportation system that helps to recue GHG emissions from this region. Road improvement policies should encourage healthful transportation choices as well as reducing congestion.

9.3 Analysis

The Metropolitan Transportation Plan (MTP) developed by Puget Sound Regional Council (PSRC) is consistent with the region's urban growth strategy. The transportation element of the comprehensive plan is consistent with the MTP. The transportation

element of the King County Comprehensive Plan meets the specific requirements of the Growth Management Act (GMA). The transportation element implements systems and services in support of public transportation, (addressing street and arterial improvement programs and air transportation), linking transportation with growth (using land use vision, travel forecasting, concurrency requirements and impacts mitigation), transportation system planning and design (incorporating public transportation strategies, arterials and streets, a nonmotorized program, transportation demand management and variable tolling), revenue forecasting and review, coordination and public outreach, and an implementation and monitoring plan as the embodiment of a comprehensive transportation strategy for King County.

10. Chapter Eight—Services, Facilities and Utilities

10.1 Proposal

The proposal adds new or amends existing environmental policies related to:

- Regional services: collection, treatment and reclamation of regional wastewater;
- Facilities and Services: supporting reduced generation of greenhouse gases; defining requirements and responsibilities for potable water systems; recognizing the impacts of climate change on future regional water supplies; providing for collaboration with other governments and stakeholders to evaluate future demand and develop a plan to address the non-potable water needs of agriculture; participation in development of regional supply plan for potable water; ensuring inclusion of reclaimed water opportunities for use on public facilities, to enhance wetlands, or to support agriculture; providing that the King County Utilities Technical Review Committee (UTRC) shall work with state agencies, water utilities and third parties to develop rules, policies or checklists for use as information and guidance to its review process; ensuring that certificates of water availability meet code and comprehensive plan requirements; re-stating a state law preference for multipurpose storage reservoirs over single purpose structures; protecting the quality and quantity of used groundwater in implementing groundwater management plans within aquifer recharge areas; providing on-site sewage treatment systems for developments where public sewers are unavailability; requiring low impact development as part of a strategy to mitigate stormwater impacts from new development; and, providing for transfer of public stormwater facilities to a local jurisdiction on annexation.
- Energy & Telecommunication: encouraging land uses and development that will improve countywide energy efficiency and support expansion of renewable resources; fostering the development and increased use of clean, renewable and alternative fuel and energy technologies; increase the use of renewable fuels in King County fleets and support testing of electric hybrid vehicles; collaboration with other local, regional, national and international governments to develop a common approach to accounting for greenhouse gas (GHG) emissions resulting from operations of the public transportation system; maximizing practical application of electricity and heat produced from renewable resources; converting to energy 100 percent of all reasonably usable waste products generated from

operation of landfills and wastewater treatment plants; claiming rights to renewable energy and GHG reduction attributes associated with renewable energy extraction or processing; developing and adopting strategic energy management, efficiency and conservation programs; benchmarking all county buildings using appropriate tools and applying for LEED or ENERGY STAR certification on all qualifying county buildings; achieving LEED certification on all new county construction; purchasing only ENERGY STAR labeled appliances and consider such rating (or equivalent) in procurement decisions; standardize qualifying and funding mechanisms to support continued aggressive implementation of energy projects; encouraging the use of passive and active solar energy collection technologies and protection of solar access; considering passive and active solar energy collection systems in all new facility design and major rehabilitations; analyzing the cumulative effects of multiple energy facilities for climate change impacts and other factors; and leading promotion of biologically sourced methane gases to minimize climate change impact as a substitute for fossil-sourced natural gas.

10.2 Background

King County provides a spectrum of services to existing residents and must plan for future growth responsibly while reducing the generation of greenhouse gasses (GHG) and accounting for impacts to essential public infrastructure such as potable water supplies and wastewater treatment.

10.3 Analysis

To preserve existing quality of life and plan responsibly for future growth King County must identify regional service availability, needs for its countywide facilities and services, conduct capital facility planning, address service deficiencies, provide for growth and regional protection and management of critical water sources, and provide for continued availability of inexpensive and clean energy and telecommunications resources.

11. Chapter Nine—Economic Development

11.1 Proposal

The proposal adds new or amends existing environmental policies related to:

- Business Development;
- Workforce Development;
- Regional Plans; and
- The Rural Economy;

11.2 Background

King County's economy is the largest and most significant economy in Washington State, representing just over 50% of the state's \$122.3 billion dollar payroll.

11.3 Analysis

Programs that reduce recidivism rates by giving former inmates access to employment training services help support low-income and low-skilled residents. Development of the rural portion of the county's economic base plays a significant role in helping the county maintain a diversity of economic sector, thus contributing to the county's overall economic health.

12. Chapter Ten—Community Plans

12.1 Proposal

The proposal sets forth several policy amendments to the Vashon Community Plan, including:

- King County should develop an on-going island-wide education program to inform Islanders about groundwater resources, drinking water supplies, water availability, and water quality issues.
- King County shall seek funding and work with state agencies to encourage removal of old or failing residential fuel storage tanks on Vashon-Maury Island.
- King County should encourage the use of demonstrated new and alternative on-site septic treatment technologies on Vashon-Maury Island with priority on Marine Recovery Areas.
- King County should seek funding to expand the Seattle-King County Public Health septic education program to inform property owners about septic system failures and steps they may take to ensure effective maintenance and operation of their system.
- King County and the Vashon-Maury Island Ground Water Protection Committee should continue to collaborate to develop an education program on pesticide and fertilizer use.
- King County should work with the Vashon Community to define specific actions to implement the stormwater recommendations in the 2005 Vashon-Maury Island Watershed Plan within available resources.

12.2 Background

All of the community plans were reviewed for consistency with the Growth Management Act. Those community plan policies determined to be consistent with the GMA were adopted as Chapter 10 of the King County Comprehensive Plan.

12.3 Analysis

These policy amendments were recommended by citizens of Vashon Island and are supported by the Vashon-Maury Island Area Council. Adoption of these policies will result in a higher level of protection for the critical groundwater supply on Vashon Island.

13. Chapter Eleven--Implementation

13.1 Proposal

The proposal makes corrections to the one chart in the implementation chapter. This chart shows the land use designations and the corresponding zoning classifications that are allowed for each land use.

13.2 Background

The chart in chapter 11 is used to evaluate whether property zoning or proposals to rezone property are consistent with land use designations and the policies of the comprehensive plan.

13.3 Analysis

Several edits were made to the chart for the purpose of internal consistency of the comprehensive plan. The existing chart indicated certain zoning was allowed in a land use category that policies in the comprehensive plan do not support, creating the internal inconsistency. The policies guide this chart, so the chart was amended to fully comply with policy intent.

14. Transportation Needs Report Summary

14.1 Proposal

The proposal lists existing and future transportation projects in unincorporated King County. The future transportation projects are prioritized and their costs are estimated.

14.2 Background

These future transportation projects and cost estimates are prioritized for future consideration by the King County Executive and the King County Council when Capital Improvement Projects are evaluated in the context of future budget decisions. The public review process for the King County Comprehensive Plan provides ample opportunity for the public to become informed and comment on these transportation projects and priorities.

14.3 Analysis

Inclusion of the Transportation Needs Report in the King County Comprehensive Plan creates a link between King County land use planning and planning for future road and transit service for unincorporated King County. The prioritization process is intended to inform future budget decisions.

Map Amendments

Map Amendment 1—Carnation UGA

Proposal

Change comprehensive plan designation of approximately 21 acres from Rural Residential to Rural City Urban Growth Area and add to the Rural City Urban Growth Area for the City of Carnation. Update the Interim Potential Annexation Area Map to include the subject parcels in the City of Carnation Potential Annexation Area. Amend all other KCCP and Technical Appendix maps that include the UGA to be consistent with this change. Reclassify the parcels from RA-10 to Urban Reserve.

Background

The parcels added to this UGA replace developable land lost as a result of an adjustment by FEMA to the Flood Insurance Rate Map. The small rural portions of two incorporated parcels are also re-designated to provide a uniform land use designation and consistent UGA boundary.

Analysis

This amendment adds land to the Carnation Rural City Urban Growth Area because the city documented the loss of a corresponding amount of development capacity due to recent updating of FEMA flood maps. This amendment does not raise significant policy issues.

Map Amendment 2—North Bend Technical Corrections

Proposal

Re-designate four parcels, approximately 1.6 acres, within the Rural City Urban Growth Area for the City of North Bend from Rural Residential to Rural City Urban Growth Area. Reclassify fifteen (15) parcels from RA-2.5 to Urban Reserve.

Background

A correction is required to correct for technical errors and does not alter the amount of land within the Urban Growth Area.

Analysis

This amendment is technical in nature or does not raise significant policy issues.

Map Amendment 3—Sammamish UGA

Proposal

Re-designates one parcel, approximately 44.55 acres, from Rural Residential to Urban Residential, Medium Density, 4-12 units per acre (R-10 to R-4). Re-designates seven parcels, just over 12 acres, from Rural Residential to Urban Residential, Low Density, 1 unit per acre (RA-5 to R-1P). Re-designates three parcels, just over 9 acres, from Rural Residential and Urban Residential, Low Density, 1 unit per acre to Urban Residential, Low Density, 1 unit per acre (RA-5 and R-1-P to R-1-P). Applies P-suffix development condition ES-P20 (Wildlife Corridor/Urban Separator) on nine parcels. Updates the Interim Potential Annexation Area Map to include the subject parcels in the City of Sammamish Potential Annexation Area. Amends all other KCCP and Technical maps that include the UGA to be consistent with this change.

Background

The reclassification of the single parcel as urban will eliminate an island of rural surrounded by the incorporated area and UGA of the City of Sammamish.

Analysis

For the single parcel: Application of zoning classification R-4 will provide consistency with the surrounding parcels and protect a sizable wetland. Reclassification of the other ten parcels in Camden Park will provide consistency with the other properties in the development. Application of the P-suffix development condition on these properties will provide consistency with other Camden Park housing development parcels. This amendment is technical in nature or does not raise significant policy issues.

Map Amendment 4—Snoqualmie SR-18/I-90

Proposal

Re-designate ten parcels from Rural Residential to Urban Reserve (RA-5 to UR) and include them in the Rural City UGA for the City of Snoqualmie. Update the Interim Potential Annexation Area Map to include the subject parcels in the City of Snoqualmie Potential Annexation Area. Amend all other KCCP and Technical Appendix Maps that include the UGA to be consistent with this change.

Background

This land use amendment is part of a Rural Preservation Program Pilot Project. The purpose of the demonstration project is to allow the parcels to become urban with the condition that surrounding rural lands are protected through the Transfer of Development Rights program. The **Snoqualmie Interchange** - A proposal to add 85 acres north of this interchange to the Snoqualmie Rural City UGA, subject to an interlocal agreement and

Transfer of Development Rights. The 1992 interlocal agreement between King County and the City of Snoqualmie anticipated that the two jurisdictions would address this “gateway to the city” at a future date.

Analysis

This amendment implements a pilot demonstration project associated with the TDR Program. The proposed UGA amendment includes a requirement by King County for use of Transfer of Development Rights with TDR sending areas required to be in the vicinity of the proposed new Urban area.

Map Amendment 5—Coal Creek Park

Proposal

The proposal adds seven parcels, approximately 183 acres, to the UGA and updates the Potential Annexation Area Map, to include the subject parcels in the City of Bellevue Potential Annexation Area. Amend all other KCCP and Technical Appendix Maps that include the UGA to be consistent with this change.

Background

The park is proposed to be added to the UGA as called for by a recent park transfer agreement.

Analysis

This amendment is technical in nature or does not raise significant policy issues.

Map Amendment 6 – Willows Road

Proposal

Reclassify five (5) parcels from I-P to I-P-SO, retaining the NS-P7 P-suffix development condition, applying the SO-060 Office/Research Park Development Special District Overlay and applying a new P-suffix development condition to Regional Business uses in the SO-060 district.

Background

The Northshore Community Plan update and Area Zoning report contemplated this change.

Analysis

The Willows Road site-specific zoning amendment, to apply the SO-060 Special District Overlay and new P-suffix condition, will allow Industrial and Commercial Business uses on the property. Regional Business use, would be inconsistent with the surrounding properties, is prohibited. No amendment to the land use or zoning map for the subject properties is required.

Map Amendment 7—King County Fairgrounds/Enumclaw Exposition Center

Proposal

Reclassify eight parcels, approximately 90 acres, from Rural Residential to Urban Reserve (RA-10 to UR).

Background

The City of Enumclaw owns the former King County Fairgrounds and Sportsman Park. The other parcels are an island surrounded by the fairgrounds and the Enumclaw Golf Course.

Analysis

The fairgrounds and park are proposed to be added to the UGA as called for by a recent park transfer agreement. This amendment is technical in nature or does not raise significant policy issues.

Map Amendment 8—Hobart Rural Neighborhood

Proposal

This proposal adds one parcel to the Hobart Rural Neighborhood, re-designating the parcel from Rural Residential to Rural Neighborhood.

Background

This amendment will reclassify a parcel adjacent to existing Rural Neighborhood parcels to the same designation. The parcel being added to the rural Neighborhood was designated and potentially zoned for future commercial development by the 1984 Tahoma Raven Heights community plan.

Analysis

The amendment will permit expanded non-residential development, providing additional opportunities for services and convenience shopping for surrounding Rural residents.

Map Amendment 9—Lake Desire Urban Separator

Proposal

The proposal will re-designate ninety-one parcels, approximately 85 acres, on the east and north side of Lake Desire to a Greenbelt/Urban Separator.

Background

This Urban Separator on the north and east side of Lake Desire is in the Potential Annexation Area of the City of Renton.

Analysis

This amendment adds a new urban separator designation in the Lake Desire Area, consistent with applicable King County Comprehensive Plan policies. This land use designation will reduce development potential on the north and east side of the lake and reduce the cumulative impacts of urban development on the water quality of Lake Desire.

Map Amendment 10 — Maple Valley Summit Pit

Proposal

This proposal adds approximately 156 acres to the Urban Growth Area for the City of Maple Valley and re-designates the single parcel from Rural Residential to Urban Plan Development. It updates the Interim Potential Annexation Area Map to include the parcel in the City of Maple Valley Potential Annexation Area and amends all other KCCP and Technical Appendix maps that include the UGA to be consistent with this change.

Background

This adjustment removes an island of Rural Area surrounded by the incorporated area of the City of Maple Valley.

Analysis

This amendment corrects the land use map to remove an island of Rural land that is completely surrounded by the City of Maple Valley. Future development of the property in question will have environmental impacts that must be addressed during project level environmental review.

Map Amendment 11 - Maple Valley Food Bank

Proposal

This proposal re-designates one parcel from Rural Residential to Rural Neighborhood (RA-5 to NB).

Background

This amendment will recognize the historical and current use of the Maple Valley Food Bank property.

Analysis

This amendment is technical in nature or does not raise significant policy issues.

Map Amendment 12 — SR 169-Kummer

Proposal

Re-designate one parcel from Rural Residential and Rural Neighborhood to Rural Neighborhood. Re-designate one parcel from Rural Residential to Rural Neighborhood.

Background

This zoning amendment would remove the spoit zoning on the parcel at the intersection of SR 169 and SE Green Valley Road.

Analysis

The proposal add a portion of one parcel and an additional parcel to the Rural Neighborhood at the referenced intersection.

Map Amendment 13 — SR 900 and S 129th St

Proposal

This proposal re-designates parcels lying southwest of SR 900 (Martin Luther King Way) and south of S 129th Street from a variety of Industrial and Urban Residential, Medium and High Density, residential classifications to Urban Residential, High Density.

Background

The existing land uses fronting SR 900 in this area are generally industrial. The special overlay district has hindered development on industrial zoned parcels. The existing extractive operation has been considered a nuisance by surrounding neighbors for many years.

Analysis

The Urban Residential land use designation is consistent with the surrounding properties and the intention of West Hill policy 18 to maintain the scenic value of the area and enhancement of the entrance to the City of Renton. The proposal provides an opportunity to redevelop the subject properties in a manner that is more compatible with surrounding land uses.

Map Amendment 14 — Rock Creek Natural Area

Proposal

The amendment would remove one parcel from the UGA, update the Potential Annexation Area Map to remove the subject parcel from the City of Maple Valley Potential Annexation Area and amend all other KCCP and Technical Appendix maps that include the UGA to be consistent with this change. Reclassify the parcel from R-6 and RA-5 to RA-5.

Background

A 5 acre portion of the open Space parcel is currently within the UGA. Proposal is to remove County-owned land from the UGA that have no development potential

Analysis

This King County owned parcel will remain as a Natural Area in perpetuity. Removal of the land from the UGA does not affect the amount of land available for urban development. This amendment is technical in nature or does not raise significant policy issues.

Map Amendment 15 — Crow Marsh Natural Area

Proposal

This amendment re-designates three parcels from Rural Residential and Forest to Forest and one parcel from Rural Residential to Forest, removes all parcels from the Rural City Urban Growth Area for the City of Black Diamond, and amends all other KCCP and Technical Appendix maps that include the UGA to be consistent with this change.

Background

The parcels to the north, south and east are designated Forest. Proposal is to remove County-owned land from the UGA that have no development potential

Analysis

This proposal includes the parcels in the Forest Production District. This amendment is technical in nature or does not raise significant policy issues.

Map Amendment 16 — Dorre Don Reach Natural Area

Proposal

The proposal re-designates five parcels from Urban Residential/Rural Residential, Urban Residential, Urban Residential and Open space to Rural Residential, removes portions of five parcels from the City of Maple Valley UGA and amends all other KCCP and Technical Appendix maps that include the UGA to be consistent with this change. The zoning reclassification changes all parcels to RA-5-P consistent with other properties in the Dorre Don Reach Natural Area.

Background

Proposal is to remove County-owned land from the UGA that have no development potential.

Analysis

This amendment re-designates King County owned parcels to Rural Residential. Such parcels are to be maintained as a Natural Area in perpetuity and the change does not affect the amount of buildable land within the UGA. This amendment is technical in nature or does not raise significant policy issues.

Map Amendment 17 — Kathryn Taylor Equestrian Park

Proposal

This amendment removes six parcels form the UGA and reclassifies them from UR-P-SO to RA-5 and amends all other KCCP and Technical Appendix maps that include the UGA to be consistent with this change.

Background

Proposals to remove County-owned land from the UGA that have no development potential.

Analysis

The land use amendment removes King County owned Open Space parcels from the UGA and reclassifies the parcels to RA-5. This amendment is technical in nature or does not raise significant policy issues.

Map Amendment 18 — SE 208th St and Benson Highway

Proposal

Reclassify four acres of one parcel from R-6 to Commercial Business and the remaining 6.5 acres from R-6 to R-12.

Background

Other parcels at this intersection are classified as Commercial Business (CB). This provides an opportunity for redevelopment of a school site that is being declared surplus by the school district.

Analysis

This amendment reclassifies this land to be consistent with other similarly situated property at the same intersection.

Map Amendment 19 — SW 98th Street Corridor

Proposal

This proposal will amend the Special District Overlay designation S)-090, Economic Redevelopment set forth in KCC 21A.38.090 and include six parcel in the 16th Avenue SW Pedestrian Commercial Subarea on the White Center Special District Overlay and –P site Development Conditions Areas Map.

Background

The White Center Special District Overlay is meant to promote economic redevelopment.

Analysis

This amendment makes no changes to the land use or zoning for the properties in the SO-090 Special District Overlay.

Map Amendment 20 — Black Diamond Technical Change

Proposal

This amendment re-designates portions of five parcels from Rural City Urban Growth Area to Forestry and removes them from the UGA. It also re-designates a portion of three parcels from Forestry to Rural City Urban Growth Area. An adjustment to the location of the UGA line is made on two parcels. It updates the Interim Potential annexation Area map to include the Rural City Urban Growth Area portion of the subject parcels in the City of Black Diamond Potential Annexation Area, updates the same map to remove the Forestry portions of the subject parcels from the City of Black diamond potential Annexation Area and amends all other KCCP and Technical Appendix maps that include the UGA to be consistent with this change.

Background

Technical changes are required to correct map inconsistencies.

Analysis

This is a technical change land use amendment to correctly reflect a mapping update to the East Annexation Area. There is no change in developable land available as a result of the UGA line adjustment.

Map Amendment 21 — Maple Valley Technical Correction

Proposal

Re-designate twenty-two parcels from Urban Residential, Medium Density to Rural Residential.

Background

Technical changes are required to correct mapping errors.

Analysis

This amendment makes a technical correction to reflect a mapping error. The Urban Residential, Medium Density designation is inappropriate for parcels outside of the UGA. No adjustment to the UGA or zoning is required.

Map Amendment 22 – Preston Mill

Proposal

Retains F-P zoning on one parcel and F-P and NB-P zoning on one parcel; also retains and amends P-suffix conditions SV-P21 and SV-P17 and retains SV-P12.

Background

This amendment is necessary to meet the rural industrial development standards of K.C.C. 21A.14.

Analysis

The amendment of the SV-P21 P-suffix condition will remove the restriction of forest product sales on the Preston Mills site. The amendment of the SV-P17 P-suffix development condition will allow forest product sales on the F portion as a permitted use, dependent upon an amendment to the King County code to allow such sales on F zoned lands.

Map Amendment 23 — Eastridge Christian Assembly

Proposal

Re-designate four parcels from Rural Residential to Urban Residential, Low Density, and add them to the Urban Growth Area, updates the Interim Potential Annexation Area map to include the subject parcels in the City of Issaquah Potential Annexation Area and amend all other KCCP and Technical Appendix maps that include the UGA to be consistent with this change. The parcels are rezoned from RA-5-P to R-1-P.

Background

A proposal to include Rural land that is adjacent to the UGA within the UGA for the purpose of church and church-related use only. This proposal is adjacent to the UGA and is a logical expansion of the UGA. There is no added development capacity and this proposal allows an 80,000 square foot church already under construction to connect to a sewer line across the street.

Analysis

The amendment adds three parcels and a small portion of another to the UGA and Potential Annexation Area for the City of Issaquah.

Map Amendment 24 — Duvall UGA (Burhen)

Proposal

- Adds approximately 39.81 acres to the Rural City Urban Growth Area for the City of Duvall
- Adds approximately 11.96 acres CB – Community Business zoning and 27.85 acres of UR – Urban Reserve zoning

- Requires donation of TDRs to the county TDR bank
- Adds a new ordinance section stating that the proposed map changes are not effective until an interlocal agreement between the county and the city of Duvall is recorded, which requires the use of the southerly 27.85 acres to be for the farm heritage park or other public use.

Background

Adds approximately 40 acres adjacent to the south boundary of the city that is currently under a single ownership.

Analysis

This proposal would be subject to Transfer of Development Rights. This proposal would result in a public park dedicated by the property owner to the City of Duvall. The new commercial property would generate revenue to help the city operate and maintain this park. The property owner would also dedicate development rights from nearby land in the Agricultural Production District. The City of Duvall supports this proposal. This proposal would extend the existing strip of commercial development further along the Carnation – Duvall Highway. This land is not necessary to accommodate Duvall’s growth target, and the area does not represent an in-fill type of UGA addition.

Map Amendment 25 — Sammamish UGA (Duthie Hill)

Proposal

- Adds 20 parcels (totaling 47 acres) to the UGA adjacent to the city of Sammamish
- Approves UM (urban residential, medium density, 4-12 units per acre) land use designation
- Approves R-4 zoning

Background

A proposal to include within the UGA approximately 47 acres of land north of Duthie Hill Road that is currently Rural. One or more property owners requested an Urban designation and the proposed Urban designation is supported by the City of Sammamish. The King County Executive did not support this proposal in the Executive Recommended 2008 update of the King County Comprehensive Plan.

Analysis

This relatively small peninsula of Rural land is surrounded on three sides by urban development and on the fourth by a principal arterial. Adjusting the UGA line as proposed would achieve a more logical urban service area boundary.

Map Amendment 26 — Cottage Lake (Keesling)

Proposal

Adds a 1.82 acre RA-zoned parcel to Rural Neighborhood Commercial Center and rezones it to Neighborhood Business.

Background

This amendment creates Rural Area retail shopping opportunities.

Analysis

This map amendment adds to the Cottage Lake Rural Neighborhood commercial center..

Map Amendment 27 — Vashon (K2)

Proposal

- Retains current Rural Town land use designation
- Approves rezone from I - Industrial to CB - Community Business
- Applies p-suffix condition VS-P29 (which is currently attached to adjacent CB-zoned parcels) to guide future development of the parcel.

Background

This proposal retains the Rural Town land use designation and modifies the zoning of the subject property to allow reuse of a very large existing building that used to be the location of a ski manufacturing operation.

Analysis

The proposed zoning amendment is intended to promote reuse of a large vacant building. The proposed commercial zoning will allow a range of uses that are generally consistent with the intent of both the Vashon Town Plan and the King County Comprehensive Plan.

Map Amendment 28 — Vashon Neighborhood Service Center (Add P-suffix)

Proposal

Amends development condition text VS-P7 to allow a broader range of uses under the current Office zoning and removes a requirement for conduct, control and management by the board of the Vashon Maury Island Health Services, Inc.

Background

The subject property is one of nine rural Neighborhood commercial centers on Vashon Island none of the other Rural Neighborhoods have similar restrictive conditions.

Analysis

Amendment of the existing P-Suffix development condition will allow the Vashon Neighborhood Service Center to continue to serve the local community.

Map Amendment 29 — Reserve at Covington Creek UGA (R-4)

Proposal

- Adds three parcels (totaling 62.09 acres) to the UGA near Black Diamond
- Approves UM (urban residential, medium density, 4-12 units per acre) land use designation
- Approves R-4 zoning, subject to Transfer of Development Rights
- Adds P-suffix conditions to two parcels.

Background

This proposal includes about 40 acres of land proposed for urban development and an 11 acre playground area.

Analysis

This proposal would expand the UGA and the potential annexation area of the City of Black Diamond, subject to mandatory Transfer of Development Rights..

Map Amendment 30 — Jenkins Creek UGA (Covington)

Proposal

- Adds seven parcels (totaling 59.3 acres) to the UGA near Covington
- Approves CB (Community Business) land use designation
- Approves UR (Urban Reserve) zoning
- Adds P-suffix conditions

Background

This is a proposal to expand the UGA and the Potential Annexation Area of the City of Covington for the purpose of mixed use and commercial development. The property owner may also be proposing to purchase Transfer of Development Rights.

Analysis

This proposal would expand the UGA in an area adjacent to State Route 18 and Jenkins Creek – a salmon bearing stream.

Map Amendment 31 — Goodnight Property (SR169)

Proposal

Re-designate existing Rural land that to an Industrial land use designation and rezone a 25.93 acre parcel located along SR-169 from RA-5 (Rural) to I (Industrial). Due to a conflict with existing King County Comprehensive Plan policy that guides the location of future industrial uses in the Rural Area, that policy is also proposed for amendment.

Background

The proposal is a docketed request for a land use amendment. However the property owner chose not to pursue a site-specific land use amendment.

Analysis

The proposal would add a new industrial area surrounded by Rural land along State Route 169. Amending King County Comprehensive Plan policy that restricts the location of future industrial uses in the Rural Area to the Rural Towns and the existing Preston Industrial Area would expand the opportunity for industrial development in Rural King County.

APPENDIX A
DISTRIBUTION LIST

Federal Agencies

U.S. Army Corps of Engineers
U.S. Environmental Protection Agency
U.S. Dept. of Fish and Wildlife

Tribal Entities

Muckelshoot Indian Tribe
Puyallup Indian Tribe
Tulalip Indian Tribe
Snoqualmie Indian Tribe
Suquamish Indian Tribe

State of Washington

Department of Community, Trade and Economic Development
Department of Ecology
Department of Fish and Wildlife
Department of Natural Resources
Department of Transportation

Regional Agencies

Puget Sound Clean Air Agency
Puget Sound Regional Council

King County

Ron Sims, King County Executive
 Office of Regional Policy and Planning
 ESA Policy Coordination Office
 Office of Cultural Resources

Bob Ferguson, King County Councilmember
Larry Gossett, King County Councilmember
Kathy Lambert, King County Councilmember
Larry Phillips, King County Councilmember
Julia Patterson, King County Councilmember
Jane Hague, King County Councilmember
Peter Von Reichbauer, King County Councilmember

Dow Constantine, King County Councilmember
Reagan Dunn, King County Councilmember

Office of the Prosecuting Attorney
Department of Housing and Community Development
Department of Development and Environmental Services
Department of Natural Resources and Parks
Department of Transportation / Road Services Division

Organizations

American Planning Association
Center for Environmental Law & Policy
East Lake Washington Audubon
King County Building Trades Council
League of Women Voters of Washington
League of Women Voters, King County South
League of Women Voters, Lake Washington East
League of Women Voters, Seattle
Master Builders of King & Snohomish Counties
Property Rights Alliance
Puget Sound Energy
Puget Sound Transit Consultants
Rainier Audubon Society
Seattle-KC Association of Realtors
Seattle Transportation Choices
Sierra Club
Snoqualmie River Valley Audubon
Suburban Cities Association
University of Washington - Department of Urban Design and Planning
Washington Conservation Voters
Washington Environmental Council
Washington Wilderness Coalition
WASHPIRG

Community Councils

Bear Creek/Union Hill Community Council
Four Creeks Unincorporated Area Council
Greater Maple Valley Area Council
North Highline Unincorporated Area Council
Vashon-Maury Island Community Council
West Hill Community Council

Public Review Locations

Algona-Pacific Library
Auburn Library
Bellevue Regional Library
Black Diamond Library
Bothell Regional Library
Boulevard Park Library
Burien Library
Carnation Library
Covington Library
Des Moines Library
Duvall Library
Fairwood Library
Fall City Library
Federal Way Regional Library
Federal Way Library
Foster Library
Issaquah Library
Kenmore Library
Kent Regional Library
King County Library System
Kingsgate Library
Kirkland Library
Lake Forest Park Library
Lake Hills Library
Maple Valley Library
Mercer Island Library
Muckelshoot Library
Newport Way Library
North Bend Library
Redmond Regional Library
Richmond Beach Library
Sammamish Library
Service Center
Shoreline Library
Skykomish Library
Skyway Library
Snoqualmie Library
Tukwila Library
Valley View Library
Vashon Library
White Center Library
Woodinville Library
Woodmont Library

Newspapers

Seattle Times

Smart Growth Citizen Advisory Committee

Mike Arnoff
Margot Blacker
Tracy Burrows
Lynn Davison
Rose Galloway
Ron Kasprisin
Ken Konigsmark
Terry Lavender
Chuck Maduell
Peter Orser
David Owens

Commentors

Daniel O. Carnite
Maxine Keesling
Frederick M. Isaac
Judith L. Isaac
Alison Moss, Dearborn & Moss
Conrad Roseburg
Kelly Snyder, Roth Hill Engineering Partners
Ole Una
Susan Kaufman-Una
Greg Zimmerman, City of Renton