

July 3, 1991

INTRODUCED BY Sullivan

PROPOSED NO. 91-510

ORDINANCE NO.

10237

AN ORDINANCE relating to comprehensive planning; amending the 1985 King County Comprehensive Plan; and amending Ordinance 7178, Section 1 and KCC 20.12.010.

PREAMBLE:

For the purpose of effective comprehensive land use planning and regulation, the King County Council makes the following legislative findings:

1. KCC 20.12.030(B) and Policy PI-114 of the King County Comprehensive Plan require a review and evaluation of the Comprehensive Plan every five years to determine whether the Plan's key concepts are being implemented effectively, to reflect new community goals and to respond to changing conditions.

2. A report entitled King County Comprehensive Plan: The First Five Years which contains the evaluation and recommendations for amendments to Comprehensive Plan policies and additional policies has been prepared and presented to the council by the executive

BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

SECTION 1. Ordinance 7178, Section 1, and KCC 20.12.010 are each amended to read as follows:

Comprehensive Plan Adopted. Under the provisions of Article 990 of the King County Charter, King County's constitutional authority and pursuant to RCW.36.70, the King County Comprehensive Plan--1985, is adopted and declared to be the comprehensive plan for King County until amended, repealed or superseded. The amendments to the King County Comprehensive Plan--1985 entitled "Chapter Ten Comprehensive Plan Review" attached to this ordinance are adopted. The comprehensive plan shall be the principal planning document for the orderly physical development of the county and shall be used to guide community plans, functional plans, provision of public facilities and services, review of

1
2 proposed incorporations and annexations, official controls, and land
3 development decisions.

4 INTRODUCED AND READ for the first time this 24th day
5 of June, 1991.

6 PASSED this 13th day of January, 1992.

7 KING COUNTY COUNCIL
8 KING COUNTY, WASHINGTON

9
10 Audrey [Signature]
Chair

11 ATTEST:

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13 [Signature]
14 DEPUTY Clerk of the Council

15 APPROVED this 2th day of January, 1992

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17 [Signature]
18 King County Executive

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**CHAPTER TEN COMPREHENSIVE PLAN REVIEW
ADOPTED AMENDMENTS TO THE KING COUNTY COMPREHENSIVE PLAN
JANUARY 13, 1992**

Chapter Three - PLANNING AND IMPLEMENTATION

III. REGIONAL PLANNING AND INTERGOVERNMENTAL COOPERATION

Existing policy PI-301 on page 32 is amended to read as follows:

PI-301

King County, its cities, Tribes recognized by the Federal Government, special districts and other public agencies should conduct coordinated planning in order (~~work together to address major planning issues,~~) to pool and distribute data and forecasts, and to (~~solve~~) address problems affecting more than one jurisdiction, recognizing (~~the~~) requirements, rights, and procedures set forth in applicable Washington State law and Federal law.

A. Municipal Incorporations and Annexations

Following policy PI-303 on page 33, insert the following new policy:

New PI-303 B

King County should support annexation and incorporation proposals when:

- a. The proposed area is within an urban growth area, potential annexation area or Rural Activity Center expansion area identified by King County plans and policies;
- b. Residents within the proposed area will receive equal or better services and protection standards including but not limited to: affordable housing and fair access to housing, historic preservation, open space, parks and recreation, human service needs, environmental protection, public safety, transportation, and surface water management;
- c. Urban densities and efficient land use patterns consistent with county-wide goals will be provided to promote transit and efficient service delivery; and
- d. Adopted long-term goals and policies for urban area services will be supported.

Existing policies PI-304 and PI-305 on page 33 are amended to read as follows:

PI-304

King County and its cities should work together to identify (~~future~~) potential annexation areas. Interlocal agreements should be used to ensure consistent land use

policies and public improvement standards within agreed-upon annexation areas. This process should provide extensive opportunities for participation by affected residents, landowners and affected governmental agencies.

PI-305

In identified ((future)) annexation areas, cities should be able to extend service prior to annexation.

Following policy PI-305 on page 33, insert the following new text and policy:

In implementing policies to promote regional cooperation, cities may sometimes find it useful to contract with King County for selected services, on either a temporary or long term basis.

New PI-305 B

Contracts for services provided by King County to cities should assure that costs for a service are the same for residents of a contract city as for residents of unincorporated areas.

Chapter Four - ENVIRONMENT AND OPEN SPACE

II. PARKS AND OPEN SPACE

A. Parks and Open Space Lands

Existing policy E-201 on page 39 is amended to read as follows:

E-201

A wide variety of lands should be preserved for park and open space purposes, including:

- a. Natural areas and natural features with outstanding scenic or recreational value;
- b. Lands that may provide public access to creeks, rivers, lakes and Puget Sound;
- c. Lands that define, through their natural features, the boundaries of urban and rural communities and separate urban communities, including parks, trails, rivers, wetlands, and scenic corridors;
- d. Lands that visually or physically connect natural areas, or provide important linkages for recreation, and plant communities and wildlife habitat; and
- e. Lands valuable for active and passive recreation, such as athletic fields, trails, fishing, swimming or picnic areas on a regional, ((or)) community((-sized)), or neighborhood scale.

B. Methods of Preserving Parks and Open Space

Following policy E-205 on page 40, insert the following new text and policy:

Open spaces in urban areas may be used to provide visual relief between communities and help prevent urban sprawl. Priority should be given to preserving open space in urban areas where most new residential, commercial and industrial development is encouraged to locate. Open space preservation should be included in interlocal agreements and pre-annexation agreements between King County and cities.

New E-205 B

King County and its cities should work together to identify and protect open space lands that function as separators for urban communities and provide amenities for urban residential areas. King County and the cities should be jointly responsible for protecting open space lands in agreed-upon annexation areas, urban growth areas and rural activity centers expansion areas.

Existing policy E-212 on page 41 is amended to read as follows:

E-212

Major recreational facilities that generate large amounts of traffic (for example, swimming pools) should be located on sites with direct arterial access, preferably grouped with other traffic generators and/or within Urban Activity Centers, Community Centers, Neighborhood Centers or Rural Activity Centers. Activities that require extension of urban level of services, such as sewers, should not be located in rural parks outside of Rural Activity Centers.

Following policy E-212 on page 41, insert the following new policy.

New E-213

Regional and County-wide private and public recreational facilities such as stadium/arenas, fairgrounds and racetracks should be located within urban designated areas where facilities and services are/or can be made available to serve the site. Facilities located within rural areas should only be permitted if urban level of facilities and services are not required.

III. ENVIRONMENT

G. Rivers, Streams and Waterbodies

Following policy E-321 on page 46, insert the following new policy:

New E-321 b

King County should prevent any further reduction of salmonid population by ensuring community land use plans consider protection and enhancement of their habitats.

Existing text following policy E-322 on page 46 Be amended to read as follows:

Functional plans for watersheds (drainage basins), rivers, streams, and shorelines and community plans will guide implementation of Policies E-321 and E-322. These plans specify corridor treatment. Stream corridor width, for example, will vary as dictated by soil erosion, bank slopes, vegetation and the stream's adjacent wetlands.

Chapter Five - RESIDENTIAL DEVELOPMENT

I. GENERAL POLICIES

At the end of this section on page 70, insert the following new text and policies:

Existing neighborhoods are the source of King County's most affordable housing. King County should identify and assist in preserving these areas and, as necessary, provide incentives to private property owners to assist in relocating low-income residents who are displaced by redevelopment.

New R-107

King County should maintain existing affordable housing stock as a community resource and encourage its retention through appropriate regulation where feasible, incentives and programs. King County should establish and identify criteria and programs for the retention of affordable housing through adopted County plans.

New R-108

King County should develop incentives and subsidy programs to preserve below-market-rate housing. Public and private programs to provide relocation assistance and replacement housing should be developed to help low income households when displacement is unavoidable.

II. DENSITY, LOCATION AND USES

A. Urban Areas

Following policy R-202 on page 72, insert the following new policy:

New R-202 B

Within the Urban Area specific residential density goals should be determined for geographic areas through the community planning process using the following guidelines:

- a. **Urban Activity Centers supported with infrastructure and services should have a mix of commercial development and residential development. Residential development within the centers should develop at higher than the average density of 7 to 8 dwelling units per acre;**

- b. Multifamily and higher density single family development should be concentrated near transit centers, community recreational facilities and schools, along or near major arterials, and in locations likely to be annexed by cities provided that adequate public service are, or can be made available;
- c. Infill should occur at moderately higher densities than existing development where amenities or infrastructure improvements that will benefit the surrounding community can be provided;
- d. Urban Areas presently without adequate services for higher densities should be designated Urban Growth Reserve and growth phasing mechanisms should be applied; and
- e. Clustering of residential development should be encouraged in Urban Areas to provide for open space and to protect sensitive areas and to maintain watershed function in order to allow for multiple uses, such as fisheries, to continue,

Existing policy R-211 on page 74 is amended to read as follows:

R-211

King County should encourage housing opportunities for people with special housing needs. These homes are best located in residential areas, nearby supportive community services, recreational and commercial facilities, ((Group homes should be allowed through a discretionary permit process with public review that considers the adequacy of public services, appearance and relative concentration of group homes nearby.))

C. Rural Areas

Existing policy R-216 on page 76 B is amended to read as follows:

R-216

Community plans may locate densities of one unit per 2.5 acres in Rural Areas where the following criteria are met:

- a. A density higher than one unit per ((five)) 2.5 acres already exists;
- b. Soil conditions are able to handle the cumulative long-term impacts of on-site sewage disposal without adverse impacts to ground and surface waters; ((and))
- c. Public water supply is available to serve the area; and
- d. The ((area)) land is predominantly free of significant environmental constraints, sensitive areas, and wildlife habitat,

FACILITIES AND SERVICES

I. GENERAL POLICIES

Existing heading, text and policies F-120 and F-121 on page 130 are amended to read as follows:

F. Regional and Essential Facility Decisions

~~((Regional))~~ The siting of regional and essential public facilities ~~((are))~~ is necessary to support the needs of a metropolitan region. Regional and essential public facilities include but not limited to airports, state education facilities and state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, and in-patient facilities, including substance abuse facilities, and mental health facilities. As the limits of land supply are recognized, governments must exercise care in making fair decisions on locating new regional and essential public facilities. Whenever possible, King County should explore opportunities to share facilities with neighboring counties to increase the efficiency of operation.

F-120

Proposed regional and essential public facilities under the jurisdiction of King County should be reviewed from a county-wide perspective through a process involving public hearings and formal action by elected officials.

F-121

Proposed regional and essential public facilities under federal or state jurisdiction (for example, power plants or major pipelines through King County) should be reviewed to ensure that the agencies involved consider King County's interests in their decisions. Protection of King County's environmental quality should be a primary consideration.

Following policy F-121 on page 130, insert the following new policies:

New F-122

King County, working cooperatively with municipalities, adjacent counties, agencies and citizens, should identify regional and essential public facility needs and evaluate sites for future regional and essential public facilities using the following criteria:

- a. Assurance that the environment and the public health and safety of nearby communities are protected;
- b. Proximity of the site to the population served by the facility;

c. Consistency with the Comprehensive Plan and adopted other plans and policies; and

d. Existence of other regional and essential public facilities in the area.

New F-123

King County should strive to locate regional and essential public facilities so as to distribute them equitably countywide. No single community should be required to absorb an undue share of the impacts of regional and essential facilities.

New F-124

The advice and recommendations of citizens should be sought through a public process when the siting of regional facilities is considered.

III. UTILITIES

D. Solid Waste

Immediately before policy F-328 on page 147, insert the following new text:

Since the passage of the Comprehensive Plan in 1985, public awareness and support for waste recycling have increased greatly. Energy recovery systems, while technically feasible, create environmental impacts that have occasioned widespread public concern. A commitment to waste reduction and recycling should be accepted as a basic social responsibility of every citizen of King County.

Existing policy F-328 on page 147 is amended to read as follows:

F-328

King County should seek to maximize ((extend)) the life of existing landfills and avoid ((minimize)) the need for new landfills by ((encouraging)) expanding existing and developing new waste reduction and recycling opportunities and ((by utilizing)) should investigate use of out of county landfills to the extent possible, ((and energy recovery systems should also be encouraged when they can meet environmental standards because they extend the life of landfills and regain useful materials.))

In developing new waste reduction and recycling opportunities, impacts beyond extending the life of existing landfills also should be considered, including impacts on air and water quality, public health impacts and the needs of special populations.