



King County

**Metropolitan King County Council
Local Services and Land Use Committee**

STAFF REPORT

Agenda Item:	7, 8, 9	Name:	Erin Auzins Jake Tracy
Proposed No.:	2023-0438 2023-0439 2023-0440	Date:	March 20, 2024

SUBJECT

A discussion of the 2024 King County Comprehensive Plan. Today's meeting will include a staff briefing on Chapter 3 of the Comprehensive Plan.

SUMMARY

The 2024 King County Comprehensive Plan (2024 KCCP) is the first opportunity where the entire plan will be open for review and update since 2016. Additionally, it will also serve as the Growth Management Act (GMA) mandated periodic review and update. The Executive transmitted the Executive's Recommended 2024 KCCP to the Council on December 7, 2023, and the Council has referred the 2024 KCCP to the Local Services and Land Use (LSLU) Committee.

Review of the 2024 KCCP will be led by the LSLU Chair, consistent with past updates, and will include Committee briefings on the substance of the Executive's Recommended 2024 KCCP, analysis by policy staff of each substantive change, public outreach, development of a LSLU Chair's striking amendment, line amendments by LSLU Committee members, and a vote in LSLU in June 2024. Full Council adoption is expected in December 2024, after a formal public hearing on November 19, 2024.

Today's staff presentation will cover Chapter 3, Rural Areas and Natural Resource Lands, including:

- Chapter 3: Rural Areas and Natural Resource Lands

BACKGROUND

King County Comprehensive Planning. The King County Comprehensive Plan (KCCP) is the guiding policy document for land use and development regulations in unincorporated King County. The King County Code (K.C.C.) allows for amendments to the KCCP on an

annual, midpoint, or ten-year update schedule.¹ The ten-year update is on the same timeline as the GMA mandated review and update. The entire KCCP, and associated implementing regulations, is open for substantive revision, subject to limitations in the GMA, VISION 2050, the Countywide Planning Policies, KCCP policies, and the King County Code.

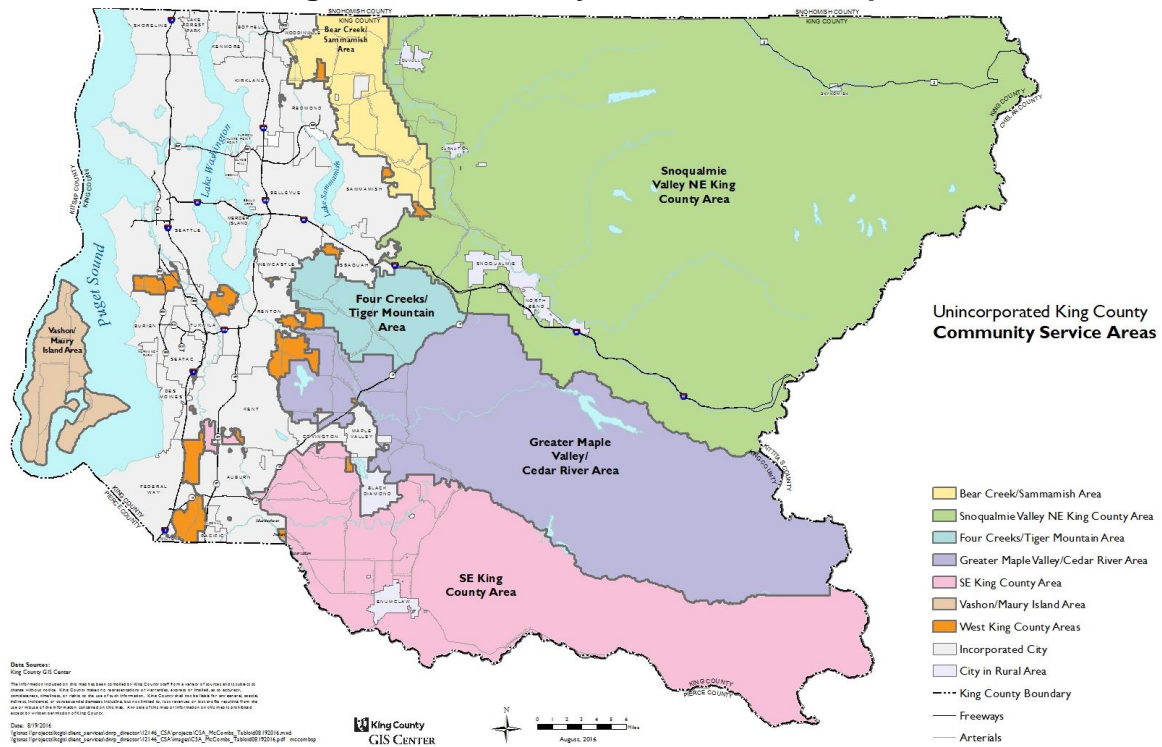
Scoping Motion. K.C.C. 20.18.060 requires the County to approve a scope of work for the ten-year KCCP update, known as the scoping motion. The scoping motion establishes the baseline issues that the County proposes to consider in the development of the 2024 KCCP; additional issues beyond what is in the scope of work may also be addressed in the ten-year update. The Council approved the scoping motion, as well as the State Environmental Policy Act (SEPA) work program and public participation plan, as part of Motion 16142 in June 2022. The scope of work included three focus areas: Pro-Equity, Housing, and Climate Change and the Environment. It also adopted a General category to cover other required and priority items for the County.

SEPA Environmental Impact Statement. The SEPA review for the 2024 KCCP includes an environmental impact statement (EIS), which includes alternatives analysis based on the scope of work and other potential amendment concepts. The Executive issued a Draft EIS concurrent with transmittal of the 2024 KCCP to the Council on December 7, 2023. The public comment period on the Draft EIS closed on January 31, 2024. A Final EIS will be developed based on any comments received, and the Committee-Recommended version of the 2024 KCCP and any new amendment concepts to be considered by the Council before final adoption. Amendment concepts raised after publication of the Draft EIS must be within the scope of the alternatives analyzed in the Draft EIS, otherwise a supplemental EIS may be required.

Subarea Planning. As part of the 2016 KCCP, the Council included Workplan Action #1, Implementation of the Community Service Area (CSA) Subarea Planning Program. As part of this Workplan Action item, the County will conduct subarea planning using the geography of the six rural CSAs, and the five remaining large urban unincorporated potential annexation areas (PAAs), as shown in the map in Chapter 11 of the 2024 KCCP and in Figure 1 of this staff report.

¹ K.C.C. 20.18.030, including changes proposed with the 2024 KCCP.

Figure 1. Community Services Area Map



Since the implementation of the Subarea Planning Program in 2016, three subarea plans have been adopted: Vashon-Maury Island in 2017, Skyway-West Hill in 2022, and North Highline in 2022. The Executive's proposed Snoqualmie Valley/NE King County (SVNE) subarea plan will be taken up concurrently with the 2024 KCCP and the remaining subarea plans will later be taken up in the following order: Greater Maple Valley/Cedar River CSA, Fairwood PAA, Bear Creek/Sammamish CSA, Southeast King County CSA, Four Creeks/Tiger Mountain CSA, East Renton PAA, and Federal Way PAA.

2020 Changes to the Subarea Planning Program. As part of the 2020 KCCP, policy and code changes were made regarding the Subarea Planning Program. Generally, the changes required that subarea plans: be developed based on an established scope of work, use equity impact tools and resources in plan development, have more robust community engagement, and be monitored through performance measures and evaluation. K.C.C. 2.16.055.B. requires the Department of Local Services (DLS), in coordination with the regional planning unit and the Councilmember office representing the geography, to manage the CSA subarea planning program, and requires that each subarea plan:

- Be consistent with the KCCP;
- Be based on a scope of work established with the community;
- Establish a long-range vision and policies that implement that vision, but that are not redundant to the KCCP;
- Establish performance metrics and monitoring;
- Use the tools and resources of the Executive's Office of Equity and Racial and Social Justice (OERSJ) throughout development, implementation and monitoring,

including for community engagement and incorporating the findings of an equity impact analysis;

- Review existing policies (primarily from Chapter 11) of the KCCP and retain/transfer those that are still applicable;
- Review land use designations and zoning classifications, including special district overlays (SDOs) and property-specific (P-suffix) development conditions, and amend as necessary; and
- Incorporate the community needs list required to be developed simultaneously.

Community Needs List. As part of the 2020 KCCP, the Council established a Community Needs List (CNL) for each of the CSA geographies in the subarea planning program. Each CNL is intended to be consistent with its respective subarea plan by identifying potential services, programs, facilities, and improvements that respond to community-identified needs. Development of the CNLs, including community engagement, must use tools from the County's Office of Equity and Racial and Social Justice (formerly OESJ). CNLs are required to be submitted with transmittal of the applicable subarea plan, and with each county budget, via ordinance.

Council Review Process. The LSLU Committee will meet on the 1st and 3rd Wednesday of each month from January through June 2024, and is expected to make a recommendation to the full Council at its June 5, 2024, committee meeting. Each committee meeting will be dedicated to specific chapters of the 2024 KCCP. This approach allows for detailed review of each chapter but will not provide time in committee to revisit most issues discussed in earlier meetings. The Snoqualmie Valley/NE King County (SVNE) Subarea Plan will be briefed at the beginning of the committee review process, and then heard with the striking amendment at the end of the committee review process.

The schedule takes into account a number of factors, including the EIS process; LSLU Committee meeting dates; public comments; lead time to analyze and produce amendments; minimum noticing timeframes; and the state deadline for adoption. The schedule assumes one meeting solely for briefing the striking amendment and one meeting to vote on the underlying ordinance, the striking amendment, and all line amendments.

Special LSLU Evening Meetings. The Committee is expected to hold five special evening meetings on the 2024 KCCP and Draft EIS. The dates, locations, and the focus of each special evening meeting are provided in the following table. The remaining evening meetings will only allow for in person public comment.

Meeting Date/Time	Location	Focus
Thursday, January 18, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	County Council Chambers 516 Third Ave, Room 1200 Seattle	Hearing on Draft EIS
Thursday, February 8, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Covington City Hall 16720 SE 271st Street, Suite 100 Covington	KCCP Overview
Thursday, March 7, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Riverview Educational Service Center 15510 1st Ave NE Duvall	Snoqualmie Valley / NE King County Subarea Plan
Thursday, April 4, 2024 Doors open: 5:00pm Meeting starts: 5:30pm	Vashon Center for the Arts 19600 Vashon Hwy SW Vashon	Map changes, Shoreline code changes
Thursday, May 16, 2024 Doors open: 6:00pm Meeting starts: 6:30pm	Skyway VFW 7421 S 126th St Seattle	Committee Striking Amendment

These locations were chosen based on the location of significant map amendments and issues of interest, and to provide geographic distribution of the meetings. The first meeting on January 18th was primarily to hear verbal public comment on the Draft EIS. Comments on the KCCP will be accepted at each evening meeting. The final evening meeting on May 16th will be focused on the Committee Chair's striking amendment.

Evening meetings are expected to include: a welcome/open house at the beginning, followed by councilmember remarks, a staff presentation, and public comment. The majority of the meeting will be dedicated to receiving public comment. Materials to share information and obtain written comment will be prepared and provided at the meeting.

Chair Striking Amendment. The LSLU Committee Chair is expected to sponsor and lead development of the committee striking amendment. Policy staff will prepare analysis and potential options that will be distributed to all committee members' offices for their consideration in advance of the amendment request deadline.

Regular briefings for district staff will be provided, and policy staff will be available to brief Councilmembers individually.

Amendment deadlines. The review schedule, Attachment 1 to this staff report, includes the established amendment deadlines. The attached schedule also includes the amendment deadlines for full Council.

Key Committee review dates include:

Date	Deadline
March 29	Amendment requests for Striking Amendment due – Except for Critical Area Regulations
April 5	Substantive direction deadline for Striking Amendment – Except for Critical Area Regulations
April 12	Amendment requests for Striking Amendment due – Critical Area Regulations
April 19	Substantive direction deadline for Striking Amendment – Critical Area Regulations
May 14	Striking Amendment released
May 22	Line amendment direction due
May 31	Public line amendments released

ANALYSIS

Executive Transmittal. The Executive transmittal of the 2024 KCCP follows 18 months of work by the Executive, including, in part, public issuance of an early concepts document, an interbranch review by Council staff at two stages, a Public Review Draft with a public comment period, and an interdepartmental review of the plan by Executive staff. There are three proposed ordinances in the Executive’s transmittal to the Council.

- 1) Proposed Ordinance 2023-0440 would make changes to development and other implementing regulations and adopt the 2024 King County Comprehensive Plan, as well as the associated appendices (Housing, Transportation, Capital Facilities and Utilities, Regional Trails, Growth Targets). The transmittal also includes the following:
 - Changes to the Vashon-Maury Island Subarea Plan and associated zoning map conditions;
 - Proposed land use designation and zoning map amendments;
 - I-207 matrices and Plain Language Summary;
 - Equity Analysis; and
 - Other supporting materials (i.e., Public Participation Summary, area zoning and land use studies, code studies, best available science summary²).

- 2) Proposed Ordinance 2023-0439 would adopt the Snoqualmie Valley/Northeast King County Subarea Plan with subarea-specific development regulations and map amendments, as well as a Fall City residential study.

- 3) Proposed Ordinance 2023-0438 would adopt updated Countywide Planning Policies.

² The required best available science and critical area regulations update will be transmitted to the Council on March 1, 2024, for the Council to incorporate into the LSLU striking amendment.

How the Analysis Section is Organized. As noted previously, each committee meeting will be dedicated to specific chapters of the 2024 KCCP. The analysis in this staff report focuses on the following items in the 2024 KCCP:

- 2024 KCCP (PO 2023-0440):
 - Chapter 3: Rural Areas and Natural Resource Lands

Analysis of other chapters in the Executive's Recommended 2024 KCCP will be provided at subsequent LSLU meetings, as noted in the schedule attached to the staff report. Staff analysis of each component includes identification of each change and discussion of any policy issues or inconsistencies with adopted policies and plans.

One continuous theme throughout the KCCP chapters is a significant reduction in the amount of lead-in text, and reorganization with and across chapters to better group topics. The staff analysis will not address those, except when they represent a substantive change.

2024 KCCP Chapter 3: Rural Areas and Natural Resource Lands³

Chapter 3 of the KCCP describes and includes policies related to rural area designation, densities, and development; rural public facilities and services; nonresidential uses in the rural area; and natural resource lands, including agriculture, forestry, and mineral resource lands.

Key themes in the Executive's Transmittal for Chapter 3 include policy changes addressing:

- Rural Forest Focus Areas;
- Trail standards;
- Residential development and density;
- Transfers of development rights;
- Master planned resorts;
- Subdivisions;
- Rural Neighborhood Commercial Centers;
- Rural Towns;
- New industrial uses in the Rural Area;
- Active transportation uses in Rural Towns;
- Resource-based industries and businesses;
- Forest management and wildfire risk;
- Agricultural lands and activities; and
- Food production and access.

Attachment 3 to this staff report provides the staff analysis of the Executive's transmittal, including some additional policy changes that could be made to further clarify or streamline the Executive's transmittal. At today's meeting, policy staff will brief the new policy and substantive policy changes.

³ Attachment 2 to this Staff Report

ATTACHMENTS

1. Council's Review Schedule for 2024 KCCP, updated March 4, 2024
2. Proposed Ordinance 2023-0440 – Chapter 3 of the KCCP
3. Council staff analysis of Chapter 3
4. PowerPoint for March 20, 2024 Committee meeting

INVITED

- Lauren Smith, Director of Regional Planning Unit, Office of Performance, Strategy and Budget
- Chris Jensen, Comprehensive Planning Manager, Office of Performance, Strategy and Budget

LINKS

All materials of the transmitted 2024 KCCP, as well as additional information about the Council's review of the proposal, can be found at:
kingcounty.gov/CouncilCompPlan

Proposed Ordinance 2023-0440 – 2024 King County Comprehensive Plan

- Attachment A – 2024 King County Comprehensive Plan
- Attachment B – Capital Facilities and Utilities
- Attachment C – Housing Needs Assessment
- Attachment D – Transportation
- Attachment E – Transportation Needs Report
- Attachment F – Regional Trail Needs Report
- Attachment G – Growth Targets and the Urban Growth Area
- Attachment H – Vashon-Maury Island Subarea Plan Amendments
- Attachment I – Land Use and Zoning Map Amendments

Supporting Materials

- Transmittal Letter
- Fiscal Note
- Summary of Proposed Ordinance
- Policy I-207 Analysis Matrix
- Equity Analysis
- Area Land Use and Zoning Studies
- Middle Housing Code Study
- Vashon-Maury Island P-Suffix Conditions Report
- Vashon Rural Town Affordable Housing Special District Overlay Final Evaluation
- Update on Best Available Science Critical Area Ordinance Review
- Public Participation Summary

Proposed Ordinance 2023-0439 – Snoqualmie Valley/Northeast King County Subarea Plan

- Attachment A – Supplemental Changes to the Comprehensive Plan

- Attachment B – Snoqualmie Valley/Northeast King County Subarea Plan
- Attachment C – Land Use and Zoning Map Amendments
- Attachment D – Fall City Moratorium Report

Supporting Materials

- Transmittal Letter
- Fiscal Note
- Summary of Proposed Ordinance
- Policy I-207 Analysis Matrix

Proposed Ordinance 2023-0438 – Countywide Planning Policy Update

- Attachment A – GMPC Motion 23-4 Relating to the Four-to-One Program

Supporting Materials

- Transmittal Letter
- Fiscal Note

Executive Recommended 2024 Critical Areas Update

- Critical Areas King County Code Updates
- Critical Areas Comprehensive Plan Updates
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Supporting materials

- Transmittal Letter
- Best Available Science Review and Updates to Critical Areas Protection
- Supplemental I-207 Analysis – Critical Areas Update

2024 King County Comprehensive Plan

Proposed Ordinance 2023-0438, 2023-0439, 2023-0440

King County Council Committee Review and Adoption Schedule As of March 4, 2024 - subject to change

Date	Event
December 7, 2023	Executive Recommended Plan Transmitted
December 12	Referral to Local Services and Land Use (LSLU) Committee
January 17 9:30am Council Chambers	LSLU Committee - Briefing 1 <ul style="list-style-type: none"> - Overview, Schedule, Process - Snoqualmie Valley/Northeast King County Subarea Plan - Vashon-Maury Island Subarea Plan changes - Chapter 11: Community Service Area Subarea Planning - Map Amendments - Equity Analysis Summary - Equity Work Group Presentation <i>Opportunity for Public Comment - Remote and In-Person</i>
January 18 6:30pm Council Chambers	LSLU Special Committee Meeting <ul style="list-style-type: none"> - Public Hearing on Draft Environmental Impact Statement - Public Comment on Executive's Recommended Plan <i>Opportunity for Public Comment - Remote and In-Person</i>
February 7 9:30am Council Chambers	LSLU Committee - Briefing 2 <ul style="list-style-type: none"> - Chapter 1: Regional Growth Management Planning - Chapter 2: Urban Communities - Growth Targets and the Urban Growth Area Appendix <i>Opportunity for Public Comment - Remote and In-Person</i>
February 8 6:30pm Covington City Hall	LSLU Special Committee Meeting <ul style="list-style-type: none"> - Public Comment on Executive's Recommended Plan <i>Opportunity for Public Comment - Remote and In-Person</i>
February 21 9:30am Council Chambers	LSLU Committee - Briefing 3 <ul style="list-style-type: none"> - Chapter 5: Environment - Chapter 6: Shorelines <i>Opportunity for Public Comment - Remote and In-Person</i>
March 6 9:30am Council Chambers	LSLU Committee - Briefing 4 <ul style="list-style-type: none"> - Chapter 4: Housing and Human Services - Housing Needs Assessment Appendix <i>Opportunity for Public Comment - Remote and In-Person</i>
Joint Meeting with Health and Human Services Committee	
March 7 6:30pm Riverview Educational Center, Duvall	LSLU Special Committee Meeting <ul style="list-style-type: none"> - Public Comment on Executive's Recommended Plan <i>Opportunity for Public Comment - In-Person only</i>

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions

Date	Event
March 20 9:30am Council Chambers	LSLU Committee - Briefing 5 - Chapter 3: Rural Areas and Natural Resource Lands <i>Opportunity for Public Comment - Remote and In-Person</i>
March 29	Amendment requests for Striking Amendment due - Except for Critical Area Regulations
April 3 9:30am Council Chambers	LSLU Committee - Briefing 6 - Chapter 7: Parks, Open Space, and Cultural Resources - Regional Trails Needs Report Appendix - Chapter 8: Transportation - Transportation Appendix - Transportation Needs Report Appendix <i>Opportunity for Public Comment - Remote and In-Person</i>
April 4 5:30pm Vashon Center for the Arts	LSLU Special Committee Meeting - Public Comment on Executive's Recommended Plan <i>Opportunity for Public Comment - In-Person only</i>
April 5	Substantive direction deadline for Striking Amendment - Except for Critical Area Regulations
April 12	Amendment requests for Striking Amendment due - Critical Area Regulations
April 17 9:00am Council Chambers	LSLU Committee - Briefing 7 - Chapter 9: Services, Facilities, and Utilities - Capital Facilities and Utilities Appendix - Chapter 10: Economic Development - Chapter 12: Implementation, Amendments, and Evaluation - Development Regulations - Four-to-One Program <i>Opportunity for Public Comment - Remote and In-Person</i>
April 19	Substantive direction deadline for Striking Amendment - Critical Area Regulations
May 14	Striking Amendment released
May 15 9:30am Council Chambers	LSLU Committee Briefing - Briefing on the Striking Amendment <i>Opportunity for Public Comment - Remote and In-Person</i>
May 16 6:30pm Skyway VFW	LSLU Special Committee Meeting - Public Comment on Committee Striking Amendment <i>Opportunity for Public Comment - In-Person only</i>
May 22	Line amendment direction due
May 31	Public Line Amendments released
June 5 9:30am Council Chambers	Local Services and Land Use Committee - Review and consideration of striking and line amendments - Vote on Committee recommendation <i>Opportunity for Public Comment - Remote and In-Person</i>
June 14	Council amendment concept deadline for FEIS and public hearing notice
June 21	Substitute Ordinance, Public Hearing Notice concepts, to Exec for FEIS
September 19 to ~Thanksgiving (November 28)	Budget Standdown

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions

Date	Event
October 14 to 18 October 21 to 25	Public Hearing Notice Prepared by Council staff Public Hearing Notice Issued
October 4	Substantive direction needed on Striking Amendment
October 28	Striking Amendment distributed to Councilmembers
November 1	Line amendment direction due
November 12	Public Amendments released
November 6 November 6 to 13	FEIS Issued - last possible date for hearing on November 19 7 day waiting period for FEIS
November 19 1:30pm Council Chambers	Public Hearing at full Council <i>Opportunity for Public Testimony - Remote and In-Person</i>
December 3 1:30pm Council Chambers	Possible vote at full Council <ul style="list-style-type: none"> • Consideration of amendments • Vote on final adoption of proposed 2022 King County Comprehensive Plan Update
December 10 1:30pm Council Chambers	Back up vote if 1-week courtesy delay

For more information on the Council's Review of the 2024 Comprehensive Plan, please visit the website: <https://kingcounty.gov/CouncilCompPlan>.

Color key:

Gray: Executive actions

Blue: Public Hearing or Action dates

White: Regular Committee Meetings

Red: Amendment deadlines

Yellow: Special Committee Meetings

Green: SEPA actions



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CHAPTER 3

RURAL AREAS AND NATURAL RESOURCE LANDS

Rural King County is an essential part of the County’s rich diversity of communities and lifestyle choices, encompassing landscapes of scenic and great natural beauty. This chapter sets forth the County’s intent and policies to ensure the conservation and enhancement of rural communities and natural resource lands.

In addressing these Rural Area needs, this chapter also comprises the rural land use designations, such as Rural Area, Rural Neighborhood Commercial Centers, and Rural Towns. It also addresses the designated Natural Resource Lands, which include lands designated Agriculture, ~~((Forest))~~ Forestry, or Mining ~~((on the Land Use Map))~~.

8
9

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

10 ~~**((1. — Growth Management Act Goals, Elements, and Requirements))**~~

11 ~~The "Rural Area and Natural Resource Lands," "Rural Area Designation," "Rural Densities and Development,"~~
 12 ~~"Rural Public Facilities and Services," and "Rural Commercial centers" ((S))sections ((I through V)) of this~~
 13 ~~chapter satisfy the Growth Management Act's mandatory rural element by designating Rural Area lands ((#~~
 14 ~~order)) to limit development and prevent sprawl, by permitting land uses that are supportive of and compatible~~
 15 ~~with the rural character established in the King County Countywide Planning Policies, and by providing for a~~
 16 ~~variety of rural densities. These sections also satisfy the mandatory land use element by indicating the~~
 17 ~~population densities that are appropriate for the Rural Area. The policies in these sections also encourage~~
 18 ~~natural resource-based industries and uses in the Rural Area as required by the Growth Management Act.~~

19
 20 ~~The "Natural Resource Lands" ((S))section ((VI)) of this chapter satisfies Growth Management Act Goal 8 to~~
 21 ~~maintain and enhance natural resource-based industries; the Revised Code of Washington 36.70A.170~~
 22 ~~requirement to designate Natural Resource Lands; and the Revised Code of Washington 36.70A.080 optional~~
 23 ~~conservation element by conserving Natural Resource Lands.~~

24

25 ~~**((2. — Equity and Social Justice Initiative**~~

26 ~~It is the county's goal to consider Equity and Social Justice in its planning, project development and local~~
 27 ~~government service delivery throughout the Rural Area and Natural Resource Lands. Policies consistent with~~
 28 ~~the county's Environmental and Social Justice Initiative in this chapter are related to local service delivery,~~
 29 ~~natural resources, food systems and economic development determinants, respectively.~~

30

31 ~~In its role as a local government in the unincorporated area, King County is committed to work to reduce~~
 32 ~~inequities and provide opportunities by incorporating the values of the county's Equity and Social Justice work~~
 33 ~~into the daily practice of developing policies and programs, making funding decisions and delivering services.~~

34

35 ~~Policies in this chapter also support healthy built and natural environments by protecting Natural Resource~~
 36 ~~Lands from development and ensuring a mix of land uses that support rural jobs, natural resource-based~~
 37 ~~businesses and conserved open spaces that provide environmental services such as clean air, clean water and~~
 38 ~~wildlife habitat. Agricultural policies support local food systems and provide access to affordable, healthy, and~~
 39 ~~culturally appropriate foods for county residents. Agricultural policies in this chapter that implement the~~
 40 ~~county's 2015 Local Food Initiative address the need to bring additional land into food production, to improve~~
 41 ~~access to technical and financial resources for farmers that need them, and make local food more accessible in~~
 42 ~~underserved communities.~~

43

44 ~~Additional policies related to economic development in the agriculture and forestry sectors are located in~~
 45 ~~Chapter 10, Economic Development.~~

46

**((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD**

47 The King County Rural Forest Commission and Agriculture Commission advise the county on the development
48 and implementation of strategies, programs, policies and regulations that affect rural communities and resource
49 lands. The members of these advisory boards are chosen to represent the diverse interests of affected rural
50 residents and business owners.

51

52 **3. — Rural Area and Communities)**

53 Throughout this chapter and elsewhere the Comprehensive Plan, references are made to the "Rural Area" and to
54 "Natural Resource Lands." This terminology aligns with the three geographies delineated in the Growth
55 Management Act: the Urban Growth Area, the Rural Area, and Natural Resource Lands.

- 56 • The "Rural Area" (capitalized) is a geography that includes the Rural Area (ra) land use designation and
57 Rural Area (RA) zone classifications. The Rural Area geography also includes other zoning
58 classifications and land use designations on properties that are also located outside of the Urban
59 Growth Area and designated Natural Resource Lands, such as in Rural Towns and Rural
60 Neighborhood Commercial Centers.
- 61 • If only the Rural Area land use designation (ra) or Rural Area zoning (RA) are meant, the words "land
62 use designation" or "zone" (or equivalent term) will be included, respectively.
- 63 • "Natural Resource Lands" (capitalized) are a separate geography from the Rural Area and include lands
64 of long-term commercial significance that are required to be designated and protected under the Growth
65 Management Act, such as Agricultural Production Districts, Forest Production Districts, and Mineral
66 lands.
- 67 • There are also other, non-designated resource lands (lower-case) that are not of long-term commercial
68 significance that occur in the Rural Area geography.
- 69 • The term "rural" (lower-case), such as in "rural character" or "rural history," can apply to both the Rural
70 Area and Natural Resource Lands geographies.

71

72 Refer to the Glossary for more information about how these terms are used in the Comprehensive Plan.

73

74 ((Understanding and e))Conserving the unique characteristics of the Rural Area and ((each of the county's
75 distinct rural communities)) Natural Resource Lands will help King County retain its rural character and ((it's))
76 its agricultural, forestry, and mining heritage.

77

78 King County's Rural Area, including communities such as the Hobart Plateau, Vashon-Maury Island, the
79 Snoqualmie Valley, and the Enumclaw Plateau, ((are)) is characterized by low-density residential development,
80 farms, ranches, forests, watersheds crucial for both fisheries and flood hazard management, mining areas, ((small
81 cities and towns,)) historic sites and buildings, archaeological sites, and regionally important recreation areas.
82 These rural uses complement and support the more extensive resource uses in the designated Natural Resource
83 Lands. The location of the Rural Area between the Urban Growth Area and the designated Natural Resource
84 Lands helps to protect commercial agriculture and timber from incompatible uses.

~~((2016)) 2024 King County Comprehensive Plan – ((updated December 6, 2022)) Adopted TBD
Attachment A to Ordinance ((18427, as amended by Ordinances 18623, 18810, 19034, 19146, and 19555)) TBD~~

85

86 Designation and conservation of the Rural Area supports and sustains rural communities and rural character as
87 valued parts of King County’s diversity. It also provides choices in living environments; maintains a link to King
88 County’s heritage; allows farming(~~(, livestock uses,))~~ and forestry to continue; and helps protect environmental
89 quality and sensitive resources, such as groundwater recharge areas and watersheds crucial for both fisheries and
90 flood hazard management. Rural King County also acts to enhance urban areas by providing ~~((a safe and
91 reliable local food source,))~~ nearby open spaces and parks for a variety of recreation and tourism opportunities,
92 ~~((and))~~ as well as educational opportunities to explore current and ~~((historic))~~ historical agricultural and forestry
93 practices.

94

95 ~~((The purpose of the zoning and land use designations in the Rural Area is to provide services and limited goods
96 that satisfy rural residents’ and local businesses’ daily needs.~~

97

98 **4. ~~Resource Lands~~**

99 The growing, ~~((harvest))~~ harvesting, extraction, processing, and use of products from ~~((the))~~ designated Natural
100 Resource Lands play an important role in King County's economy by providing jobs and products for local use
101 and export. Agricultural and forest lands also provide scenic views, links to King County’s cultural heritage, and
102 environmental benefits such as wildlife habitat, improvements in air and water quality, food security, a climate
103 resilient ecosystem, and carbon sequestration. In large measure, King County's quality of life is dependent upon
104 the thoughtful planning and sound management of these lands to ensure their long-term conservation and
105 productive use.

106

107 ~~((The p))~~Population growth in the Puget Sound Region since 1945 has resulted in the conversion of agricultural
108 and forest lands to other uses, and the reduction of mining opportunities. The natural resource land base has
109 diminished for many reasons, among them the demand for more land for urban land uses, fragmentation of large
110 acreages into rural residential properties, loss of infrastructure such as local processing facilities for
111 resource-based industries, and the high cost of land. Since 1994, when King County designated its Natural
112 Resource Lands of long~~((-))~~-term commercial significance under Growth Management Act, it has been much
113 more successful in retaining these areas.

114

115 ~~((Section VI contains King County's strategy for conservation of these valuable resource lands and for
116 encouraging their productive and sustainable management. The strategy consists of policies to guide planning,
117 incentives, education, and regulation. Although Section VI focuses on the designated Resource Lands of long
118 term commercial significance, many of the policies are applicable to farm, forest and mineral lands in the Rural
119 Area as well.~~

120

121 **I.) Rural Area and Natural Resource Lands**

122 Preserving rural King County plays a key role in ensuring a continuing variety of landscapes, maintaining the
123 diverse communities that often portray the rural legacy, and supporting the evolving rural economic
124 opportunities for the county and its residents. The rural landscape is characterized by extensive forests and farm
125 lands, free-flowing rivers and streams that provide high-quality habitat for fish and wildlife, and a mixture of
126 housing types along with small commercial enterprises and business hubs. Rural Areas and rural-based
127 economies contribute to the range of choices and enhance the quality of life of all county residents. The Growth
128 Management Act ((and the King County Strategic Plan)) envisions different landscapes, infrastructure, and levels
129 of service((s)) for urban and rural communities. King County is committed to sustaining rural economic clusters
130 and rural character.

131
132 Traditional rural economic activities have evolved over the decades as residents have responded to changing
133 markets and the expansion of urban areas. Large-scale, commercial forestry and mining have been and continue
134 to be the traditional land uses in the eastern half of King County. Farming continues in the prime soils found in
135 the river valleys and on the Enumclaw Plateau. Although certain historically prevalent types of agriculture such
136 as hops farming have disappeared, and the number of dairy farms has declined, today's farmers are exploring
137 new crops, value-added products, and creative direct marketing. County residents raise livestock, such as
138 poultry, cattle, sheep, ((llamas, alpacas, and buffalo)), hogs, and goats. Equestrian activities, including breeding,
139 training, boarding and recreation, have become a more significant part of the rural economy. The types of
140 businesses now locating in the Rural Towns and Rural Neighborhood Commercial Centers and being developed
141 as home-based businesses have also responded to these changes in the county, and in the commercial market((
142))place.

143
144 The glacial soils and terrain that give King County its natural beauty also create significant environmentally
145 critical areas, such as steep, erodible slopes, wetlands, and groundwater recharge areas. ((Maintenance))
146 Retention of tree cover, natural vegetation, and wetlands are critical to the continued functioning of the
147 ecosystem and preservation of rural character. The interplay of forest cover, soils, and water are essential to
148 watershed health, ensuring adequate unpolluted groundwater recharge, stormwater runoff flow control and
149 pollution reduction, carbon sequestration, and habitat functions.

150
151 Conserving Rural Areas and Natural Resource Lands in King County is integral to providing diversity in lifestyle
152 choices; sustaining farming, ((livestock,)) and forestry economies; protecting environmental quality and wildlife
153 habitat; providing recreation opportunities; and maintaining a link to the county's resource-based heritage.

154

155 **((A.)) Rural ((Legacy)) History and Communities**

156 King County's rural legacy is found in the rich history of its rural communities and continues today in the
157 preservation of the county's historic, cultural, ecological, and archaeological sites, and ((to)) in its rich and varied

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158 forestry, agricultural, and mining heritage. The railroad played a significant role in the ~~((historic))~~ historical
 159 growth and development of the county; its legacy is still seen in tourism opportunities in the Cities in the Rural
 160 Area such as Skykomish and Snoqualmie. Historic barns and farmhouses are found throughout the agricultural
 161 areas of the county. A few commercial-scale ~~((L))~~ lumber mills influenced the development of communities, such
 162 as the Rural ~~((Commercial))~~ Neighborhood Commercial Center of Preston~~((, where the mill site is still in~~
 163 ~~existence and historic photos adorn the walls of the community center. Chapter 7, Parks Open Space and~~
 164 ~~Cultural Resources of this Comprehensive Plan provides the direction and policies for preserving the county's~~
 165 ~~rural heritage. The policies that relate to conserving the farms and forests in King County are discussed in~~
 166 ~~sections II and VI of this chapter)).~~

167

168 **R-101** King County ~~((will))~~ shall continue to preserve and sustain its rural ~~((legacy))~~
 169 history, character, and communities through programs and partnerships that
 170 support, preserve, and sustain its historic, cultural, ecological, agricultural,
 171 forestry, and mining heritage through collaboration with Indian tribes, local and
 172 regional preservation and heritage programs, community groups, rural residents
 173 and business owners including forest and farm owners, ~~((rural communities,~~
 174 towns, and e)) Cities in the Rural Area, and other interested ~~((stakeholders))~~
 175 parties.

176

177 **((B-)) Rural Character**

178 The Growth Management Act requires the protection of traditional rural activities and rural character. King
 179 County is committed to protecting rural character and recognizes that each of its rural communities has distinct
 180 and unique characteristics. These communities vary depending on settlement and economic history, geography,
 181 and distance from the urbanizing areas of the region. ~~((For example, residents of Vashon Maury Island,~~
 182 ~~accessible only by ferry, sea or air, enjoy an island's leisurely and scenic lifestyle.))~~ Residents of the hilly gorge
 183 region around Black Diamond enjoy numerous recreational opportunities. There are small communities
 184 throughout rural King County, such as Hobart and Cumberland, each with its own unique history and lifestyle.
 185 Other communities with rich rural heritages, such as Old Maple Valley, are in transition as development of land
 186 in and adjacent to the areas is occurring. In the Snoqualmie Valley, farming is still the mainstay, while further
 187 east, the Town of Skykomish has a significant railroad and forestry history.

188

189 Population growth in Puget Sound communities affects rural character everywhere in the region. ~~((King County~~
 190 ~~was once firmly rooted in agriculture, forestry and mining. However, w))~~ With regional growth both the rural
 191 economy and the rural population are changing, as are the expectations of some rural residents for ~~((e))~~ County
 192 services. Some residents are more accustomed to independent lifestyles focused around resource uses such as
 193 farming, dairying, keeping of livestock, or forestry. Other residents and visitors can be surprised by the sights,
 194 sounds, and smells associated with rural living; and can be accustomed to higher levels of service and facilities
 195 than are traditionally provided in the Rural Area.

196

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197 One of the challenges facing the ((e))County is to provide for a diversity of lifestyle choices while providing
 198 public services at rural levels. As the ((e))County recognizes a profound difference between the nature and
 199 character of unincorporated rural King County as compared to the urban areas, it is the intent of the ((e))County
 200 to continue to provide services at established rural levels that support and help maintain rural character.
 201

202 **~~((C.)) Public Engagement~~**

203 ~~In order to implement its goals, objectives, and strategies for broader public engagement, King County has~~
 204 ~~created several Community Service Areas that encompass all of unincorporated King County, including areas~~
 205 ~~without representation by any Unincorporated Area Council. The Community Service Areas provide a conduit~~
 206 ~~for greater participation by all residents in unincorporated King County and increase opportunities for residents~~
 207 ~~to inform county decisions relating to programs and capital projects within each Community Service Area.~~

209 ~~**R-102** King County will continue to support the diversity and richness of its rural~~
 210 ~~communities and their distinct character by working with its rural constituencies~~
 211 ~~through its Community Service Areas program to sustain and enhance the rural~~
 212 ~~character of Rural Area and Natural Resource Lands.~~

214 **~~H.)) Rural Area Designation~~**

215 **~~((A.)) Rural Area Designation Criteria~~**

216 The Rural Area designation in King County represents the multi-use nature of rural lands, including working
 217 farms and forests, livestock uses, home-based businesses and housing. The sustainability and enhancement of
 218 these areas and their underlying economic health is critical to the range of lifestyle choices available in King
 219 County.

221 The criteria set forth in this section were used to draw the boundaries of the Rural Area designated by this plan.

222 **R-201** It is a fundamental objective of the King County Comprehensive Plan to maintain
 223 the character of its designated Rural Area. The Growth Management Act
 224 specifies the rural element of comprehensive plans include measures that apply
 225 to rural development and protect the rural character of the area (Revised Code of
 226 Washington 36.70A.070((5))). The Growth Management Act defines rural
 227 character as it relates to land use and development patterns (Revised Code of
 228 Washington 36.70A.030((15))). ~~((This definition can be found in the Glossary of~~
 229 ~~this Plan.)) Rural development can consist of a variety of uses that are
 230 consistent with the preservation of rural character and the requirements of the
 231 rural element. ~~((In order to))~~To implement the Growth Management Act, it is
 232 necessary to define the development patterns that are considered rural,
 233~~

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234 historical, or traditional and do not encourage urban growth or create pressure
235 for urban facilities and service.

236

237 Therefore, King County’s land use regulations and development standards shall
238 protect and enhance the following attributes associated with rural character and
239 the Rural Area:

- 240 a. The natural environment, particularly as evidenced by the health of
241 wildlife and fisheries (especially salmon and trout), aquifers used for
242 potable water, surface water bodies including Puget Sound and natural
243 drainage systems and their riparian ~~((corridors))~~ areas;
- 244 b. Commercial and noncommercial farming, forestry, fisheries, mining,
245 home((-))_occupations and home industries;
- 246 c. Historic resources, historical character, and continuity important to local
247 communities, as well as archaeological and cultural sites important to
248 Indian tribes;
- 249 d. Community small-town atmosphere, safety, and locally((-))-owned small
250 businesses;
- 251 e. Economically and fiscally healthy Rural Towns and Rural Neighborhood
252 Commercial Centers with clearly defined identities compatible with
253 adjacent rural, agricultural, forestry, and mining uses;
- 254 f. Regionally significant parks, trails, and open space;
- 255 g. A variety of low-density housing choices compatible with adjacent
256 farming, forestry, and mining and not needing urban facilities and
257 services;
- 258 h. Traditional rural land uses of a size and scale that blend with ~~((historic))~~
259 historical rural development; and
- 260 i. Rural uses that do not include primarily urban-serving facilities.

261

262 **R-202** The Rural Area geography shown on the King County Comprehensive Plan Land
263 Use Map shall include areas that are rural in character and ~~((meet one or more of
264 the following criteria))~~ that:

- 265 a. Have ~~((Q))~~ opportunities ~~((exist))~~ for significant commercial or
266 noncommercial farming and forestry (large-scale farms and forest lands
267 are designated as Resource Lands);
- 268 b. ~~((The area w))~~ Will help buffer nearby Natural Resource Lands from
269 conflicting urban uses;
- 270 c. ~~((The area is))~~ Are contiguous to other lands in the Rural Area, Resource
271 Lands or large, predominantly environmentally critical areas;
- 272 d. ~~((There are))~~ Have major physical barriers to providing urban services at
273 reasonable cost, or such areas will help foster more logical boundaries
274 for urban public services and infrastructure;

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- 275 e. ~~((The area is))~~ **Are** not needed for the foreseeable future that is well
 276 beyond the 20-year forecast period to provide capacity for population or
 277 employment growth;
 278 f. ~~((The area has))~~ **Have** outstanding scenic, historic, environmental,
 279 resource or aesthetic values that can best be protected by a rural
 280 designation; or
 281 g. **Have** ~~((S))~~ **significant environmental constraints that make the area**
 282 **generally unsuitable for intensive urban development.**
 283

284 The Rural Area geography is generally located east of the Urban Growth Area, with the exception of the entirety
 285 of Vashon-Maury Island. Within the Rural Area, three land use categories are primarily applied: Rural Area
 286 (encompassing the Rural Area-2.5, Rural Area-5, Rural Area-10, and Rural Area-20 zones), allowing a range of
 287 low-density residential developments, forestry, farming, livestock uses, recreation and a range of traditional rural
 288 uses; Rural Town, recognizing historical settlement patterns and allowing commercial uses to serve rural
 289 residents; and Rural Neighborhood Commercial Centers, allowing small-scale convenience services for nearby
 290 rural residents.

291
 292 While the Growth Management Act, the Countywide Planning Policies and King County's policies and
 293 regulations call for protecting the Rural Area by limiting housing densities, there are many other features in
 294 addition to density that characterize the Rural Area. Some of the most important features include integration of
 295 housing with traditional rural uses such as forestry, farming and keeping of livestock; protection of streams,
 296 wetlands and wildlife habitat; preservation of open vistas, wooded areas and scenic roadways; and availability of
 297 and reliance on minimal public services. King County is committed to maintaining these features as well, and
 298 the policies in this chapter call for continuing and expanding upon these efforts.

299
 300 **R-203** ~~((King County's))~~ **The Rural Area geography is considered to be permanent and**
 301 **shall not be redesignated to ~~((an))~~ be in the Urban Growth Area ~~((until))~~ unless**
 302 **reviewed pursuant to the Growth Management Act (Revised Code of Washington**
 303 **36.70A.130~~((3))~~) and the Countywide Planning Policies.**
 304

305 **~~((B-))~~ Forestry and Agriculture in the Rural ~~((King County))~~ Area Geography**

306 The Rural Area includes working farms and forests. These contribute to rural character; the diversity and
 307 self-sufficiency of local economies; and open space, wildlife habitat, flood hazard management, ~~((and))~~
 308 environmental protection, water quality, carbon sequestration, and climate resiliency. However, Rural Area
 309 land in farm and forest use has diminished since 1985, mostly through the conversion of these lands to
 310 residential uses. Pressures to convert from resource use include the high land value for alternative uses and the
 311 encroachment of residential and other development that conflicts with the resource use.
 312

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313 Although most of King County’s agriculture and timber lands are within designated Agricultural and Forest
 314 Production Districts, there is a significant land base for agriculture and forestry in the Rural Area. King County
 315 has studied this land base, has mapped agricultural use, and has identified rural forest areas where forestry will
 316 be enhanced and protected. Efforts to conserve ((the)) forest((s)) and farm((, and livestock)) uses are important
 317 and include training, technical assistance, and incentive programs such as the Transfer of Development Rights
 318 Program ((as presented in Section III)).

319

320 **R-204** **Farming and forestry are vital to the preservation of rural King County and**
 321 **should be encouraged throughout the Rural Area. King County should**
 322 **encourage the retention of existing and establishment of new rural**
 323 **resource-based uses, with appropriate site management that protects habitat**
 324 **resources. King County’s regulation of farming((, keeping of livestock,)) and**
 325 **forestry in the Rural Area should be consistent with these guiding principles:**
 326 a. **Homeowner covenants for new subdivisions and short subdivisions in**
 327 **the Rural Area should not restrict farming and forestry;**
 328 b. **Development regulations for resource-based activities should be tailored**
 329 **to support the resource use and its level of impact;**
 330 c. **Agricultural and silvicultural management practices should not be**
 331 **construed as public nuisances when carried on in compliance with**
 332 **applicable regulations, even though they may impact nearby residences;**
 333 **and**
 334 d. **County environmental standards for forestry and agriculture should**
 335 **protect environmental quality, especially in relation to water and**
 336 **fisheries resources, while encouraging forestry and farming.**

337

338 **R-205** **Uses related to and appropriate for the Rural Area include those relating to**
 339 **agriculture, forestry, mineral extraction, and fisheries, such as the raising of**
 340 **livestock, growing of crops, creating value-added products, and sale of**
 341 **agricultural products; small-scale cottage industries; and recreational and**
 342 **small-scale tourism uses that rely on a rural location.**

343

344 ~~((Most of the policies related to agriculture and forestry are found in the Resource Lands section (Section VI) of~~
 345 ~~this chapter. Many of these policies are relevant to agriculture and forestry in the Rural Area as well as in the~~
 346 ~~designated Agricultural and Forest Production Districts.~~

347

348 ~~The importance of farming and forestry to the Rural Area and Natural Resource Lands was first emphasized in~~
 349 ~~the 1994 Comprehensive Plan. Subsequently, the county took steps to encourage the continuation of farm and~~
 350 ~~forestry practices in the Rural Area and Natural Resource Lands, including developing a *Farm and Forest Report*~~
 351 ~~in 1996. The report recommended a series of actions to protect the rural farm and forest land base as well as the~~
 352 ~~practices of farming and forestry, including the provision of technical assistance to aid property owners in land~~

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353 management, outreach to owners of properties vulnerable to development, creating opportunities for property
 354 owners to sell their development rights, and seeking funding for public acquisition of rural properties that had an
 355 existing resource based use. The report also recommended the continuation of the King County Agriculture
 356 Commission and the appointment of a Rural Forest Commission to review the impact of proposed regulations
 357 on rural forestry and recommend incentive programs.))

358

359 **((1.)) Forestry**

360 ((Since 1996, King County has been actively implementing the recommendations of the *Farm and Forest Report*
 361 through the Forestry Program.)) Throughout the Rural Area, King County encourages small-scale forestry and
 362 land stewardship through a variety of ((land owner incentive)) landowner-focused and community-based
 363 programs that provide technical assistance and information to promote forest stewardship that:

- 364 a. ((Promote forest stewardship through education and technical assistance programs, such as the
 365 Washington State University Extension Forest Stewardship Programs
 366 b. Provide technical assistance and information to landowner groups and community associations
 367 seeking to implement land/water stewardship, management of stormwater runoff, habitat
 368 restoration and management plans;
 369 e. Create opportunities and incentives for voluntary, cooperative management of woodlots and open
 370 space currently in separate ownership;
 371 d. Offer technical assistance and information to landowners who are interested in managing their
 372 forest for non-timber specialty forest products;
 373 e. Explore opportunities for providing relief from special levies and assessments;
 374 f. Conduct projects on King County park lands to demonstrate sustainable forestry practices,))
 375 improve forest health and climate resiliency, reduce wildfire risk, control stormwater runoff, and
 376 improve wildlife habitat; and

377 ((g.)) b. ((Provide education and assistance in the control of)) Controls noxious and invasive weeds,
 378 including ((information on)) integrated pest management and protection of pollinators in
 379 accordance with the best management practices established by the Environmental Protection
 380 Agency and Washington State Noxious Weed Control Board, and as implemented by the King
 381 County Noxious Weeds Program.

382

383 The ((e))County encourages forest stewardship planning and active forest management as a means of reducing
 384 conversion of forestland to other uses, improving forest health and climate resiliency, increasing rural economic
 385 prosperity, increasing potential to sequester and store carbon, and reducing risks from wildfire. Hundreds of
 386 landowners have written forest stewardship plans and have enrolled in current use taxation programs,
 387 ((demonstrating)) which demonstrates a commitment to private forest management.

388

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389 ~~((The county has worked with the Rural Forest Commission to identify and propose changes to the King County~~
 390 ~~Code to remove impediments to the implementation of forest stewardship plans. However, t))~~The small size of
 391 most rural forest properties presents ~~((another))~~ an obstacle to implementation of private forest stewardship
 392 plans. Because the volume of timber harvested at any one time is usually small, it is difficult for landowners to
 393 find forestry services or log buyers. Many contractors do not consider small sites to be forestland with potential
 394 management opportunities, and they have not developed the tools and skills to work with small sites. There is
 395 untapped potential for work to be done by the private sector on small private forestlands. Outreach to forestry
 396 consultants and labor contractors concerning the potential small lot forest market is needed. Continuing forestry
 397 technical assistance and cost share to landowners, who otherwise are unlikely to pursue management activities,
 398 will encourage active forest stewardship and rural economic development.

399

400 King County continues to explore ways to facilitate the harvest, utilization and marketing of wood products
 401 grown in the Rural Area.

402

403 **R-206** ~~((The e))~~**Conservation of forest land and forestry throughout the Rural Area shall**
 404 **remain a priority for King County. Landowner property tax incentives, technical**
 405 **assistance, permit assistance, regulatory actions, and community-based**
 406 **education shall be used throughout the Rural Area to sustain the forest land base**
 407 **and forestry activities. King County should ensure that its regulations,**
 408 **permitting processes, and incentive programs facilitate and encourage active**
 409 **forest management and implementation of forest stewardship plans.**

410

411 ~~((The Forestry Program will))~~ King County continues to evaluate additional ways to conserve rural forest lands
 412 and encourage forestry. For example, King County is implementing the Land Conservation Initiative, which is a
 413 regional collaboration between King County, cities, businesspeople, farmers, environmental partners, and others
 414 to conserve the last, most important natural lands and urban green spaces in King County between 2016 and
 415 2050. It calls for a series of accelerated actions to address rapidly shrinking open spaces and climbing land
 416 prices, which is estimated to save \$15 billion over what it would take under previous land conservation trajectory
 417 and will protect many of these lands before they are lost. The initiative has identified approximately 20,000
 418 acres of forestland that are high priorities for conservation, either through easement or fee title acquisition, or
 419 through one of the Current Use Taxation programs. ~~((In addition, King County has identified properties for~~
 420 ~~acquisition, and has worked))~~ King County will work in partnership with other jurisdictions and ~~((stakeholder~~
 421 ~~groups))~~ community partners to match high priority sites with funding sources for permanent conservation.

422

423 Another strategy is the 30-Year Forest Plan, which was developed in partnership with Indian tribes, nonprofits,
 424 municipalities, forestland owners and managers, and community members as a strategy to expand and enhance
 425 rural and urban forest cover and forest health between 2021 and 2051. Additionally, King County owns and
 426 manages approximately ((26,000)) 30,000 acres of forestland. Of this, ((3,850)) 4,300 acres (14 percent) are
 427 designated as working forests~~((: Taylor Mountain Forest, Ring Hill, Sugarloaf, Island Center, Dockton, Mitchell~~
 428 ~~Hill, Tokul Creek and Preston Ridge forests. The county has extended its forest stewardship program to~~

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429 ~~implement active management for forest health on other forested open space properties.))~~ In support of the goals
 430 outlined in the Strategic Climate Action Plan and 30-year Forest Plan, the County is accelerating development
 431 and implementation of forest stewardship plans for County-owned forestland to improve forest health, enhance
 432 climate resilience, reduce wildfire risk, and increase potential to sequester carbon. The ~~((e))~~County has also
 433 conserved more than 142,000 acres of forested properties by purchasing the development rights and over 230,000
 434 acres of privately-owned forestland through the Current Use Taxation programs. ~~((These properties remain in~~
 435 ~~either private ownership or under Washington State Department of Natural Resources ownership.))~~

436
 437 Although economic incentive programs and technical assistance are available to all property owners of forestland
 438 in the Rural Area ~~((interested in pursuing small scale forestry)),~~ special efforts to maintain forest cover and the
 439 practice of sustainable forestry are warranted where there are opportunities to sustain large, contiguous blocks of
 440 rural forest adjacent to or in close proximity of the Forest Production District. The Agricultural and Forest
 441 Lands map ~~((identifies))~~ such areas as Rural Forest Focus Areas and notes the locations and boundaries of each
 442 focus area.

443
 444 **R-207 Rural Forest Focus Areas ~~((are identified))~~ shall be designated geographic areas**
 445 **where special efforts are necessary and feasible to maintain forest cover and the**
 446 **practice of sustainable forestry. King County shall continue to target funding,**
 447 **when available, ~~((new))~~ economic incentive programs, regulatory actions, fee and**
 448 **easement acquisition strategies and ~~((additional))~~ technical assistance to the**
 449 **Rural Forest Focus Areas. ~~((Strategies specific to each Rural Forest Focus Area~~**
 450 **shall be developed, employing the combination of incentive and technical**
 451 **assistance programs best suited to each focus area.))**

452
 453 **R-208 The Rural Forest Focus Areas should be maintained in parcels of 20 acres or**
 454 **more ~~((in order))~~ to retain large, contiguous blocks of rural forest. Regulations**
 455 **and/or incentives should seek to achieve a maximum density of one home per 20**
 456 **acres.**

457
 458 **((2.)) Farming**
 459 ~~((The 1996 Farm and Forest Report provided a series of strategies for conserving farmland and sustaining farming~~
 460 ~~both within the designated Agricultural Production District where some of the County's best agricultural soils are~~
 461 ~~found and outside the Agricultural Production District, where there continues to be a significant amount of~~
 462 ~~farming. A 2013 aerial photo survey identified about 12,000 acres of Rural Area land in active agriculture, much~~
 463 ~~of it in livestock production.))~~ The King County Local Food Initiative is a strategy that aims to build a stronger
 464 farm-to-plate pipeline by setting targets and taking bold steps to better connect local farms to consumers, increase
 465 access to healthy and affordable foods in underserved areas, support farmers and protect farmland, and create a
 466 sustainable food system that is more resilient to the effects of climate change. King County has a long history of
 467 conserving and sustaining farmland both within and outside of Agricultural Production Districts and continues
 468 to adapt strategies in expanding our local food economy to ensure job growth, economic viability, and climate

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469 resiliency for King County food businesses and farms. Although most active farmland in King County is found
 470 within Agricultural Production Districts, approximately 40 percent of the County’s farmland is located in the
 471 Rural Area.

472

473 **R-209 King County should develop incentives to encourage agricultural activities ((in**
 474 **the remaining)) on prime farmlands located outside the Agricultural Production**
 475 **District. These incentives could include tax credits, expedited permit review,**
 476 **reduced permit fees, permit exemptions for activities complying with best**
 477 **management practices, assistance with agricultural waste management, or**
 478 **similar programs.**

479

480 ~~((The r))~~ Raising and management of livestock and ~~((the))~~ production of associated products are components of
 481 the county’s agricultural economy. Livestock raised in the county includes, but is not limited to, cattle,
 482 ~~((buffalo,))~~ sheep, hogs, ~~((Hamas, alpacas,))~~ goats, and poultry.

483

484 **R-210 King County supports the raising and management of livestock and the**
 485 **production of related value-added products. The management of livestock and**
 486 **the lands and structures supporting the raising of livestock, should be consistent**
 487 **with industry best management practices and ((must)) shall comply with county,**
 488 **state, and federal regulations related to the specific industry.**

489

490 ~~((Additional policies related to farming can be found in Section VI. Resource Lands.~~

491

492 **~~C.)~~ Equestrian Activities**

493 King County recognizes the contributions of equestrian livestock husbandry, training, competition, and
 494 recreation activities to the overall rural quality of life and economic base in King County. ~~((Equestrian activities~~
 495 ~~provide a lifestyle value to numerous county residents and visitors and a source of revenue for rural residents and~~
 496 ~~business owners. There are numerous organizations that support the equestrian industry by providing education~~
 497 ~~and promoting equine husbandry, including the King County Agriculture Program, Washington State University~~
 498 ~~Extension, Future Farmers of America, 4 H, the King County Executive Horse Council, Backcounty Horsemen,~~
 499 ~~the Enumelaw Forested Foothills Recreation Association, and numerous other special interest equestrian related~~
 500 ~~groups.~~

501

502 ~~In recent years the diversity of equestrian uses has expanded throughout the rural portions of the county, going~~
 503 ~~well beyond the traditional uses of a child and his or her favorite horse, a 4 H horse show, or a trail ride through~~
 504 ~~the woods.)) Today’s equestrian uses include raising and training a variety of horse breeds~~((, an increase in the~~
 505 ~~number of)) and riding arenas~~((, and the construction of a state of the art horse rehabilitation facility)).~~ ~~((This~~
 506 ~~diversity of)) These equestrian uses should be sustained and encouraged where compatible with the existing~~
 507 character of the area in which equestrian facilities are proposed to be built or expanded.~~~~

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508

509 ~~((Several constraints may limit the development or expansion of equestrian activities. Even though the Growth
510 Management Act limits growth in the Rural Area, some growth continues to occur throughout the Rural Areas
511 of the county, reducing the availability of open land to sustain livestock, equestrian activities, and threatening
512 existing or potential trail segments that may be lost to uncoordinated land developments.))~~

513

514 **R-211 King County should continue to support and sustain equestrian activities and
515 ensure that regulations support those activities compatible with the area in which
516 they are located. The ((€))County should encourage subdivision layouts that
517 preserve opportunities for livestock and equestrian activities.**

518

519 ~~((Trail riding throughout rural King County is a popular equestrian use enjoyed by both urban and rural
520 residents. Although llama and alpaca treks are becoming increasingly popular, most of the trail riding in King
521 County is on horses and mules. Several constraints, including uncoordinated land development, may limit the
522 continuation, development, or expansion of equestrian trails or trail segments. Additionally, as ownership of
523 private and/or public land with existing trails is transferred, these trails may be lost when easements are not in
524 place to protect the trails at the time of the transaction or if the new owner is not aware that a trail runs across
525 the parcel.~~

526

527 ~~The following policies address the need to continue to support trails for equestrian, multi use, and existing trail
528 linkage purposes.))~~

529

530 **R-212 King County should support equestrian use trails throughout the Rural Area and
531 in the Agricultural and Forest Production Districts, as appropriate, by:**

- 532 a. Working with local communities to identify and protect multiple-use
533 trails and key linkages that support equestrian travel;
- 534 b. Maintaining equestrian links, including multiple-use trails, where
535 appropriate;
- 536 c. Ensuring parking areas serving multiple-use trails are designed and
537 constructed, whenever possible to handle parking for horse trailers; and
- 538 d. Constructing and maintaining equestrian trails under County ownership
539 or management consistent with King County Backcountry Trail or
540 Regional Trail Standards whenever possible.

541

542 **R-213 Soft-surface multiple-use trails in corridors separate from road rights-of-way are
543 the preferred option for equestrian travel for safety reasons and to avoid
544 conflicts with residential activities associated with the street. Existing off-road
545 trails should be preserved during site development, with relocation as
546 appropriate to accommodate development while maintaining trail connections.
547 The King County Road Design and Construction Standards ((will)) shall**

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548 accommodate safe equestrian travel within road rights-of-way. Where
 549 appropriate, capital improvement programs for transportation and park facilities
 550 shall also enable the use of new facilities by equestrians. Construction
 551 standards for multiple-use ((~~non~~motorized)) trails to be established in road
 552 rights-of-way within the Rural Area and Natural Resource Lands should assure a
 553 minimum eight-foot-wide gravel shoulder on arterial roads and 4.0 foot gravel
 554 shoulder on local access roads, or provide a trail separated from the driving
 555 lanes by a ditch or other barrier. Construction standards for soft-surface
 556 multiple-use ((~~non~~motorized)) trails in corridors separate from road rights-of-way
 557 shall be consistent with current trail construction and maintenance practices as
 558 promulgated by the U.S. Forest Service.

560 **R-214** King County’s land use regulations should protect rural equestrian community
 561 trails by supporting preservation of equestrian trail links in the Rural Area and
 562 within the Agricultural and Forest Production District. Representatives of the
 563 equestrian community should be given the opportunity to review and monitor
 564 regulatory and policy actions by King County, such as Rural Area development
 565 regulations, that have the potential to affect equestrian trails.

566 **R-215** Property owners in the Agricultural and Forest Production Districts are
 567 encouraged to voluntarily allow continued equestrian access to existing trails or
 568 alternative access if the existing trail impedes future use of their property.

571 **R-216** Equestrian trails should be a category in the ((~~e~~))County’s Public Benefit Rating
 572 System, so that a landowner who provides trail access may qualify for a tax
 573 reduction under the program.

574 **R-217** County departments negotiating trades or sales of ((~~e~~))County-owned land shall
 575 determine whether any historically established trails exist on the property, and,
 576 when economically feasible, ensure that those trails are retained or replaced and
 577 are not lost as a condition of the trade or sale. Trails that provide key linkages,
 578 for either multi-use or equestrian trails, shall be considered to have strategic
 579 value to the county’s trail network and shall be retained or replaced whenever
 580 possible.
 581
 582

583 **~~((H.))~~ Rural Densities and Development**

584 **~~((A.))~~ Rural Growth Forecast**

585 ~~((The Growth Management Act requires new growth to be substantially accommodated in Urban Growth Areas,
 586 yet growth may be permitted outside the Urban Growth Area provided it is not urban in character.))~~

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587

588 The Rural Area and Natural Resource Lands are restricted from accommodating large amounts of growth, but
589 low-density residential development and other traditional rural uses are allowed. The Growth Management Act
590 requires that rural development be contained and controlled to ensure the protection of rural character, assure
591 the visual compatibility of rural development with the surrounding Rural Area and Natural Resource Lands,
592 protect environmentally critical areas and habitat, and protect against conflicts with natural resource uses, such
593 as farming, forestry, and mining.

594

595 In ~~((2009))~~ 2021, the ~~((Growth Management Planning Council adopted))~~ Countywide Planning Policies
596 established new urban area targets to accommodate the most recent countywide population projections supplied
597 by the state. Consistent with the Regional Growth Strategy in VISION, ((These urban)) the targets assume~~((d))~~
598 growth in the Rural Area and Natural Resource Lands ~~((forecast of fewer than 6,000))~~ of approximately 4,200
599 additional housing units during the period ~~((2006 to 2034))~~ 2019 to 2044. No attempt has been made to allocate
600 ~~((this))~~ the assumed rural ~~((forecast))~~ growth to subareas of rural King County. ~~((As targets will not be updated~~
601 ~~until approximately 2019, these assumptions remain unchanged.))~~

602

603 ~~((Since adoption of King County's initial Comprehensive Plan under the Growth Management Act in 1994,~~
604 ~~annual building permit activity in the Rural Area and on Natural Resource Lands has continued to drop to an~~
605 ~~average of less than 200 new building permits per year since 2007. Between 2000 and 2010))~~ Between 2010 and
606 2020, Rural Areas and Natural Resource Lands grew by about ~~((4,000))~~ 500 housing units to a total of
607 approximately 49,000 and a population of about 128,000. ~~((However, the population of these areas actually~~
608 ~~declined slightly during the decade, and stood at 124,000 in 2010. Since then, the population has grown slightly.~~
609 ~~Application of new zoning measures and other regulatory tools have helped to reduce subdivision activity. The~~
610 ~~current rate of 200 new homes per year could continue for decades.))~~ At the current rate of growth, the Rural
611 Area and Natural Resource Lands will continue to have undeveloped lots through the 20-year planning period.

612

613 ~~((The application of lower density zoning or more restrictive standards could reduce the creation of new lots, but~~
614 ~~there are limited opportunities to address development of existing legal lots. One measure that would slow the~~
615 ~~growth rate on existing lots would be the establishment of an annual limit on the number of building permits to~~
616 ~~be issued in the Rural Area and on Natural Resource Lands. This alternative would be more palatable if it were~~
617 ~~linked to a development rights transfer or purchase program.))~~

618

619 **R-301**

King County shall use all appropriate tools at its disposal to limit growth in the Rural Area and Natural Resource Lands, such as land use designations, development regulations, level of service standards and incentives, to:

620

621

622

623

624

625

626

a. _____ Retain ((A)) a low growth rate ((is desirable for the Rural Area, including Rural Towns and Rural Neighborhood Commercial Centers, to));

b. _____ ((e)) Comply with the State Growth Management Act((,));

c. _____ ((continue preventing)) Prevent sprawl, the conversion of rural land, and the overburdening of rural services((,));

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- 627 **d. _____((f))Reduce the need for capital expenditures for rural roads((:));**
 628 **e. _____((m))Maintain rural character((:));**
 629 **f. _____((p))Protect the environment; and**
 630 **g. _____((f))Reduce ((transportation-related)) greenhouse gas emissions. ((All**
 631 **possible tools may be used to limit growth in the Rural Area.**
 632 **Appropriate tools include land use designations, development**
 633 **regulations, level of service standards and incentives.**
 634

635 **B.)) Residential Densities**

636 The low-density residential living choices available in the Rural Area provide an important part of the variety of
 637 housing options for King County residents. The residential land use policies in this section, together with their
 638 implementing regulations, strike a balance between making rural housing available to those who desire a rural
 639 way of life and keeping densities and the number of housing units low enough so they can be supported by a
 640 rural level of public facilities and services, be compatible with nearby ((commercial and noncommercial))
 641 farming and forestry, and prevent or significantly reduce adverse impacts of development on the natural
 642 environment.

643
 644 ((These policies and implementing regulations could allow 14,000 to 24,000 more housing units at ultimate
 645 buildout in addition to the roughly 45,000 residences existing in the designated Rural Area in 2000. The
 646 Transfer of Development Rights Program will help reduce development capacity in the Rural Area, and King
 647 County should continue to seek other programs that provide economic incentives for property owners to
 648 voluntarily limit residential development of their land.))

- 649
 650 **R-302 Residential development in the Rural Area should only occur ((as follows)):**
 651 **a. In Rural Towns at a variety of densities and housing types as services an**
 652 **infrastructure allows, compatible with ((maintenance)) protection of**
 653 **historic resources and community character; and**
 654 **b. Outside Rural Towns at low densities compatible with traditional rural**
 655 **character and uses((:)); farming, forestry, and mining; and rural service**
 656 **levels.**

657
 658 ((The use of land and the density of development (measured as the number of homes or other structures per acre
 659 or per square mile of land) are)) Residential densities are a key determinant((s)) and contributor((s)) to the
 660 character of the Rural Area((, as described above in Section A. Although human settlement of King County's)),
 661 Although the Rural Area has a wide variety of uses and densities, ((both the historical and desirable)) the range
 662 of uses and densities defined here are necessarily narrower and less intense than that found in the Urban Growth
 663 Area. ((Residential development at very low densities (including the land for accessory uses, on-site sewage
 664 disposal and local water supply) consumes or will consume most of the land in the Rural Area.)) Residential

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665 density may be the single, most important factor in protecting or destroying rural character that can be
666 influenced by government policies and regulations.

667

668 Low overall densities in the Rural Area (~~(will be)~~) are achieved through very large minimum lot sizes or limited
669 clustering at the same average densities when facilities and services permit (~~((for example, soil conditions allow
670 on-site sewage disposal on smaller lots))~~). The Rural Area cannot be a significant source of affordable housing
671 for King County residents, but it will contain diverse housing opportunities (~~((through a mix of large lots,
672 clustering, existing smaller lots))~~), and higher densities are offered in Cities in the Rural Area and Rural
673 Towns(~~(,)~~) (as services and infrastructure permits).

674

675 **R-303 Rural Area zoned properties should have low residential densities that can be**
676 **sustained by minimal infrastructure improvements such as septic systems and**
677 **rural roads, should cause minimal environmental degradation and impacts to**
678 **significant historic resources, and ~~((that))~~ will not cumulatively create the future**
679 **necessity or expectation of urban levels of services.**

680

681 **R-304 Rural Area zoned residential densities shall be applied in accordance with R-305**
682 **– R-309. Individual zone reclassifications are discouraged and should not be**
683 **allowed in the Rural Area. ~~((Property owners seeking i))~~ Individual zone**
684 **reclassifications ~~((should))~~ shall demonstrate compliance with R-305 – R-309.**

685

686 Although King County designated Resource Lands and zoned extensive portions of its (~~((territory))~~) land base as
687 Agricultural Production Districts or Forest Production Districts, very low residential densities adjacent to
688 Natural Resource Lands are essential to minimize land use conflicts. In addition, a significant part of the Rural
689 Area land base is still used for farming or forestry uses. Therefore, suitability of lands for continuing resource
690 uses and proximity to designated natural Resource Lands (~~(will be)~~) are important considerations in applying the
691 lower rural densities.

692

693 **R-305 A residential density of one home per 20 acres or 10 acres shall be achieved**
694 **through regulatory and incentive programs on lands in the Rural Area that are**
695 **managed, preserve, or prioritized for forestry or farming respectively, and lands**
696 **that are found to qualify for a Rural Forest Focus Area designation in accordance**
697 **with R-207.**

698

699 **R-306 A residential density of one home per 10 acres shall be applied in the Rural Area**
700 **where:**

701

702 **a. The lands are adjacent to or within one-quarter mile of designated**
703 **~~((Agricultural Production Districts, the Forest Production District or~~**
704 **~~legally approved long-term mineral resource extraction sites)) Natural~~**
Resource Lands; ~~((or))~~

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- 705 b. The lands contain significant environmentally constrained areas as
706 defined by county (~~ordinance, policy or federal or~~), state, or federal law,
707 or regionally significant resource areas or substantial critical habitat as
708 determined by legislatively approved (~~basin plans or~~) Watershed
709 Resource Inventory Area Plans; ((and)) or
710 c. (~~The predominant lot size is greater than or equal to 10 acres in size~~) A
711 residential density of one home per five acres would harm or diminish
712 the surrounding area, burden infrastructure, increase development
713 pressure, or be inconsistent with the development patterns promoted by
714 the Comprehensive Plan.

716 **R-308** **A residential density of one home per five acres shall be applied in the Rural Area**
717 **where:**

- 718 a. The lands are more than one-quarter mile away from designated Natural
719 Resource Lands;
720 b. The lands ((is)) are physically suitable for development with minimal;
721 environmentally sensitive features as defined by county, state, or federal
722 law; regionally significant resource areas; or critical habitat as
723 determined by legislatively ((adopted watershed based)) approved
724 Watershed Resource Inventory Area plans; and
725 **~~(b. — Development can be supported by rural services;~~**
726 **~~c. — The land does not meet the criteria in this plan for lower density~~**
727 **~~designations; and~~**
728 **~~d. — The predominant lot size is less than 10 acres.)~~**
729 c. This residential density would not harm or diminish the surrounding
730 area, burden infrastructure, increase development pressure, and be
731 inconsistent with the development patterns promoted by the
732 Comprehensive Plan.

734 (~~Although King County intends to retain low residential densities in the Rural Area, residential development~~
735 ~~has occurred in the past on a wide variety of lot sizes. Both existing homes on small lots and rural infill on~~
736 ~~vacant, small lots contribute to the variety of housing choices in the Rural Area. In some cases, however,~~
737 ~~rural level facilities and services (e.g. on site sewage disposal, individual water supply systems) may not permit~~
738 ~~development of the smallest vacant lots. Policy R-309 recognizes that some of the Rural Area has already been~~
739 ~~subdivided at a density greater than one lot per five acres (for example, parts of the shoreline of Vashon Maury~~
740 ~~Island) when the original 1994 Comprehensive Plan was adopted, and applied a zoning category to just those~~
741 ~~properties in existence at that time. Zoning to implement policies R-306 through R-309 has been applied~~
742 ~~through subarea and local plans and area zoning maps.))~~

743 **R-309** **The RA-2.5 zone has generally been applied to Rural Areas with an existing**
744 **pattern of lots below five acres in size that were created prior to the adoption of**
745

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746 the 1994 Comprehensive Plan. These smaller lots may still be developed
 747 individually or combined, provided that applicable standards for sewage
 748 disposal, environmental protection, water supply, roads, and rural fire protection
 749 can be met. A subdivision at a density of one home per 2.5 acres shall only be
 750 permitted through the Transfer of Development Rights from property in the
 751 designated Rural Forest Focus Areas. The site receiving the density must be
 752 approved as a Transfer of Development Rights receiving site in accordance with
 753 the King County Code. Properties on Vashon-Maury Island shall not be eligible
 754 as receiving sites.

755
 756 Accessory dwelling units provide opportunities for affordable housing, on-site housing for workers and
 757 caretakers, housing for extended family members, and rental income for landowners. However, detached
 758 accessory dwelling units function similarly to separate homes on separate lots and should be treated as such.
 759 When a subdivision is proposed for a property that already has a house and a detached accessory dwelling unit,
 760 the house and accessory dwelling unit shall count as two units. For example, on an RA-5 zoned 20((-))-acre
 761 parcel, which could be subdivided into four lots, the existing primary dwelling and the accessory unit in a
 762 separate building shall count as two of the four units allowed on the site.

763
 764 **R-310** Accessory dwelling units in structures detached from the primary dwelling shall
 765 be counted as a separate dwelling unit for the purpose of lot calculations under
 766 the zoning in place at the time of a proposed subdivision.

767
 768 **R-311** The King County ~~((Residential Density Incentive))~~ Inclusionary Housing Program
 769 shall not be available for development in the Rural Area zones.

770

771 **((C.)) Transfer of Development Rights Program**

772 The Growth Management Act encourages the use of innovative techniques for land use management. King
 773 County has a long tradition of using such techniques, including programs promoting transfers of development
 774 rights, to achieve its land management goals. Rural Area and Natural Resource Lands face increasing
 775 development pressure, yet the County must simultaneously plan for, and allow, future residential growth. This
 776 tension makes it incumbent on the County to strengthen its transfer of development rights efforts. For this
 777 reason, King County seeks to increase the number of development rights transfers via its Transfer of
 778 Development Rights Program to reduce and redirect rural development potential into urban areas.

779

780 To that end, King County promotes the transfer of development rights from land ~~((valuable to the public as~~
 781 ~~undeveloped)) with conservation values whose protection creates public benefit~~ (“sending sites”), to land better
 782 able to accommodate growth (“receiving sites”). The Transfer of Development Rights Program is a voluntary
 783 program that allows sending site landowners to achieve an economic return on their property while maintaining

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784 it in forestry, farming, habitat, ~~((parks,))~~ or open space in perpetuity. It also increases housing opportunities in
785 Urban Area receiving sites where urban services and infrastructure can accommodate additional growth.

786

787 Sending site landowners choose to sever the right to develop their land from the land itself and sell their
788 development rights to the King County Transfer of Development Rights Bank, or directly to receiving site
789 landowners who are permitted to build additional development capacity above the base density, but at or below
790 the allowed maximum density under current zoning, with the purchase of Transferable Development Rights.
791 ~~((When Transferable Development Rights are allocated to sending site property owners, the land is protected
792 from future development in perpetuity through a conservation easement.))~~

793

794 In so doing, the Transfer of Development Rights Program: (1) benefits Rural Area and Natural Resource Land
795 property owners by providing them financial compensation to not develop their land, (2) directs future Rural
796 Area and Natural Resource Land development growth into urban areas, saving the County the cost of providing
797 services to rural development, supporting County and regional growth management objectives, and yielding
798 climate change benefits ~~((through reduced household transportation related greenhouse gas emissions)),~~ and (3)
799 permanently ~~((preserves))~~ conserves land through private market transactions. Transfer of Development Rights
800 can also be used to permanently protect open space and ~~((parks))~~ natural resources in urban portions of the
801 County while still focusing growth into other urban areas.

802

803 **R-312** ~~((As an innovative means to))~~ King County shall continue to operate an effective
804 Transfer of Development Rights Program to:

805 a. ~~((p))~~ Permanently ~~((preserve))~~ conserve private lands with countywide
806 public benefit~~((,))~~;

807 b. ~~((to e))~~ Encourage higher densities in urban areas; ~~((and))~~

808 c. ~~((f))~~ Reduce residential development capacity in Rural Area and Natural
809 Resource Lands;

810 d. Incentivize establishment of parks and open space in urban areas~~((, King~~
811 County shall continue to operate an effective Transfer of Development
812 Rights Program)); and

813 e. Support the County's climate resilience goals.

814

815 **R-313** The purpose of the Transfer of Development Rights Program is to reduce
816 development potential in the Rural Area, ~~((and))~~ on designated Natural Resource
817 Lands, and on urban open space lands acquired using conservation futures tax
818 funding. ~~((its))~~ The Program's priority is to encourage the transfer of
819 development rights from private rural and resource properties into the Urban
820 Growth Area to protect natural resources while preserving housing potential and
821 incentivizing development in locations best suited for growth.

822

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- 823 **R-314** King County supports and shall work actively to facilitate the transfer of Rural
824 Area and Natural Resource Lands development rights to:
- 825 a. ~~((Preserve))~~ Conserve the rural environment, encourage retention of
826 resource-based uses and reduce service demands;
- 827 b. Provide permanent protection to significant natural resources;
- 828 c. Increase the regional open space system;
- 829 d. Maintain low density development in the Rural Area and Natural
830 Resource Lands;
- 831 e. Steer development growth inside the Urban Growth Area in ways that
832 promote quality urban neighborhoods where residents want to work and
833 live; and
- 834 f. ~~((Provide mitigation for the impacts of urban development on global
835 climate change by simultaneously reducing transportation-related
836 greenhouse gas emissions and sequestering carbon through retention
837 of forest cover and conserving agricultural lands))~~ Contribute to climate
838 change benefits.
- 839
- 840 **R-315** To promote transfers of development rights, King County shall:
- 841 a. Facilitate transfers from private property owners with sending sites to
842 property owners with receiving sites;
- 843 b. Operate the King County Transfer of Development Rights Bank to
844 facilitate the Transfer of Development Rights market, maintain supply to
845 the extent practicable, and bridge the time gap between willing sellers
846 and buyers of Transferrable Development Rights through buying,
847 holding, and selling Transferable Development Rights;
- 848 c. Work with cities to develop interlocal agreements that encourage
849 transfers of development rights from Rural Areas and Natural Resource
850 Lands into cities;
- 851 d. Work with cities regarding annexation areas where Transferrable
852 Development Rights are likely to be used;
- 853 e. Work with communities and seek funding and other means to provide
854 public amenities to enhance the livability of incorporated and
855 unincorporated area neighborhoods accepting increased densities
856 through the Transfer of Development Rights Program; ~~((and))~~
- 857 f. Work with the Washington State Department of Commerce, Puget Sound
858 Regional Council, and King County cities to implement Washington State
859 Regional Transfer of Development Rights legislation; and
- 860 g. Explore new opportunities to increase Transfer of Development Right
861 demand, prioritizing new receiving sites or Transfer of Development
862 Right use within urban areas.
- 863

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864 ~~((1. — Sending and Receiving Sites))~~

- 865 R-316 Eligible sending sites shall be lands designated on the King County Comprehensive
866 Plan land use map as: Rural Area (with RA-2.5, RA-5, or RA-10 zoning), Agriculture
867 (with A zoning), Forestry (with F zoning), Urban Separator (with R-1 zoning), or Urban
868 Residential Medium or Urban Residential High (with R-4, R-6, R-8, R-12, R-18, R-24 or
869 R-48 zoning) and that are approved for Conservation Futures Tax funding(()). These
870 sites shall provide permanent land ~~((protection))~~ conservation to create a significant
871 public benefit. ~~((Priority-s))~~ Sending sites ~~((are))~~ shall include, but not be limited to:
872 a. Lands in Rural Forest Focus Areas;
873 b. Lands adjacent to the Urban Growth Area boundary;
874 c. Lands contributing to the protection of endangered and threatened species;
875 d. Lands that are suitable for inclusion in and provide important links to the
876 regional open space system;
877 e. Agricultural and Forest Production District lands;
878 f. Intact shorelines of Puget Sound;
879 g. Lands ~~((identified as important according to the Washington State
880 Department of Ecology's Watershed Characterization analyses))~~ in the RA
881 zone with conservation values related to farming, forestry, carbon
882 sequestration, or open space; or
883 h. Lands contributing open space or strengthening protection of critical area
884 function and values in urban unincorporated areas.
885

- 886 ~~((R-317 — For Transfer of Development Rights purposes only, qualified sending sites are
887 allocated development rights as follows:
888 a. — Sending sites in the Rural Area zoned RA 2.5 shall be allocated one
889 Transferrable Development Right for every two and one-half acres of gross
890 land area;
891 b. — Sending sites in the Rural Area zoned RA 5 or RA 10 or Agricultural zoning
892 shall be allocated one Transferrable Development Right for every five acres
893 of gross land area;
894 c. — Sending sites with Forest zoning shall be allocated one Transferrable
895 Development Right for every eighty acres of gross land area;
896 d. — Sending sites with Urban Separator land use designation shall be allocated
897 four Transferrable Development Rights for every one acre of gross land area;
898 e. — Sending sites with an Urban Residential, Medium or Urban Residential, High
899 land use designation shall be allocated Transferrable Development Rights
900 equivalent to the zoning base density for every one acre of gross land area;
901 f. — If a sending site has an existing dwelling or retains one or more development
902 rights for future use, the gross acreage shall be reduced in accordance with
903 the site's zoning base density for the purposes of Transferrable Development
904 Right allocation; and~~

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- 905 g. ~~King County shall provide bonus Transferrable Development Rights to~~
 906 ~~sending sites in the Rural Area as follows:~~
 907 1. ~~The sending site is a vacant RA zoned property and is no larger~~
 908 ~~than one-half the size requirement of the base density for the~~
 909 ~~zone; and~~
 910 2. ~~The sending site is a RA zoned property and is located on a~~
 911 ~~shoreline of the state and has a shoreline designation of~~
 912 ~~conservancy or natural.)~~

913
 914 **R-318** ~~((Prior to the county's allocation of Transferable Development Rights to a~~
 915 ~~sending site landowner, the landowner shall record and place on title of sending~~
 916 ~~site parcel a conservation easement documenting the development restrictions.~~
 917 ~~If development rights are being retained for future development, the subsequent~~
 918 ~~development must be clustered, and the tract preserved with a permanent~~
 919 ~~conservation easement shall be larger than the developed portion. In the case of~~
 920 ~~lands within the Rural Forest Focus Areas, no more than one dwelling unit per 20~~
 921 ~~acres shall be retained, and the tract preserved with a conservation easement~~
 922 ~~shall be at least 15 acres in size.)) Transfer of Development Right sending sites
 923 shall be permanently protected with a conservation easement or similar
 924 encumbrance to ensure perpetual conservation benefit.~~

925
 926 ~~((R-319~~ ~~Transferrable Development Rights may be used on receiving sites in the~~
 927 ~~following order of preference as follows:~~
 928 a. ~~Incorporated Cities. Transfers into incorporated areas shall be detailed~~
 929 ~~in an interlocal agreement between the city receiving the development~~
 930 ~~rights and the county;~~
 931 b. ~~Unincorporated urban commercial centers;~~
 932 c. ~~Other unincorporated urban areas; and~~
 933 d. ~~Rural Areas zoned RA-2.5, unless they are on Vashon-Maury Island, may~~
 934 ~~receive transfers of development rights, but only from the Rural Forest~~
 935 ~~Focus Areas.~~

936
 937 ~~R-319a~~ ~~King County should designate urban unincorporated areas as Transferrable~~
 938 ~~Development Right receiving sites for short subdivisions. Use of Transferrable~~
 939 ~~Development Rights in formal subdivisions shall be allowed only through a~~
 940 ~~subarea study.))~~
 941

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942 **R-319** King County should prioritize Transferable Development Rights uses for
 943 residential density in urban areas. King County may also allow Transferrable
 944 Development Rights:
 945 a. In limited instances for development in the Rural Area, except for
 946 Vashon-Maury Island; and
 947 b. To provide incentives to developers for uses other than additional
 948 residential density.

950 **R-320** King County should seek other public funding and private-public partnerships for
 951 incorporated and unincorporated urban area amenities to strengthen the Transfer
 952 of Development Rights Program ~~((and facilitate the transfer of development~~
 953 ~~rights from Rural Areas and Natural Resource Lands into the King County Urban~~
 954 ~~Growth Area to preserve the rural environment, encourage retention of rural and~~
 955 ~~resource-based uses, and avoid urban service demands in the Rural Area and~~
 956 ~~Natural Resource Lands)).~~

958 **R-320a** King County shall provide amenities to urban unincorporated Transferrable
 959 Development Right receiving areas to improve the livability of the receiving area.
 960 Amenities should be provided at levels commensurate with the number of
 961 Transferrable Development Rights used in the receiving area. The type, timing,
 962 and location of amenities provided to urban unincorporated Transferrable
 963 Development Right receiving areas should be informed by a public engagement
 964 process including members of the affected receiving area and the city affiliated
 965 with annexation.

967 ~~((R-321~~ King County should pursue public funding and public-private partnerships, and
 968 ~~bond or levy proposals, for additional Transfer of Development Rights Bank~~
 969 ~~funding to target threatened private Rural Areas or Natural Resource Lands.~~
 970 ~~Development rights purchased through such a program should be sold into any~~
 971 ~~appropriate urban location.~~

973 **~~2. Rural and Resource Land Preservation Transfer of Development Rights~~**
 974 **~~Program~~**

975 ~~Rural Area and Natural Resource Lands face increasing development pressure, yet the county must~~
 976 ~~simultaneously plan for, and allow, future development growth. This tension makes it incumbent on the county~~
 977 ~~to strengthen its Transfer of Development Rights efforts. For this reason, King County seeks to increase the~~
 978 ~~number of development right transfers and adopt an expanded Rural and Resource Land Preservation Transfer~~
 979 ~~of Development Rights Program to reduce and redirect rural development potential into the urban areas.~~

981 **~~R-322~~** ~~The goals of the Rural and Resource Land Preservation Transfer of Development~~
 982 ~~Rights Program are to: (1) reduce the development potential in Rural Area and~~

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983 ~~Natural Resource Lands by 25%; (2) increase activity in the Transfer of~~
 984 ~~Development Rights market; (3) bolster demand for Transferrable Development~~
 985 ~~Rights; (4) offer Rural Area and Natural Resource Lands property owners access~~
 986 ~~to incentive programs; (5) protect low-density Rural Areas from encroaching~~
 987 ~~urban development; and (6) reduce greenhouse gas emissions by decreasing~~
 988 ~~vehicle miles traveled from the Rural Area and Natural Resource Lands and by~~
 989 ~~sequestering carbon.~~

990

991 ~~R-323~~ ~~The Rural and Resource Land Preservation Transfer of Development Rights~~
 992 ~~Program shall include, but is not limited to, the following:~~

993 ~~a. In addition to the density that is allowed on a receiving site in the urban~~
 994 ~~growth area from the purchase of Transferrable Development Rights, the~~
 995 ~~county shall evaluate the climate change benefits achieved by reducing~~
 996 ~~transportation related greenhouse gas emissions that result from the~~
 997 ~~transfer of development rights from the sending site, provided that such~~
 998 ~~consideration is not precluded by administrative rules promulgated by~~
 999 ~~the state;~~

1000

1001 ~~b. In order to satisfy transportation concurrency requirements in the Rural~~
 1002 ~~Area in a transportation concurrency travel shed that is non-concurrent,~~
 1003 ~~a development proposal for a short subdivision creating up to four lots~~
 1004 ~~may purchase Transferrable Development Rights from other Rural Area~~
 1005 ~~or Natural Resource Land properties in the same travel shed; allowing~~
 1006 ~~this is intended to reduce overall traffic impacts in rural travel sheds by~~
 1007 ~~permanently removing development potential. The transfer shall not~~
 1008 ~~result in an increase in allowable density on the receiving site. A short~~
 1009 ~~subdivision creating two lots where the property has been owned by the~~
 1010 ~~applicant for five or more years and where the property has not been~~
 1011 ~~subdivided in the last ten years shall satisfy the transportation~~
 1012 ~~concurrency requirements without having to purchase Transferrable~~
 1013 ~~Development Rights;~~

1014

1015 ~~c. King County shall provide an added density bonus of up to a 100%~~
 1016 ~~increase above the base density allowed in K.C. Code 21A.12.030, when~~
 1017 ~~Transferrable Development Rights are used for projects within any~~
 1018 ~~designated commercial center or activity center within the Urban Growth~~
 1019 ~~Area that provides enhanced walkability design and incorporates transit~~
 1020 ~~oriented development, and may provide an added density when~~
 1021 ~~Transferrable Development Rights are used for projects that provide~~
 1022 ~~affordable housing in the R-4 through R-48 zones;~~

1023

1024 ~~d. King County may allow accessory dwelling units in the Rural Area that~~
 are greater than one thousand square feet, but less than 1,500 square
 feet, if the property owner purchases one Transferrable Development
 Right from the Rural Area, Agriculture or Forestry designations; ((and))

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1025 e. ~~King County may allow a detached accessory dwelling unit on a RA-5~~
 1026 ~~zoned lot that is two and one-half acres or greater and less than three~~
 1027 ~~and three-quarters acres if the property owner purchases one~~
 1028 ~~Transferrable Development Right from the Rural Area, Agriculture or~~
 1029 ~~Forestry designations.~~
 1030

1031 **D.) Nonresidential Uses**

1032 Although low-density residential development, farming and forestry are the primary uses in the Rural Area,
 1033 some compatible public and private uses are appropriate and contribute to rural character. Compatible uses
 1034 might include small, neighborhood ~~((churches))~~ places of worship, feed and grain stores, produce stands, forest
 1035 product sales and home occupations such as woodcrafters, small day care facilities or veterinary services. In
 1036 addition, it may be necessary to locate some public facilities in the Rural Area, such as utility installations that
 1037 serve rural homes. Any allowed nonresidential uses should be designed to blend with rural residential
 1038 development and resource uses.

1039
 1040 **R-324 Nonresidential uses in the Rural Area shall be limited to those that:**
 1041 a. **Provide convenient local products and services for nearby residents;**
 1042 b. **Require location in a Rural Area;**
 1043 c. **Support natural resource-based industries;**
 1044 d. **Provide adaptive reuse of significant historic resources; or**
 1045 e. **Provide recreational ~~((and))~~ or tourism opportunities that are compatible**
 1046 **with the surrounding Rural Area.**

1047
 1048 **R-324a ~~((These))~~ Nonresidential uses in the Rural Area shall be sited, sized and**
 1049 **landscaped to complement rural character as defined in policy R-101 and R-201,**
 1050 **prevent impacts to the environment and function with rural services, including**
 1051 **on-site wastewater disposal.**

1052
 1053 **R-325 Golf facilities shall be permitted as a conditional use in the RA-2.5 and RA-5**
 1054 **zones and when located outside of Rural Forest Focus Areas, Regionally**
 1055 **Significant Resource Areas and Locally Significant Resource Areas~~((, as a~~**
 1056 **conditional use, in the RA-2.5 and RA-5 zones)).**

1057
 1058 In 2011, a School Siting Task Force was convened at the request of the Growth Management Planning Council
 1059 to examine the issue of siting schools in Rural Areas, including whether they may be served by sewers. The Task
 1060 Force examined undeveloped rural properties owned by school districts and made recommendations as to their
 1061 use or disposition. In its final report, the Task Force recommended that all future school siting be consistent
 1062 with the policies in *VISION 2040*. Placing schools in cities in the Rural Area, or in Rural Towns, reduces
 1063 transportation and environmental impacts, protects rural character, and allows schools to be served with
 1064 urban-level utilities and fire protection and used efficiently for other community activities.

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- 1065
1066 **R-326** **Except as provided in R-327:**
- 1067 a. **New schools and institutions primarily serving rural residents shall be**
1068 **located in neighboring cities and rural towns;**
- 1069 b. **New schools, institutions, and other community facilities primarily**
1070 **serving urban residents shall be located within the Urban Growth Area;**
1071 **and**
- 1072 c. **New community facilities and services that primarily serve rural**
1073 **residents shall be located in neighboring cities and rural towns, with**
1074 **limited exceptions when their use is dependent on a rural location and**
1075 **their size and scale supports rural character.**
- 1076
- 1077 **R-327** **Consistent with the recommendations of the School Siting Task Force, included**
1078 **as Appendix ((Q)) E, in the Rural Area:**
- 1079 a. **Except as otherwise provided in subsections d. and e. of this policy, an**
1080 **existing elementary, middle, or junior high school may be modified or**
1081 **expanded but shall not be converted to a high school;**
- 1082 b. **An existing high school may be modified or expanded or converted to an**
1083 **elementary, middle, or junior high school;**
- 1084 c. **Snoqualmie Valley 1: parcel number 1823099046, as shown on the King**
1085 **County Department of Assessments map as of March 31, 2012, may**
1086 **develop as a new school;**
- 1087 d. **Lake Washington 4: parcel numbers 0825069008 and 0825069056, as**
1088 **shown on the King County Department of Assessments map as of March**
1089 **31, 2012, may develop as a new school and convert an existing school**
1090 **on the site to a high school use;**
- 1091 e. **Tahoma 1: parcel number 2622069047, as shown on the King County**
1092 **Department of Assessments map as of March 31, 2012, may develop as a**
1093 **new school and convert an existing school on the site to a high school**
1094 **use only if no feasible alternative site can be located within the Urban**
1095 **Growth Area;**
- 1096 f. **Lake Washington 2: parcel numbers 3326069010 and 3326069009, as**
1097 **shown on the King County Department of Assessments map as of March**
1098 **31, 2012, may develop as a new school only if no feasible alternative site**
1099 **can be located within the Urban Growth Area, in which case it may be**
1100 **incorporated into the Urban Growth Area; and**
- 1101 g. **Enumclaw A and D: the rural portions of parcel numbers 2321069064,**
1102 **2321069063, and 2321069062, as shown on the King County Department**
1103 **of Assessments map as of March 31, 2012, may develop as ballfields or**
1104 **recreational playfields only, for a school located on the urban portions of**
1105 **the parcels.**
- 1106

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1107 **R-328** Small airfields beyond those already established in the Rural Area should not be
1108 permitted, due to their cumulative impacts on air traffic and nearby uses.

1109
1110 **R-329** Library services for the Rural Area should be provided by bookmobiles, or by
1111 libraries in Rural Towns or Cities in the Rural Area or may be allowed as an
1112 accessory use to a park or in a historic building in the Rural Area.

1113
1114 **~~((R-634)) R-329a~~** No master planned resorts as defined in Chapter 36.70A Revised Code of
1115 Washington shall be permitted in ((the Forest Production District))
1116 unincorporated King County.

1117

1118 **~~((E.))~~ Character and Development Standards**

1119 The aesthetic qualities and character of the Rural Area depend on a combination of factors, including low
1120 densities; a high ratio of undeveloped or undisturbed soil and natural or crop vegetation to development
1121 (impervious surfaces), such as roads and structures; historic buildings and landscapes; and minimal development
1122 standards, public facilities, and services beyond those needed for environmental protection and basic public
1123 health and safety.

1124

1125 **R-330** New subdivisions in the Rural Area should strive to maintain the size and scale
1126 of traditional development patterns and rural character.

1127

1128 **R-331** New subdivisions in the Rural Area should be designed and developed to
1129 maximize conservation of existing forest cover and native vegetation, and to
1130 minimize impervious surfaces within individual lots and in the subdivision as a
1131 whole. ~~((King County shall develop additional site design standards for new
1132 subdivisions that further reduce the impacts of new homes in the Rural Area on
1133 the natural environment, resource uses and other adjacent land uses.))~~

1134

1135 **R-332** Site design standards for new subdivisions in the Rural Area should include:
1136 minimization of impervious surfaces; maximizing retention of native soil and
1137 vegetation; supporting green stormwater infrastructure; site layout and
1138 landscaping that minimizes wildfire risk; limitations on entrance signage;
1139 preservation of natural contours, existing meadows and opportunities for
1140 keeping of horses; and other standards to limit features typical of urban or
1141 suburban development.

1142

1143 **R-333** Rural residential development adjacent to Agricultural and Forest Production
1144 Districts shall be sited to minimize interference with activities related to resource
1145 uses. Residences next to the Forest Production District shall be built with

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1146 greater setbacks from the Forest Production District boundaries for safety and to
1147 reduce nuisance complaints.

1148

1149 **((ED-502)) R-333a** In the Rural Area and Natural Resource Lands, King County shall provide
1150 assistance through development of customized stewardship plans for individual
1151 properties, to help property owners understand their properties' characteristics
1152 and the potential impacts of their actions, and to make sustainable land
1153 management choices that protect natural resources.

1154

1155 **R-334** To maintain traditional rural development patterns and assure continued
1156 opportunities for resource activities in the Rural Area, large lot development is
1157 preferred in the Rural Area. Clustering of lots is permitted when:
1158 a. The development provides equal or greater protection of the natural
1159 environment, natural resource lands, historic resources, or
1160 archaeological sites;
1161 b. Clusters are limited in size to be compatible with surrounding large lots
1162 or nearby agricultural and forestry uses;
1163 c. The clustered development is offset with a permanent resource land
1164 tract preserved for forestry or agriculture, as designated by the owner at
1165 time of subdivision or short subdivision, or a permanent open space
1166 tract. Under no circumstances shall the tract be reserved for future
1167 development; and
1168 d. The development can be served by rural facilities and service levels
1169 (such as on-site sewage disposal and fire protection).

1170

1171 ~~((Resource and open space tracts often require stewardship over time to control stormwater runoff and associated
1172 pollutants, prevent or control invasive species encroachment and to restore forest health, species diversity, and
1173 wildlife habitat structure.))~~

1174

1175 **R-335** When a resource or open space tract is created as part of a plat, the ~~((c))~~ County
1176 should require a stewardship plan to ensure appropriate management of the
1177 tract.

1178

1179 Low-density development in the Rural Area ~~((will have))~~ has different residential street needs from those in the
1180 Urban Growth Area. ~~((Travel demand is generally lower on rural roads and road maintenance is a
1181 proportionately greater per capita cost than in the Urban Growth Area.~~

1182

1183 ~~))~~Rural streets and roads outside Rural Towns generally will have no more than two travel lanes, no curbs or
1184 sidewalks and feature unpaved shoulders and open drainage ditches. Local access streets for residential
1185 subdivisions will constitute a significant proportion of the site disturbance and impervious surface associated

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1186 with new development in the Rural Area and therefore must take the environment into consideration equally
1187 with traffic flow and vehicular access.

1188

1189 **R-336** **King County shall continue to support the rural development standards that have**
1190 **been established to protect the natural environment by addressing seasonal and**
1191 **maximum clearing limits, impervious surface limits and resource-based**
1192 **practices. Stormwater management practices should be implemented that**
1193 **emphasize preservation of natural drainage systems((, protect)) and protection of**
1194 **water quality and natural hydrology of surface waters and groundwater. Rural**
1195 **development standards should also, where feasible, incorporate and encourage**
1196 **((L))low ((H))impact ((D))design principles for managing stormwater onsite by**
1197 **minimizing impervious surfaces, preserving onsite hydrology, retaining native**
1198 **vegetation and forest cover, capturing and reusing rainwater, controlling**
1199 **pollution at the source, and protecting groundwater. King County shall take care**
1200 **that requirements for onsite stormwater management complement requirements**
1201 **for onsite wastewater management.**

1202

1203 **R-336a** **To help achieve the goal of reducing energy use and greenhouse gas emissions**
1204 **associated with new construction, King County should adopt and implement**
1205 **green building codes that are appropriate, ambitious and achievable.**

1206

1207 **R-336b** **~~((Adoption of such codes may result in an increased use of r))Renewable energy~~**
1208 **technologies ((that)) may be sited in the Rural Areas and Natural Resource**
1209 **Lands, as appropriate. Development standards ((will seek to)) should ensure that**
1210 **the siting, scale, and design of these facilities respect and support rural**
1211 **character.**

1212

1213 **~~((IV.))~~ Rural Public Facilities and Services**

1214 ~~((The policies below set forth King County's general approach to providing services and setting facility standards~~
1215 ~~for the Rural Area and provide guidance for siting those facilities that require Rural Area locations. See Chapter~~
1216 ~~8, Transportation, and Chapter 9, Services, Facilities and Utilities, for more detailed policies on specific facilities~~
1217 ~~and services such as roads, on-site sewage treatment and disposal systems and water supply.))~~

1218

1219 ~~((In order t))~~**To focus growth within the Urban Growth Area, financial resources must be prioritized to develop**
1220 **and maintain sufficient urban infrastructure and services in the Urban Growth Area to accommodate that**
1221 **growth. Further, the presence of a high level of public infrastructure and services has been demonstrated to**
1222 **create pressure for new growth. To use financial resources efficiently and reduce growth pressure in the Rural**
1223 **Area and Natural Resource Lands, King County will not provide an urban level of infrastructure and services to**
1224 **the Rural Area and Natural Resource Lands. Chapter 8, Transportation, and Chapter 9, Services, Facilities, and**

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1225 Utilities, clarify King County’s priorities for transportation and other facility improvements in the Rural Area
 1226 and Natural Resource Lands. The policies below set forth King County’s general approach to providing services
 1227 and setting facility standards for the Rural Area and provide guidance for siting those facilities that require Rural
 1228 Area locations.

1229

1230 **R-401** King County shall work with cities and other agencies providing services to the
 1231 Rural Area and Natural Resource Lands to adopt standards for facilities and
 1232 services in the Rural Area and Natural Resource Lands that:

1233 a. _____ ~~((p))~~Protect ~~((basic))~~ public health and safety and the environment~~((f~~
 1234 ~~but))~~;

1235 b. _____ ~~((a))~~Are financially supportable at appropriate densities;

1236 c. _____ Are appropriate size and scale; and

1237 d. _____ ~~((d))~~Do not encourage urban development.

1238

1239 **R-402** Public spending priorities for facilities and services within the Rural Area and
 1240 Natural Resource Lands should be as follows:

1241 a. First, to maintain existing facilities and services that protect public
 1242 health and safety;

1243 b. Second, to upgrade facilities and services when needed to correct ~~((level~~
 1244 ~~of-service))~~ level-of-service deficiencies without unnecessarily creating
 1245 additional capacity for new growth; and

1246 c. Third, to support sustainable economic development that is sized and
 1247 scaled at levels appropriate for Rural Areas and Natural Resource Lands
 1248 and does not foster urbanization.

1249

1250 ~~((In 2014, King County adopted an update to the Rural Economic Strategies Plan, through Ordinance 17956;~~
 1251 ~~this ordinance provides guidance to economic development activities in the Rural Area, as well as on Natural~~
 1252 ~~Resource Lands, and is described in more detail in Chapter 10, Economic Development.))~~

1253

1254 **R-403** In the Rural Area and Natural Resource Lands, standards and plans for utility
 1255 service should be consistent with long-term, low-density development and
 1256 resource industries. Utility facilities that serve the Urban Growth Area but must
 1257 be located in the Rural Area or on Natural Resource Lands (for example, a
 1258 pipeline from a municipal watershed) should be designed and scaled to serve
 1259 primarily the Urban Growth Area. Sewers needed to serve previously established
 1260 urban “islands,” Cities in the Rural Area, Rural Towns, or new or existing schools
 1261 pursuant to R-327 and ~~((F-264))~~ F-262a shall be tightlined and have access
 1262 restrictions precluding service to other lands in the Rural Area and Natural
 1263 Resource Lands.

1264

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1265 ~~((V.))~~ **Rural Commercial Centers**

1266 ~~((This section addresses Rural Neighborhood Commercial Centers, Rural Towns, Cities in the Rural Area,
1267 industrial uses in the Rural Area, and promoting public health in the Rural Area.))~~

1268
1269 The Rural Neighborhood Commercial Centers, Rural Towns, the Cities in the Rural Area, and non-resource
1270 industrial uses located in rural King County contribute to the vitality of the rural economy. Additionally, the
1271 Cities in the Rural Area and Rural Towns provide variety in development patterns and housing choices and
1272 provide employment opportunities, retail shopping, and other services to nearby residents. These cities and
1273 towns also contain a significant portion of King County’s historic architecture and are the primary locations for
1274 nonresidential uses in the Rural Area. The Rural Neighborhood Commercial Centers, Rural Towns, and Cities
1275 in the Rural Area provide limited, local convenience shopping, restaurants, and services to meet the daily needs
1276 of rural residents.

1277

1278 ~~((A.))~~ **Rural Neighborhood Commercial Center(s) Designation**

1279 ~~The Rural Neighborhood Commercial Center((s are)) land use designation is used to recognize existing small~~
1280 ~~pockets of commercial development((s)), or in some cases, historic ((towns)) communities or buildings, that are~~
1281 ~~too small to provide more than convenience shopping and services to surrounding residents. They generally do~~
1282 ~~not have infrastructure or services such as water supply or sewage disposal systems any different from those~~
1283 ~~-serving the surrounding area. ((Examples of Rural Neighborhood Commercial Centers include the store at~~
1284 ~~Stillwater on the Carnation Duvall Road, the town of Cumberland on the Enumclaw Plateau, and Preston. The~~
1285 ~~county is implementing projects and exploring new options to ensure the continuation of the character and~~
1286 ~~businesses in these important rural centers.))~~

1287

1288 The locations of existing nodes of lands designated as Rural Neighborhood Commercial Centers are:

1289

1290	<u>Bear Creek/Sammamish:</u>	<u>Cottage Lake and Redmond-Fall City Road/236th NE</u>
1291	<u>Four Creeks/Tiger Mountain:</u>	<u>Issaquah-Hobart Road/Cedar Grove Road SE, SE Renton-</u>
1292		<u>Issaquah Road and 164th Avenue SE, and SE 128th Street/164th</u>
1293		<u>Avenue SE</u>
1294	<u>Greater Maple Valley/Cedar River:</u>	<u>Renton-Maple Valley Road SE/State Route 18, Ravensdale,</u>
1295		<u>Hobart, Kangley, and Kanasket</u>
1296	<u>Snoqualmie Valley/Northeast King County:</u>	<u>Preston, Timberlane Village, Baring</u>
1297	<u>Southeast King County:</u>	<u>Enumclaw-Black Diamond Road SE/SE Green Valley Road,</u>
1298		<u>Cumberland, Krain’s Corner, Newaukem, 228th Ave SE/State</u>
1299		<u>Route 164</u>

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1300 Vashon-Maury Island: Burton, Dockton, Tahlequah, Portage, Heights Dock, Jack's
 1301 Corner, Valley Center, Vashon Service Center, Vashon Heights
 1302 and Maury Island Service Center

1303

1304 **R-501** **The range of uses allowed on lands with the Rural Neighborhood Commercial**
 1305 **Center(~~(s) designated on the Comprehensive Plan Land Use Map are~~) land use**
 1306 **designation shall be scaled to be small(~~(-scale business areas)) businesses~~ that**
 1307 **((should)) provide convenience shopping and services for ((the surrounding**
 1308 **community)) surrounding Rural Area and Natural Resource land residents, such**
 1309 **as retail, community and human services, and personal services.**

1310

1311 **R-501a** **No new nodes of lands shall be designated as Rural Neighborhood Commercial**
 1312 **Center(~~(s) are needed to serve the Rural Area and Natural Resource Lands~~)).**

1313

1314 **R-501b** **((Expansion of the boundaries of the)) Adding the Rural Neighborhood**
 1315 **Commercial Center land use designation to land adjacent to an existing Rural**
 1316 **Neighborhood Commercial Center(~~(s)~~) shall not be ((permitted)) allowed except**
 1317 **through a subarea plan or area zoning and land use study.**

1318

1319 ~~((The designated Rural Neighborhood Commercial Centers shown on the Land Use map are:~~

1320 **Bear Creek:** Cottage Lake and Redmond Fall City Road/236th NE

1321 **East King County:** Greenwater, Baring and Timberlane Village

1322 **Enumclaw:** Cumberland, Krain's Corner and Newaukum

1323 **Newcastle:** Coalfield and East Renton Plateau

1324 **Snoqualmie:** Preston and Stillwater

1325 **Tahoma/Raven Heights:** Maple Valley, Hobart, Ravensdale and North Cedar Grove Road

1326 **Vashon:** Burton, Dockton, Tahlequah, Portage, Heights Dock, Jack's Corner, Valley
 1327 Center, Vashon Service Center, Vashon Heights and Maury Island Service
 1328 Center

1329

1330 ~~The policies in this section are based on a recognition of the limited size of most Rural Neighborhood~~
 1331 ~~Commercial Centers, the limited utilities and other services available to them, and a desire to preserve their~~
 1332 ~~existing character and relationship to the surrounding rural community.~~

1333

1334 **R-502** **Rural Neighborhood Commercial Centers should accommodate only small-scale**
 1335 **retail, community and human services, and personal service uses that provide**

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1336 ~~convenience shopping and services to nearby Rural Area and Natural Resource~~
1337 ~~Lands residents.))~~

1338
1339 **R-503** King County commercial development standards for Rural Neighborhood
1340 Commercial Center((s)) lands should facilitate economic reuse of existing
1341 structures, minimize increases in impervious surfaces, and encourage retention
1342 of historic character and scale. Urban-level parking, landscaping, and street
1343 improvement standards are not appropriate for Rural Neighborhood Commercial
1344 Centers except as demonstrated as being needed to address the safety of the
1345 public.

1346
1347 **R-503a** ~~((Where appropriate,))~~ King County should allow the use of existing
1348 structures/parcels to accommodate Farmers Markets ~~((within))~~ on Rural
1349 Neighborhood Commercial Center((s)) lands.

1350

1351 **~~((B-))~~ Rural Towns**

1352 Rural Towns are unincorporated towns governed directly by King County~~((, but may provide a focal point for~~
1353 ~~community groups such as chambers of commerce or community councils to participate in public affairs))~~.

1354

1355 The purposes of the Rural Town designation are to recognize existing concentrations of higher density and
1356 economic activity in the Rural Area, whether by virtue of historical rural settlements or redesignation of an
1357 urban commercial center; provide a physical focus for the historic identity of rural communities; and allow for
1358 modest growth of residential and economic uses within these designations if supported by the community and
1359 adequate utilities and other public services are available. ~~((At the present time, t))~~ The Rural Towns designated
1360 by the Comprehensive Plan are Fall City, Snoqualmie Pass, and ~~((the Town of))~~ Vashon ~~((and are recognized as~~
1361 ~~such within the Comprehensive Plan))~~. The ~~((e))~~ County supports the economic vitality of these communities
1362 and is offering programs and working with the businesses and residents in and near these communities to help
1363 ensure their continued economic health.

1364

1365 Although higher-density development in Rural Towns may require public sewers, applying the full range of
1366 urban development standards ~~((e.g.))~~ such as for street improvements or landscaping) may not be necessary, and
1367 may not be consistent with the historic character of these communities. Although Rural Towns also may in
1368 some circumstances develop at densities similar to those in the Urban Growth Area or in Cities in the Rural
1369 Area when appropriate infrastructure is available, they are considered part of the Rural Area for purposes of the
1370 Growth Management Act, do not provide significant growth capacity, and are not subject to the growth targets
1371 adopted for the Urban Growth Area.

1372

1373 **~~((R-507)) R-503b~~** Rural Towns serve as activity centers for the Rural Area and Natural Resource
1374 Lands and may be served by a range of utilities and services, and may include

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- 1375 several or all of the following land uses, if supported by necessary utilities and
 1376 other services and if scaled and designed to protect rural character:
 1377 a. Retail, commercial, and industrial uses to serve the surrounding Rural
 1378 Area and Natural Resource Lands population;
 1379 b. Residential development, including single~~((family))~~ detached housing
 1380 on small lots, as well as multifamily housing and mixed-use
 1381 developments;
 1382 c. Other retail, commercial, and industrial uses, such as resource
 1383 industries, tourism, commercial recreation, and light industry; and
 1384 d. Public facilities and services such as community services, parks,
 1385 ~~((churches))~~ places of worship, schools, and fire stations.
 1386
- 1387 **R-504** King County designates the Rural Towns of Fall City, Snoqualmie Pass, and the
 1388 ~~((Town of))~~ Vashon as unincorporated Rural Towns. These historical settlements
 1389 in unincorporated King County should provide services and a range of housing
 1390 choices for Rural Area residents. The boundaries of the designated Rural Towns
 1391 are shown on the Comprehensive Plan Land Use Map. Adjustments to these
 1392 boundaries shall only occur through a subarea plan or area zoning and land use
 1393 study, and shall not allow significant increases in development potential or
 1394 environmental impacts. No new Rural Towns ~~((are needed to serve the Rural~~
 1395 ~~Area))~~ shall be created.
 1396
- 1397 **R-505** Commercial and industrial development that provides employment, shopping,
 1398 and community and human services that strengthen the fiscal and economic
 1399 health of rural communities should locate in Rural Towns if utilities and other
 1400 services permit. Urban-level parking~~((, landscaping,))~~ and street improvement
 1401 standards are not appropriate for Rural Towns. Sidewalks and other pedestrian
 1402 safety measures should be provided to serve ~~((the))~~ Rural Towns.
 1403
- 1404 **R-506** Rural Towns may contain higher-density housing than permitted in the
 1405 surrounding Rural Area, and should provide affordable and resource-worker
 1406 housing ~~((if utilities and other services permit))~~. Development density in Rural
 1407 Towns may approach that achieved in Cities in the Rural Area, when appropriate
 1408 infrastructure is available.
 1409
- 1410 ~~((The policies in this section apply only to the unincorporated Rural Towns. King County encourages Cities in~~
 1411 ~~the Rural Area to adopt land use policies and development standards that protect and enhance their historical~~
 1412 ~~character.~~
- 1413
- 1414 **R-507** ~~Rural Towns serve as activity centers for the Rural Area and Natural Resource~~
 1415 ~~Lands and may be served by a range of utilities and services, and may include~~

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1416 ~~several or all of the following land uses, if supported by necessary utilities and~~
 1417 ~~other services and if scaled and designed to protect rural character:~~
 1418 ~~a. — Retail, commercial, and industrial uses to serve the surrounding Rural~~
 1419 ~~Area and Natural Resource Lands population;~~
 1420 ~~b. — Residential development, including single-family housing on small lots~~
 1421 ~~as well as multifamily housing and mixed-use developments;~~
 1422 ~~c. — Other retail, commercial, and industrial uses, such as resource~~
 1423 ~~industries, tourism, commercial recreation, and light industry; and~~
 1424 ~~d. — Public facilities and services such as community services, churches,~~
 1425 ~~schools, and fire stations.))~~

1427 **R-508 Sewers may be allowed in Rural Towns if necessary to solve existing water**
 1428 **quality and public health problems ((which)) that cannot be addressed by other**
 1429 **methods, provided that any extension of sewer mains from urban areas to serve**
 1430 **a Rural Town shall be tightlined systems designed to not serve any intervening**
 1431 **lands. All alternatives shall be exhausted before sewers may be allowed. Rural**
 1432 **Towns shall not be enlarged to facilitate provision of sewers.**

1434 ~~((Rural and urban residents alike value the historic character of King County's Rural Towns. New development~~
 1435 ~~can enhance the character and valuable features of Rural Towns through careful design and location.))~~

1437 **R-509 Rural Towns should be compact, promoting ((pedestrian and nonmotorized**
 1438 **travel)) active transportation while ((permitting automobile)) allowing vehicle**
 1439 **access to most commercial and industrial uses. New development should be**
 1440 **designed to strengthen the desirable characteristics and the historic character of**
 1441 **the town, be supported by necessary public facilities and services, and be**
 1442 **compatible with historic resources and nearby Rural Area or Natural Resource**
 1443 **Land uses. New industrial uses should locate where they do not disrupt**
 1444 **pedestrian or bicycle traffic in established retail areas of town or conflict with**
 1445 **residential uses.**

1447 **~~((€))~~ Cities in the Rural Area**

1448 ~~((The cities in King County's rural area)) Cities in the Rural Area are incorporated areas substantively~~
 1449 ~~surrounded by the Rural Area and whose local governments are involved in the region's planning processes on~~
 1450 ~~an equal legal basis with the suburban cities, Bellevue, and Seattle. The ((€))Cities in the Rural Area are Black~~
 1451 ~~Diamond, Carnation, Duvall, Enumclaw, North Bend, Skykomish and Snoqualmie.~~

1452
 1453 The Growth Management Act stipulates that Cities in the Rural Area and their Potential Annexation Areas are
 1454 to be treated as part of the Urban Growth Area. The Countywide Planning Policies also provide for urban land
 1455 uses and densities and urban services in those locations. Excessive growth in Cities in the Rural Area and in

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1456 Rural Towns, however, may create pressure for extending urban services (for example, sewers) across the Rural
1457 Area or Resource Lands, may increase conversion pressure on nearby Resource Lands and adversely affect rural
1458 character. Therefore, King County views Cities in the Rural Area as qualitatively different from the Urban
1459 Growth Area as a whole, even though they may provide significant opportunities for residential or employment
1460 growth within their boundaries.

1461

1462 King County has worked with the Cities in the Rural Area to establish Potential Annexation Areas to
1463 accommodate growth. These areas are shown as part of the Urban Growth Area on the Comprehensive Plan
1464 Land Use Map at the end of Chapter 1, Regional Growth Management Planning. ~~((Additionally, the county is
1465 working with these cities on individual economic development strategies and options, as well as regional
1466 economic and tourism opportunities.))~~

1467

1468 **R-510** ~~((The Cities in the Rural Area and their Potential Annexation Areas are part of the
1469 overall Urban Growth Area for purposes of planning land uses and facility
1470 needs.))~~ King County should work with Cities in the Rural Area to:

- 1471 **a.** ~~((e))~~ Encourage the provision of affordable housing ~~((, to))~~;
- 1472 **b.** ~~((m))~~ Minimize the impacts of new development on the surrounding Rural
1473 Areas and Natural Resource Lands;
- 1474 **c.** Avoid the conversion of rural lands into commercial uses and the
1475 creation of pressure to extend or expand urban services, infrastructure,
1476 and facilities, such as roads or sewer, across or into the Rural Area and
1477 Natural Resource Lands; and
- 1478 **d.** ~~((to p))~~ Plan for growth consistent with long-term protection of significant
1479 historic resources ~~((,))~~ and the surrounding Rural Area and Natural
1480 Resource Lands.

1481

1482 **R-511** Within Potential Annexation Areas of Cities in the Rural Area the following uses
1483 shall be permitted until the area annexes to the city:

- 1484 **a.** Residential development at a density of one home per five acres or less
1485 with mandatory clustering; and
- 1486 **b.** Nonresidential development such as commercial and industrial as
1487 determined through ~~((previous))~~ subarea plans.

1488

1489 ~~((D-))~~ **Non-Resource Industrial Uses and Development Standards in the** 1490 **Rural Area**

1491 There are ~~((three))~~ five existing industrial areas in the Rural Area containing multiple industrial uses on several
1492 sites ~~((One is located within the southwest portion of the Town of Vashon. The second is a designated industrial
1493 area adjacent to the Rural Neighborhood Commercial Center of Preston. The Preston Industrial Area
1494 recognizes an existing concentration of industrial uses that contributes to the economic diversity of the Rural~~

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1495 Area, but expansion of this industrial area beyond the identified boundaries is not permitted (see Policy CP 547).
 1496 The third industrial area is located along State Route 169 on lands that have been and continue to be used as for
 1497 industrial purposes and have a designation as a King County Historic Site.) in the following locations:

- 1498 • within the southwest portion of Vashon Rural Town;
- 1499 • the Preston Industrial Area;
- 1500 • along State Route 169 on lands that have been and continue to be used as for industrial purposes;
- 1501 • between Covington and Auburn and contains a regional motor sports facility; and
- 1502 • east of Enumclaw along State Route 410 and contains an assortment of warehousing and industrial
 1503 uses.

1504

1505 **R-512** **The creation of new Industrial-zoned lands in the Rural Area shall be limited to**
 1506 **those that have long been used for industrial purposes, do not have potential for**
 1507 **conversion to residential use due to a historic designation and that may be**
 1508 **accessed directly from State Route 169.**

1509

1510 **R-513** **Rural Public Infrastructure Maintenance Facilities, and agriculture and forestry**
 1511 **product processing should be allowed in the Rural Area. Other new industrial**
 1512 **uses in the Rural Area shall be permitted only on existing Industrial zoned**
 1513 **properties in Rural Towns and ((in the designated industrial area adjacent to the**
 1514 **Rural Neighborhood Commercial Center of)) the Preston Industrial Area.**

1515

1516 ((In order to))To preserve rural character and protect sensitive natural features, new rural industrial development
 1517 in the Rural Area needs to be of a scale and nature that is distinct from urban industrial development. The scale
 1518 and intensity and many of the uses allowed in urban industrial development are not appropriate for rural
 1519 industrial areas. The following policy applies to all new industrial development in the Rural Area.

1520

1521 **R-514** **Development regulations for new industrial development in the Rural Area shall**
 1522 **require the following:**

- 1523 a. **Greater setbacks, and reduced building height, floor/lot ratios, and**
 1524 **maximum impervious surface percentage standards in comparison to**
 1525 **standards for urban industrial development;**
- 1526 b. **Maximum protection of sensitive natural features, especially salmonid**
 1527 **habitat and water quality;**
- 1528 c. **Building and landscape design that respects the aesthetic qualities and**
 1529 **character of the Rural Area, and provides substantial buffering from the**
 1530 **adjoining uses and scenic vistas;**
- 1531 d. **~~((Building colors and materials that are muted, s))~~Signs that are not**
 1532 **internally illuminated, and site and building lighting that is held to the**
 1533 **minimum necessary for safety;**

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- 1534 e. **Prohibition of ((H))heavier industrial uses, new industrial uses producing**
 1535 **substantial waste byproducts or wastewater discharge, or new paper,**
 1536 **chemical and allied products manufacturing uses allowed in the urban**
 1537 **industrial zone ((shall be prohibited)); and**
 1538 f. **Industrial uses ((requiring)) be sized to not require substantial**
 1539 **investments in infrastructure, such as water, sewers, or transportation**
 1540 **facilities, or facilities that generate substantial volumes of heavy-gross**
 1541 **weight truck trips((, shall be reduced in size to avoid the need for public**
 1542 **funding of the infrastructure)).**
 1543

1544 The intent of this policy is to preclude expansion of the industrial area beyond the identified boundaries and to
 1545 ensure that new development (not previously constructed or vested) in the industrial area meets rural character
 1546 standards. Site design, landscaping, design, and construction of internal and access roads and building scale
 1547 should reinforce the set boundaries and rural nature of the industrial area to further discourage future industrial
 1548 expansion beyond the industrial boundary.

1549
 1550 There are also existing, isolated industrial sites in the Rural Area that are recognized, but are not appropriate for
 1551 new industrial uses. Further expansion of these isolated industrial uses is not encouraged, and therefore they are
 1552 not zoned Industrial.

1553
 1554 **R-515 Existing industrial uses in the Rural Area outside of Rural Towns(~~, the industrial~~**
 1555 **~~area on the King County designated historic site along State Route 169 or the~~**
 1556 **~~designated industrial area adjacent to the Rural Neighborhood Commercial~~**
 1557 **~~Center of Preston)) without Industrial zoning currently shall be zoned rural~~**
 1558 **~~((residential)) area but may continue if they qualify as legal, conforming and/or~~**
 1559 **~~nonconforming uses.~~**
 1560

1561 **~~((E.)) Promoting Public Health in the Rural Area for All~~**

1562 Planning for and features of the built environment are important in providing healthy, safe places for people
 1563 regardless of whether the setting is rural or urban. The built environment refers to various physical features, such
 1564 as buildings, parks, and roadways, and their spatial arrangement in neighborhoods and communities. These
 1565 features influence public health through the range of choices provided for engaging in various activities. For
 1566 example, well designed roads can enhance the safety and walkability of neighborhoods, while having a park or
 1567 other gathering place to come together with family, friends, or community members can strengthen social and
 1568 mental health and increase community cohesiveness. People with access to places to play are twice as likely to
 1569 reach recommended levels of physical activity than those who have little or no access. ~~((See Chapter 2, Urban~~
 1570 ~~Communities, for additional information on the linkages between the built environment and various aspects of~~
 1571 ~~health.))~~
 1572

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1573 Many locations in King County’s Cities in the Rural Area(~~(-)~~) and Rural Towns(~~(-)~~ and Rural Neighborhood
1574 Commercial Centers) function as important hubs for their respective communities because they provide shops
1575 and services. Parks, schools, or other public services within walking distance of these community hubs cannot
1576 always be safely or conveniently reached without a car. Opportunities for daily physical activity can be
1577 increased by establishing safe walking and bicycling connections to and within these rural hubs.

1578

1579 In addition to physical activity, another major determinant of health is what people eat. Everything from quality
1580 and location of food retail outlets and restaurants to food cost to school food choices influence the food choices
1581 of rural residents. ~~((According to data from national surveys, adults in the United States consume on average~~
1582 ~~only 1.1 and 1.7 servings of fruits and vegetables daily.)) There are people in every community for whom hunger
1583 is a daily issue. Land use planning can play a role in providing and improving access to healthy foods. Garden
1584 plots located in neighborhoods, parks, vacant lots, surplus public rights-of-way, and public utility lands in various
1585 communities can be used as places to grow fruits and vegetables, build community, and address hunger. Similar
1586 locations in the Rural Area of King County should be explored for this purpose.~~

1587

1588 **R-516** ~~((Within Rural Towns and larger Rural Neighborhood Commercial Centers,~~
1589 ~~non-motorized connectivity, where consistent with rural character,))
1590 Connectivity for active transportation uses should be encouraged in Rural
1591 Towns, where consistent with rural character, to promote ((walking and
1592 bicycling)) physical activity and to improve public health.~~

1593

1594 **R-517** King County should explore ways of creating and supporting community
1595 gardens, Farmers Markets, produce stands and other similar community(~~(-)~~);
1596 based food growing projects to provide and improve access to healthy,
1597 affordable food for all rural residents.

1598

1599 **R-517a** King County shall promote children’s health by encouraging and supporting land
1600 uses in the environment surrounding a school and on travel routes to schools that
1601 complement and strengthen other formal programs, such as Safe Routes to School,
1602 at a size and scale appropriate to the Rural Area.

1603

1604 ~~((VI.))~~ Natural Resource Lands

1605 ~~((A.))~~ Ensuring Conservation and Sustainable Use of Resource Lands

1606 This section contains King County's strategy for conservation of valuable resource lands and for encouraging
1607 their productive and sustainable management. The strategy consists of policies to guide planning, incentives,
1608 education, and regulation. Although this section focuses on the designated Natural Resource Lands of long-term
1609 commercial significance, many of the policies are applicable to farm, forest and mineral lands in the Rural Area
1610 as well.

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1611 King County’s Natural Resource Lands contribute to the economic prosperity of the region. They are the lands
1612 with long-term commercial significance for farming, forestry, and mineral extraction. Businesses that rely on
1613 resource lands provide jobs and products, such as food, wood, and gravel. They also are an important part of the
1614 cultural heritage. Conservation and responsible stewardship of working farm and forest lands also produces
1615 multiple environmental benefits, such as:

- 1616 • Stream and salmon protection;
- 1617 • Clean air and water;
- 1618 • Wildlife habitat;
- 1619 • Flood risk reduction;
- 1620 • Groundwater recharge and protection; and
- 1621 • Carbon sequestration and reduced greenhouse gas emissions.

1622

1623 For mineral extraction, responsible stormwater management, erosion and sediment control, and site remediation
1624 can help to mitigate many of the impacts while providing local sources of materials such as sand and gravel.

1625

1626 King County has taken major steps to conserve ~~((and manage agricultural soils and activities,))~~ farmland and
1627 forestland to support commercial agriculture and forestry ((and)), while also allowing for regulated extraction of
1628 minerals ((extraction opportunities)). Natural Resource Lands and the industries they support are conserved by
1629 encouraging development to occur primarily in the Urban Growth Area as directed by the Growth Management
1630 Act. Under this Comprehensive Plan, Resource Lands, including designated Agricultural Production Districts,
1631 the Forest Production District, and sites of long-term commercial significance for mineral resource uses, will
1632 have minimal new residential and commercial development. New development that does occur will be designed
1633 to be compatible with active resource-based uses.

1634

1635 ~~((This chapter contains King County's strategy for conservation of these valuable Resource Lands and for
1636 encouraging their productive and sustainable management. The strategy consists of policies to guide planning,
1637 incentives, education, regulation and purchase or transfer of development rights.))~~

1638

1639 Forest, agriculture and mineral resource lands are not King County's only natural resources. Many other
1640 resource-based industries, such as the recreational and commercial fisheries ~~((industry))~~ industries, are influenced
1641 by King County's land use and planning policies. Policies for the protection and enhancement of fisheries, as
1642 well as air, water, vegetation, wildlife and other natural resources, can be found in Chapter 5, Environment.

1643

1644 ~~((The Rural Forest Commission was established in 1997 to represent the diversity of forest interests in King
1645 County. The Commission reviews the development and implementation of strategies, programs, policies and
1646 regulations that benefit forestry and advises the county on ways to preserve rural forests and promote rural
1647 forestry.))~~

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1648

1649 **R-601**

The Rural Forest Commission shall advise the King County Executive and Council on the development and implementation of ~~((innovative))~~ strategies, programs, policies and regulations that benefit forestry ((and)), that encourage the retention of the forest land base in King County, and support rural forest landowners. King County shall continue to support the Rural Forest Commission with staff and other resources.

1655

~~((In 1994, the Agriculture Commission was established as a forum for farmers to take an active role in land use decisions, policies and regulations affecting commercial agriculture. The commission solicits input from agricultural agency technical advisors and others with land use and technical expertise, as well as other affected groups.))~~

1660

1661 **R-602**

The Agriculture Commission shall advise the King County Executive and Council on ~~((agricultural issues and programs, including, but not limited to:~~

- ~~a. Existing and proposed legislation and regulations affecting commercial agriculture;~~
- ~~b. Land use issues that affect agriculture; and~~
- ~~c. Ways to maintain, enhance and promote agriculture and agricultural products in the region.))~~ programs, policies, regulations, and land use issues that affect commercial agriculture, encourage retention of farmland, support farmland access for traditionally underserved communities, and contribute to a strong local food system. King County shall continue to support the Agriculture Commission with staff and other resources.

1673

1674 **((B-)) Resource Conservation Strategy**

~~((In 1985, the King County Comprehensive Plan designated the county's initial Forest Production District and five Agricultural Production Districts. Subsequent))~~ The Growth Management Act requires designation of agricultural and forest lands of long-term commercial significance. King County designates agricultural lands of long-term commercial significance as Agricultural Production Districts and forest lands of long-term commercial significance as the Forest Production District as shown on the Agricultural and Forest Lands Map in this chapter. These designations and accompanying planning efforts established minimum lot sizes and uses for these districts and their surrounding areas. These land use regulations are consistent with the requirements of the Growth Management Act to ((designate productive lands and to)) plan for adjacent and nearby land uses compatible with long-term commercial farming and forestry. ((The Growth Management Act requires designation of agricultural and forest lands of long-term commercial significance. Agricultural lands of long-term commercial significance are designated as Agricultural Production Districts and forest lands of

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1686 long term commercial significance are designated as the Forest Production District as shown on the Agricultural
1687 and Forest Lands Map.))

1688

1689 The Growth Management Act also requires designation of mineral resource lands that are primarily devoted to
1690 the extraction of minerals or that have known or potential long-term commercial significance for the extraction
1691 of minerals. Minerals include, but are not limited to, gravel, sand, and valuable metallic substances. Coal is not
1692 considered a mineral resource in King County. Such lands are shown as Designated Mineral Resource Sites on
1693 the Mineral Resources Map in this chapter. ~~((The role of the Forest Production District in the conservation of
1694 mineral resources is also explained below.))~~

1695

1696 ~~((R-606))~~ **R-603** Farm lands, forest lands and mineral resources shall be conserved for productive
1697 use through the use of Designated Agricultural and Forest Production Districts
1698 and Designated Mineral Resource Sites where the principal ~~((and preferred))~~ land
1699 uses ~~((will))~~ shall be commercial resource management activities ~~((, and by the
1700 designation of appropriate compatible uses on adjacent Rural Area and urban
1701 lands))~~.

1702

1703 **R-604** King County shall promote and support commercially viable and environmentally
1704 sustainable forestry, agriculture, and other resource-based industries as a part of
1705 a diverse and regional economy.

1706

1707 **R-604a** King County shall support ~~((and designate))~~ mineral resource lands of long-term
1708 commercial significance and promote policies, environmental reviews, and
1709 management practices that minimize conflicts with neighboring land uses and
1710 mitigate environmental impacts.

1711

1712 ~~((R-605))~~ ~~Forestry and agriculture best management practices are encouraged because of
1713 their multiple benefits, including natural resource preservation and protection.~~

1714

1715 ~~R-606~~ ~~Farm lands, forest lands and mineral resources shall be conserved for productive
1716 use through the use of Designated Agricultural and Forest Production Districts
1717 and Designated Mineral Resource Sites where the principal and preferred land
1718 uses will be commercial resource management activities, and by the designation
1719 of appropriate compatible uses on adjacent Rural Area and urban lands.))~~

1720

1721

1722 **R-607** Land uses, utilities, and transportation facilities within and adjacent to
1723 Designated Agricultural and Forest Production Districts and Designated Mineral
1724 Resource Sites, shall be sited and designed to ensure compatibility with
1725 resource management.

1726

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1727 **R-608** King County should encourage infrastructure and services that support resource
 1728 lands management and resource-based businesses. These should be sited ((in
 1729 ~~close proximity~~) close to designated Agricultural and Forest Production Districts
 1730 and Designated Mineral Resource Sites ((when)) where potential adverse impacts
 1731 and incompatibilities can effectively be mitigated.
 1732
 1733 ~~((King County recognizes that maintaining viable resource based businesses is challenging. Owners of resource
 1734 lands make substantial investments in managing their land. Market uncertainties, labor costs, vandalism, taxes
 1735 and fees can affect the profitability of resource based industries.
 1736
 1737 Conflicts with surrounding land uses and environmental problems can arise even with the best of precautions.
 1738 Resource based industries need reasonable certainty that policies are in place to help avoid such conflicts and
 1739 operations can continue if activities are performed in an environmentally sound manner.))~~
 1740
 1741 The ~~((Forest Lands))~~ Designated Forestland Program (Chapter 84.33 Revised Code of Washington ((84.33))),
 1742 ~~((and the Open Space Taxation Program, which includes the Timberland))~~-Farm and Agriculture Program
 1743 Chapter 84.34 Revised Code of Washington and Public Benefit Rating System ~~((p))~~Program(s) (Chapter 84.34
 1744 Revised Code of Washington ((84.34))) are property tax incentives that encourage continued farm and forest
 1745 management both within and outside the Forest Production District and Agricultural Production Districts.
 1746
 1747 **R-609** King County should expand access to property tax incentive programs to
 1748 encourage landowners to continue ~~((practicing))~~ and expand farming and forestry
 1749 and to help ensure retention of the resource land base. These programs should
 1750 be publicized and marketed to ensure equitable access to program benefits.
 1751
 1752 ~~**((R-610** King County shall employ a variety of innovative programs and incentives to help
 1753 maintain and enhance resource-based industries.~~
 1754
 1755 ~~Examples of such programs include technical assistance and education for sustainable land management,
 1756 education for urban and suburban residents, purchases of land or development rights, transfer of development
 1757 rights, the purchase of scenic easements and other less than fee ownership interests that conserve resource uses,
 1758 establishment of buffers and setbacks for adjacent properties, and relief from special levies and local
 1759 improvement district fees.))~~
 1760
 1761 When urban development occurs near Resource Lands, conflicts can result. Examples of such conflicts are
 1762 greater risk of forest fires; vandalism to logging, farm and mining equipment; destruction of young trees; and
 1763 increased mixing of heavy truck and residential traffic, which presents safety problems. Increased development
 1764 near resource lands also results in increased encroachment of noxious weeds into forests and farmland. It is
 1765 important for neighboring property owners to understand the value of resource industries and what kinds of
 1766 resource activities are likely to occur.

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1767

1768 **R-611**

King County should develop and employ effective means to inform affected property owners about nearby resource management activities. This may include, but not be limited to:

1769

1770

1771

a. Notice on title, and notification on recorded subdivisions, short subdivision maps, and issued development permits for properties within five hundred feet of designated agriculture, forestry, and mineral resource lands;

1772

1773

1774

1775

b. Signage; and

1776

c. Community meetings and other public notification tools.

1777

1778 Successful Resource Land conservation requires a regional perspective and intergovernmental cooperation.

1779 Although the designated Resource Lands are located in unincorporated King County, they benefit nearby cities

1780 and can be affected by activities in those cities. Furthermore, some Resource Lands in King County are owned

1781 or managed by city, county, state and federal agencies and Indian tribes. A regional perspective is also important

1782 because many resource activities are regulated or supported by state and federal programs.

1783

1784 **R-612**

King County shall work cooperatively with cities, Indian tribes, other public agencies, private utilities, resource managers, land((-)owners, and residents to conserve public and private Resource Lands for long-term productivity and environmental protection in a consistent and predictable manner.

1785

1786

1787

1788

1789 **R-613**

Designated Forest and Agricultural Production District lands shall not be annexed by cities except as allowed in Policies R-656 and R-656a.

1790

1791

1792 **R-614**

King County should establish written agreements with agencies, Indian tribes and other affected parties whose close coordination and collaboration are essential to effective implementation of resource management programs. Such agreements should serve to establish consensus and commitment to achieving specific resource management goals and to define the specific roles and responsibilities of each agency.

1793

1794

1795

1796

1797

1798

1799 ~~**((R-615) King County should avoid duplication of federal and state regulations that apply**~~
 1800 ~~**to resource-based industries. However, King County reserves the authority to**~~
 1801 ~~**address issues of local concern with regard to resource-based activities and**~~
 1802 ~~**operations.))**~~

1803

1804 As the population in the Puget Sound area continues to grow, the protection of resource lands and the continued

1805 success of commercial agriculture and forestry is a regional challenge. Many of the issues facing King County's

1806 resource industries are also faced by neighboring counties. Furthermore, some of the infrastructure and support

1807 businesses necessary to sustain agriculture and forestry may serve more than a single county. Therefore, King

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1808 County's efforts to retain healthy resource economies will be more successful if the ((e))County collaborates with
 1809 other agencies and agriculture and forestry interest groups in the region. These efforts may include policy
 1810 development, training for service providers and outreach that is supportive of commercial agriculture and timber
 1811 production and encourages the purchase of local food and local wood.

1812

1813 **R-615a King County should work with other jurisdictions, agencies and agriculture and**
 1814 **forestry interest groups to help maintain and enhance commercial agriculture**
 1815 **and forestry production by addressing challenges common across the region.**

1816

1817 Resource management strategies that protect the environment are necessary to maintain the long-term
 1818 productivity of the resource. Chapter 5, Environment, describes the value of using an integrated,
 1819 ecosystem-based approach to natural resource and environmental planning and management. This approach,
 1820 along with sound operational practices by resource-based industries, may be able to prevent or minimize
 1821 environmental impacts associated with common agricultural and forest practices and mineral extraction while
 1822 maximizing co-benefits.

1823

1824 **R-616 Resource-based industries should use practices that:**
 1825 **a. Protect the long-term integrity of the built environment, adjacent land**
 1826 **uses, and cultural resources;**
 1827 **b. Maintain the long-term productivity of the resource base; and**
 1828 **c. Result in maintenance of ecosystem health and habitat.**

1829

1830 **R-617 Habitat protection requirements should not fall disproportionately on land**
 1831 **maintained in agriculture or forestry, and the costs of such protection shall not**
 1832 **be disproportionately placed on the owners of such land.**

1833

1834 **R-618 King County shall be a leader in resource management by demonstrating**
 1835 **environmentally sound agriculture and forestry on ((e))County-owned land.**

1836

1837 **R-619 King County shall include resource education through its signs on trail systems**
 1838 **that are linked with working farms, forests, and mines. ((Interpretation should:**
 1839 **a. Provide historical perspective;**
 1840 **b. Demonstrate current adaptive resource management practices (forestry,**
 1841 **fisheries, wildlife, agriculture); and**
 1842 **c. Explain economics of various resource uses.**

1843

1844 **~~C.~~) Forestry**

1845 King County forestlands provide local, regional and national benefits that are basic to quality of life. In addition
 1846 to supplying a variety of wood and other products, forests emit oxygen, filter water, reduce risks from flooding
 1847 and soil erosion, enhance groundwater recharge, provide habitat for innumerable plant and animal species,

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1848 capture carbon, and offer scenic vistas and recreational opportunities. Conservation of the extensive forests in
1849 the county saves the region millions of dollars by reducing the need for costly infrastructure for stormwater and
1850 flood control, water treatment, and air quality remediation. King County's forests provide employment in
1851 forestry, wood products, ((paper)) recreation, and tourism industries. In sum, properly managed forests are
1852 fundamental to a healthy, diverse economy and environment.

1853

1854 The growth in human population has resulted in the loss of forestlands through conversion to non-forest uses.
1855 Increasing demands are being placed upon the remaining forest land base to provide goods, recreational
1856 opportunities and ecological functions. Climate change has the potential to put additional stress on forestlands
1857 due to changes in seasonal temperature fluctuations, rainfall patterns, and distribution of insect populations. In
1858 the next 10 to 20 years, Pacific Northwest forests are expected to face increasing drought mortality, difficulty in
1859 getting seedlings established, and severity of forest fires.

1860

1861 To address these challenges, forest managers are embracing more broad-based management methods and
1862 strategies that encompass ecosystems, landscapes and watersheds, while continually incorporating new scientific
1863 information to improve these approaches. Their efforts, together with the collective foresight and dedication of
1864 landowners, interest groups, Indian tribes, residents, and agencies, are needed to ensure that King County's
1865 forests continue to contribute to a sustainable way of life for present and future generations.

1866

1867 ~~((The first step to maintain and enhance commercial forestry is to protect the forest land base. The second step is
1868 to encourage an ecosystem approach to forest management that provides for long term ecosystem health and
1869 productivity and addresses cumulative impacts on non timber resources. The third step is to minimize land use
1870 conflicts and offer incentives for the retention of commercial forestry and the forest land base.~~

1871

1872 **1.)) Protecting Forest Lands**

1873 The purpose of the Forest Production District is to conserve large blocks of commercially valuable forestland for
1874 the long term. The designation and zoning is designed to prevent intrusion of incompatible uses, manage
1875 adjacent land uses to minimize land use conflicts, and prevent or discourage conversion from forestry to other
1876 uses. ~~((A comparison of the area of forestland converted since 1987 inside the Forest Production District with
1877 the area converted outside the District indicates that designation and zoning of commercial forest lands help to
1878 discourage subdivision and conversion.)) Recent studies indicate that total forest cover within the Forest
1879 Production District has remained stable in recent decades, but has declined marginally in other Rural Areas, and
1880 declined significantly in the Urban Growth Area and cities. Taken as a whole, forest cover in in King County
1881 has declined slightly, with 98.9 percent of the area supporting forest cover in 1992 still forested in 2016.~~

1882

1883 Sixty percent of the land area in King County is within the designated Forest Production District. The Forest
1884 Production District comprises 1,300 square miles (825,000 acres) of forestland in east King County. Most of this
1885 land is held in large blocks of contiguous ownership. At this larger scale, it is easier to manage for multiple
1886 purposes such as habitat and long-term forest health.

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1887

1888 ~~((Although it has declined from its height in the late 1980s, e))~~ Commercial timber harvest remains a significant
 1889 economic activity in King County. At the same time, forest management strategies have become more diverse
 1890 and may include objectives for forest health, biodiversity, and fish and wildlife habitat, instead of timber
 1891 production alone. Likewise, economic activity related to recreation, traditional cultural practices, and aesthetics
 1892 may be included in commercial forestry activities.

1893

1894 **R-620** **The Forest Production District shall remain in large blocks of contiguous forest**
 1895 **lands where the primary land use is commercial forestry. Other resource**
 1896 **~~((industry))~~ uses, such as mineral extraction and agriculture, should be permitted**
 1897 **within the Forest Production District when managed to be compatible with**
 1898 **forestry.**

1899

1900 **R-621** **The Forest Production District is a long-term designation. Lands may be**
 1901 **removed from the Forest Production District only through a subarea plan or area**
 1902 **zoning and land use study, and only to recognize areas with historical retail**
 1903 **commercial uses.**

1904

1905 About 70(~~((%))~~) percent of the Forest Production District is in public ownership, including parts of the Mt.
 1906 Baker-Snoqualmie National Forest, ~~((including))~~ wilderness areas, state and county parks, Washington State
 1907 Department of Natural Resources lands, and watersheds for the cities of Seattle and Tacoma. Public land
 1908 management affects the region's economy, recreation, fish and wildlife habitat, forest health, stream flows, water
 1909 supply, flood control, and climate change mitigation capabilities. The ~~((e))~~ County should take advantage of
 1910 opportunities to collaborate with other public land managers ~~((such as the U.S. Forest Service at Mt. Baker-~~
 1911 ~~Snoqualmie National Forest,))~~ and other ~~((stakeholders,))~~ partners to manage forests for multiple public values.

1912

1913 ~~((For example, in the last two decades, there have been significant changes in how forest lands in the Mt.~~
 1914 ~~Baker-Snoqualmie National Forest are managed. In King County, more than 350,000 acres are within the~~
 1915 ~~National Forest. Management emphasis has shifted from commodity timber production (in the 1960s, 70s and~~
 1916 ~~80s) to management with an emphasis on ecological values and public use. The U.S. Forest Service has~~
 1917 ~~struggled to keep pace with the increasing demand for recreation infrastructure and to maintain access roads.))~~

1918

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1919 While timber harvest levels have declined significantly from those in the 1980s, the supply of forest products
 1920 from ~~((the national forest))~~ public and private forestland remains important to the regional viability of the
 1921 forestry industry. ~~((Forest fire suppression since the early 1900s resulted in abnormally high fuel levels on the
 1922 forest floor, which can increase the severity of wildfires. More r))~~ Recent federal, state, and county policies have
 1923 placed emphasis on projects ~~((to))~~ that enhance forest ecosystems, ~~((restore and))~~ improve ~~((land health and))~~
 1924 water quality, ~~((address fuel levels, and improve the maintenance of existing facilities within national forests))~~
 1925 recover endangered species, improve opportunities for recreation, and enhance climate resiliency, all of which
 1926 may alter the types and volumes of timber product.

1927
 1928 ~~((Much of the 116,790 acres of forestland managed by the Washington State Department of Natural Resources
 1929 in King County are trust lands that generate income from the sale of timber and other resources for the
 1930 beneficiaries, such as schools, universities and counties. These lands also provide wildlife habitat and are heavily
 1931 used for recreation. In January 1997 the Washington State Department of Natural Resources made a
 1932 far reaching commitment to protect native animal and fish species through a federally approved Habitat
 1933 Conservation Plan that covers about 1.6 million acres of Washington State Department of Natural
 1934 Resources managed trust land forests—mostly in Western Washington. In 2007, the Washington State
 1935 Department of Natural Resources initiated Forest Stewardship Council certification on state forest land located
 1936 in the South Puget Sound Region, including part of Tiger Mountain near Issaquah and state owned forestland
 1937 near Enumelaw in King County.))~~

1938
 1939 **R-622** **King County recognizes the many values provided by the public forestland in the**
 1940 **county, and encourages continued responsible forest management on these**
 1941 **lands. King County should collaborate with other public land managers in**
 1942 **planning for the restoration, conservation, use, and management of forest**
 1943 **resources on public lands for multiple public values such as sustainable supply**
 1944 **of timber, carbon storage and sequestration, and other ecosystem benefits.**

1945
 1946 The Forest Production District includes approximately ~~((220,000))~~ 186,000 acres in private ownership, most of
 1947 which is commercial forestland. County policies are intended to maintain and facilitate commercial forestry in
 1948 the Forest Production District. The policies in this section allow for very limited residential uses in the
 1949 designated Forest Production District, consistent with the objective of continuing forestry as the primary land
 1950 use. For example, residences may be appropriate to permit forest managers to live on their land. King County
 1951 zoning and subdivision regulations establish a large parcel size to promote efficient forest operations and to
 1952 reduce incompatible residential development. Although the zoning ~~((calls for))~~ requires an 80-acre minimum lot
 1953 size, many smaller lots were created prior to application of the zoning. Proliferation of residences in the Forest
 1954 Production District makes commercial forestry less viable.

1955
 1956 **R-623** **King County is committed to maintaining working forestland in the Forest**
 1957 **Production District, and shall continue to work with landowners and other**

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1958 **((stakeholders)) partners** to promote forestry, reduce uses and activities that
 1959 conflict with resource uses, and recognize forestland values.

1960

1961 **R-624** To reduce conflicts with resource uses and wildfire risks, a forest management
 1962 plan shall be required as a condition of development for any residential uses in
 1963 the Forest Production District. Accessory dwelling units shall not be allowed in
 1964 the Forest Production District.

1965

1966 **R-625** Structures within the Forest Production District should be sited to maintain the
 1967 productivity of the district. Site plan requirements should limit impervious
 1968 surface, provide for fire control, protect domestic water supply, and prevent
 1969 conflicts with forest management.

1970

1971 ~~((In 2004, King County purchased the development rights on the 90,000 acre Snoqualmie Forest. This purchase
 1972 conserves the forest land base for the long term while supporting the continuation of commercial forest
 1973 production. It is important that the county consider its responsibility to protect the long term commercial
 1974 significance of the Forest Production District in its efforts to conserve land within the District.))~~

1975

1976 **R-626** King County should conserve working forests and should encourage continued
 1977 private forestry through the acquisition or transfer of development rights in the
 1978 Forest Production District. Land acquisition proposals that would remove lands
 1979 from forest management should be evaluated to ensure that the long-term
 1980 commercial significance of the Forest Production District is not compromised.

1981

1982 ~~((Although there is considerable acreage in commercial forestry in King County, there are no major lumber mills
 1983 still in operation in the county. There are a few small mills in the county, but they have limited capacity. As a
 1984 result, small landowners have few options for marketing their logs, and usually have a long haul to the closest
 1985 mill. The county should work with forest landowners and forestry business to better understand and address the
 1986 barriers to local wood processing.))~~

1987

1988 **R-627** King County should promote and support production, harvest, utilization, and
 1989 marketing of wood products grown in the county's Rural Area and forest areas.
 1990 King County should ensure that regulations applying to Rural Area and forest
 1991 areas do not discourage the establishment of sawmills and other wood product
 1992 businesses and services.

1993

1994 ~~((King County can further protect commercial forestlands and prevent conflicts by working with other public
 1995 agencies and service providers to consolidate lands and to locate infrastructure facilities to prevent or minimize
 1996 intrusions. Such actions can also improve the owner's capacity to protect fish and wildlife habitat and other
 1997 natural resources.))~~

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1998

1999 **R-628**

In consultation with Indian tribes and other affected agencies and landowners, King County should support land trades that result in consolidated forest ownership and work with forest managers to identify and develop other incentives for continued forestry.

2000

2001

2002

2003

2004 **R-629**

King County opposes the establishment or expansion of special purpose taxing districts and local improvement districts in the Forest Production District, and shall not grant new or expanded franchises for utilities in the Forest Production District, unless demonstrated that they directly benefit forestry or are necessary for transmission of power or water.

2005

2006

2007

2008

2009

2010

Forest lands have tremendous recreational and aesthetic value. ~~((For example, Forest Production District lands are included within the Mountains to Sound Greenway along the I-90 corridor. Opportunities for hiking and other forms of outdoor recreation exist within the working forests that are part of the Greenway.))~~ Access to Resource Lands must be carefully managed, however, to prevent conflict with natural resource goals. For example, open gate policies allowing public access may be incompatible with fish and wildlife protection goals and sometimes may interfere with forestry operations by risking such activities as garbage dumping, vandalism and timber theft. ~~((In the Mt. Baker-Snoqualmie National Forest, a variety of federal partnerships and volunteer programs help to better connect urban dwellers with the forest while providing ecological benefits.))~~

2011

2012

2013

2014

2015

2016

2017

2018

2019 **R-630**

Public and private forest owners are encouraged to provide for recreational, educational, and cultural uses when compatible with forest protection.

2020

2021

2022

Recreational and institutional developments, such as conference centers, ski areas and associated hotels, allow more people to enjoy the aesthetic benefits of forest lands. Such facilities are acceptable if ~~((located in areas of existing development, such as Snoqualmie Pass, and if))~~ their operation and use are resource-dependent and restricted adequately to minimize conflict with resource lands. Major recreational or institutional development ~~((sites))~~ can adversely affect the Forest Production District because they reduce the forest land base and conflict with other resource management goals.

2023

2024

2025

2026

2027

2028

2029 **R-631**

~~((No master planned resorts shall be permitted in the Forest Production District.))~~

New or expansion of existing recreational or institutional uses, including destination resorts, in the Forest Production District may be permitted if compatible with long-term forestry, the interests of Indian tribes and other resource management goals.

2030

2031

2032

2033

2034

2035

~~((2.)) Promoting Forest Management~~

2036

The Washington State Department of Natural Resources regulates forestry through the Forest Practices Act. If the forest practice is associated with a conversion from forestry to another use on the property, such as

2037

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2038 development, the ((e))County has jurisdiction, and the ((e))County’s development regulations must be followed.
 2039 On rural properties, it is typical that a landowner will combine a long-term forest use on one part of the property
 2040 with a residence on another part of the property. It is in the interest of the county to ensure that development
 2041 regulations are followed for the permanent clearing for development, but also to regulate the long-term forest
 2042 parts of the property with regulations appropriate for forest harvest.

2043

2044 **R-632** King County should continue to work with all affected parties and the
 2045 Washington State Department of Natural Resources to improve the clarity of
 2046 jurisdictional responsibilities for proposed timber harvests and associated
 2047 enforcement of forest practice regulations ((in the Rural Area)), and to ensure
 2048 that landowners comply with county regulations when they are converting
 2049 portions of a site to a non-forest use. ((Harvesting of forest lands for the purpose
 2050 of converting to non-forest uses shall meet all applicable county standards for
 2051 clearing and critical areas management, and the loss of carbon sequestration
 2052 capacity resulting from such forest conversions should be fully mitigated.
 2053 Landowners opting to conduct forest management activities under state
 2054 approved forest practices permits should be restricted from developing those
 2055 areas for non-resource purposes for six years from the date of forest practice
 2056 approval. Recognizing that some landowners combine the development of a
 2057 residence or an agricultural activity on a portion of the property with long-term
 2058 forestry on the rest, the county should provide flexibility in its regulations to
 2059 address the residential development and agricultural activity differently from the
 2060 forest management.))

2061

2062 **R-633** King County should ensure that regulations applying to forest practices do not
 2063 discourage forest management on properties in long-term forestry(~~Forestry~~
 2064 ~~should be regulated consistent with best management practices in)), consistent
 2065 with the Forest Practices Act. The ((e))County should work to simplify its
 2066 regulatory processes related to forest management.~~

2067

2068 **R-634** King County should promote public understanding of the benefits of commercial
 2069 timber production and encourage the use of local wood.

2070

2071 ~~((King County has worked with state, federal, and private landowners on multiparty resource plans, such as the~~
 2072 ~~Middle Fork Snoqualmie Plan, the plan for Rattlesnake Ridge, and numerous watershed planning efforts. There~~
 2073 ~~will continue to be opportunities for interagency cross-ownership cooperation, which will result in improved~~
 2074 ~~resource management and conservation.))~~

2075

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- 2076 **R-635** Working with public and private forest land managers, King County shall
 2077 encourage long-term forest productivity and the protection of land and water
 2078 resources by participating in collaborative, multi-ownership planning efforts.
 2079
- 2080 **R-636** King County promotes forest management that achieves long-term forest health;
 2081 protection of watersheds, critical areas and habitat to support fish and wildlife
 2082 populations; protection of threatened and endangered species; management of
 2083 stormwater runoff and associated pollutants; conservation and economic
 2084 viability of working forests; wildfire risk reduction; recreation; carbon storage
 2085 and sequestration ((and reduction in greenhouse gas emissions)); and
 2086 adaptation to climate change.
 2087
- 2088 ~~((In 2005, King County worked with the Tolt Triangle community near Carnation, assisting with the formation~~
 2089 ~~of Tolt Triangle Fire Council and the development of their comprehensive community wildfire protection plan.~~
 2090 ~~The 500 rural residences on 5,800 acres covered by the plan became the first area in King County to earn the~~
 2091 ~~status of “Firewise Community” from the national Firewise® Program. Since 2005, additional communities in~~
 2092 ~~forested areas have adopted wildfire protection plans. The county provides training and technical assistance~~
 2093 ~~regarding fire planning and best management practices for implementing wildfire protection throughout forested~~
 2094 ~~areas of King County with a focus in the foothill areas prone to east winds.~~
 2095
- 2096 ~~**R-637** King County should encourage community fire planning so that residents are~~
 2097 ~~aware of the dangers of forest fires and take steps to make their properties less~~
 2098 ~~vulnerable. King County should support neighborhood-based efforts to manage~~
 2099 ~~forests to improve forest health and reduce the risk of wildfire.))~~
 2100
- 2101 **R-638** King County shall encourage the development of private/public partnerships that
 2102 provide incentives for landowners to practice innovative, fish-friendly forestry
 2103 and that can help ensure retention of the forest resource land base in perpetuity.
 2104
- 2105 ~~((An example of such a partnership is the Mountains to Sound Greenway Biosolids Forestry Program, which~~
 2106 ~~includes King County, Washington State Department of Natural Resources, the Greenway Trust, the University~~
 2107 ~~of Washington and Hancock Forest Management. One of the elements of this program involves the acquisition~~
 2108 ~~of forestlands that are vulnerable to residential and commercial development. Lands are acquired by a~~
 2109 ~~combination of county funds and federal Forest Legacy funds and then transferred to the Washington State~~
 2110 ~~Department of Natural Resources for management. By deed, these lands stay in forest resource use in perpetuity~~
 2111 ~~and are managed according to the state's Habitat Conservation Plan. Seventy five percent of all revenues~~
 2112 ~~generated are returned to King County. The lands that have been acquired help to form the block of public~~
 2113 ~~ownership along I-90, providing wildlife corridors, opportunities for trails and recreation, and the water quality~~
 2114 ~~protection provided by forest cover.~~
 2115

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2116 In addition to landscape level planning and analysis, resource managers should identify specific areas in their
 2117 forest ownership that are degraded or negatively impacting aquatic resources. Examples of such areas are
 2118 logging roads or gravel mines no longer needed and scheduled to be abandoned or riparian zones that are not
 2119 sufficiently vegetated. Organic soil amendments, when properly used, can greatly enhance vegetative growth
 2120 and restore productivity to these sites, thus protecting fish and other aquatic resources. The use of recycled
 2121 organic wastes generated in King County closes the recycling "loop" and helps sustain the productivity of
 2122 resource lands.))

2123

2124 **R-639** King County encourages the use of recycled, organic-based soil amendments,
 2125 such as biosolids, and fertilizers in forest ecosystems, which can help reduce
 2126 erosion and sedimentation into streams, increase water-holding capacity of soils,
 2127 stimulate the growth of trees and other vegetation, capture carbon, and enhance
 2128 fish and wildlife habitat. King County shall work with the general public and
 2129 private and public forestland owners to encourage the selective and appropriate
 2130 use of these materials for ecosystem enhancement and restoration.

2131

2132 ((One of the most successful efforts is the use of the county's biosolids to fertilize public and private forests.
 2133 Annually, about 1,400 acres of forestland in east King County are fertilized with Loop® biosolids.

2134

2135 Maintaining land in long term forest use offsets greenhouse gas emissions through sequestration of carbon in
 2136 growing trees and in forest soils. In addition to providing plant nutrients, organic soil amendments such as Loop
 2137 can significantly increase carbon storage in forests and help soils retain moisture. Efforts to conserve forests and
 2138 encourage forest management for health and resilience are a major means of implementing King County's
 2139 climate change policies. Even with these and other efforts to reduce greenhouse gas emissions, forests in the
 2140 Pacific Northwest face potential impacts from climate change. In the coming decades, mortality of trees and
 2141 plants is projected to increase due to insects and pathogens, increased temperature, and lack of groundwater in
 2142 the summer. Climate change also is projected to affect the composition and density of plant and animal species
 2143 and the severity and frequency of forest fires. All of these potential impacts underscore the need for monitoring
 2144 of climate induced changes and active management of forest health.

2145

2146 **R-640** King County should continue to collaborate with the University of Washington,
 2147 Washington State University including Extension, state and federal agencies, and
 2148 forest landowners to monitor and evaluate impacts of climate change on forests
 2149 in King County.))

2150

Wildfire Risk Reduction

2151 King County's extensive forest lands provide a wide range of economic and ecological benefits. Under the right
 2152 conditions, however, these same forests are also vulnerable to wildfire, creating potentially significant risks for
 2153 communities in the wildland-urban interface.
 2154

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2155

2156 Climate change is increasing the potential for wildfire in western Washington. Warmer seasonal temperatures
 2157 and drier summers create conditions more favorable for wildfire for longer periods of time. Climate change may
 2158 also lead to changes in insect and pathogens that can leave forests more vulnerable to drought and fire. The
 2159 potential for large, fast-moving fires is greatest when these conditions coincide with strong east wind events.
 2160 Population growth and development in areas within and in proximity to forested areas (the wildland-urban
 2161 interface) are also important factors increasing the potential for wildfire in western Washington, as well as the
 2162 human and economic costs of wildfire.

2163

2164 Planning for wildfire can help reduce wildfire risks to residents, communities, and infrastructure. King County
 2165 has three strategic priorities for wildfire risk reduction in King County: (1) increasing forest resilience to wildfire;
 2166 (2) reducing risks to communities and infrastructure in the wildland-urban interface; and (3) strengthening
 2167 emergency response.

2168

2169 **Promoting Forest Resilience**

2170 Forests with a diversity of tree species (conifer, deciduous, mixed-species) and development stages (young, mid-
 2171 age, mature/old-growth) are more resilient to disturbances such as wildfire and have greater capacity to maintain
 2172 and recover ecological functions following disturbance. Forests with species and structural diversity also provide
 2173 important ecosystem and community benefits such as habitat for fish and wildlife, improved air and water
 2174 quality, carbon sequestration, recreation opportunities, and cultural resources. Proactive steps that support forest
 2175 diversity include retaining larger trees that are more fire resistant, managing forests to promote a broad range of
 2176 native tree species, planting trees sourced from a wider range of seed zones, managing density, and reducing
 2177 invasive species.

2178

2179 **R-641 King County ((~~should~~)) shall consider climate change impacts and take steps to**
 2180 **improve forest health ((~~and resilience to climate change impacts through its~~**
 2181 **~~technical assistance to forest land owners, management of county-owned forest~~**
 2182 **~~lands, and support of neighborhood-based efforts to reduce risks from wildfires~~))**
 2183 **and wildfire resilience on County-owned forest lands.**

2184

2185 **Reducing Risk in the Wildland-Urban Interface**

2186 In 2021, the Washington Department of Natural Resources updated maps of the wildland-urban interface in
 2187 Washington State. The new maps significantly expanded the boundaries of the wildland-urban interface and the
 2188 number of communities that should be planning for wildfire. This includes Vashon-Maury Island and areas of
 2189 east King County, such as in the Four Creeks/Tiger Mountain, Snoqualmie Valley/Northeast King County, and
 2190 Greater Maple Valley/Cedar River Community Service Areas.

2191

2192 Proactive steps that can benefit wildfire risk reduction in the wildland-urban interface include outreach and
 2193 technical assistance to forest landowners and residents on best management practices for reducing wildfire risk;

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2194 developing wildfire preparedness, response, and recovery plans; controlling for invasive species that can act as an
2195 accelerant for fire; evacuation planning; and building strong partnerships that support effective planning and
2196 response. Vegetation management around homes and critical infrastructure is also an important tool for
2197 reducing risk and should be pursued in ways that avoid impacts to critical areas.

2198

2199 **R-641a** **King County shall take steps to plan for and reduce wildfire risk in the wildland-**
2200 **urban interface in unincorporated King County including wildfire risk assessment**
2201 **and planning, amending codes to align with best practices for wildfire risk**
2202 **reduction, and public education.**

2203

2204 **R-641b** **King County shall encourage wildfire preparedness, including wildfire risk**
2205 **assessment and planning, in cities and towns located in the wildland-urban**
2206 **interface in King County.**

2207

2208 **((R-637)) R-641c** **King County ((should)) shall encourage community ((fire planning)) wildfire**
2209 **preparedness so that residents are aware of the dangers of forest fires and take**
2210 **steps to make their properties less vulnerable. ((King County should support**
2211 **neighborhood based efforts to manage forests to improve forest health and reduce**
2212 **the risk of wildfire.))**

2213

2214 **R-641d** **King County wildfire risk reduction activities shall prioritize the needs of**
2215 **residents whose ability to prepare for, respond to, and recover from wildfire**
2216 **impacts may be limited by income, health, mobility, or other disparities.**

2217

2218 **R-641dd** **King County should adopt regulations that do not require permits for vegetation**
2219 **management in areas outside of critical areas and their buffers if implementing**
2220 **approved best management practices for wildfire risk reduction or as included**
2221 **within an approved forest stewardship plan that includes wildfire best**
2222 **management practices.**

2223

2224 **Regional Collaboration on Wildfire Risk Reduction**

2225 Wildfire risk reduction benefits from ongoing opportunities to leverage resources and partnerships that support
2226 action around shared priorities and promote learning between organizations and subject matter experts. Partners
2227 includes local planners, first responders, natural resource managers, emergency management officials, and
2228 researchers.

2229

2230 Collaboration with small forest landowners and residents is also important. King County works in partnership
2231 with King Conservation District and Washington State University Extension Forestry to provide technical
2232 assistance to small forest landowners and residents related to wildfire mitigation. This includes providing
2233 education and technical training about forest management, working with forest landowners to develop and

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2234 implement forest stewardship plans that account for climate change and wildfire risk, increasing access to cost-
 2235 share programs that incentivize forest management, and hosting neighborhood-based workshops focused on
 2236 identifying and acting on wildfire risks and community wildfire planning.

2237

2238 **((R-640)) R-641e** King County ~~((should continue to))~~ **shall collaborate with key partners, such as**
 2239 **the University of Washington, Washington State University including Extension,**
 2240 **state and federal agencies, cities, first responders, Indian tribes, and ((forest))**
 2241 **landowners, ((to)) on activities that improve forest resilience and reduce wildfire**
 2242 **risks, including the following:**
 2243 **a. _____ ((monitor)) Monitoring and ((evaluate)) evaluating impacts of climate**
 2244 **change on forests and wildfire potential in King County**
 2245 **b. _____ Promoting species and structural diversity within and across forest**
 2246 **stands in King County;**
 2247 **c. _____ Providing educational and technical assistance for small forest**
 2248 **landowners;**
 2249 **d. _____ Leveraging partnerships to increase funding for landowner incentive**
 2250 **cost-share programs;**
 2251 **e. _____ Expanding and enhancing opportunities for building public awareness**
 2252 **and promoting shared learning about wildfire preparedness and risk**
 2253 **reduction in King County;**
 2254 **f. _____ Reducing landslide and flooding risks resulting from wildfire damage**
 2255 **and associated impacts; and**
 2256 **g. _____ Supporting the recovery of natural systems and communities affected by**
 2257 **wildfire.**

2258

2259 ~~((King County's 2015 Strategic Climate Action Plan calls for the county to manage and restore its forested parks~~
 2260 ~~and natural lands in ways that maximize biological carbon storage and sequestration, and increase resilience to~~
 2261 ~~changing climate conditions. To help guide forest management activities, in 2012 the Parks Division completed~~
 2262 ~~an initial assessment of the forest types on all of Parks' forested acreage. Additional assessment will continue to~~
 2263 ~~be conducted on newly acquired forested properties as well. Parks will develop and implement stewardship~~
 2264 ~~plans on all forested properties of 200 acres or more in size, which will result in healthier and forests that are~~
 2265 ~~more resilient to climate change. The Parks and Water and Land Resources Divisions will also continue to~~
 2266 ~~develop opportunities for volunteers to plant native trees and shrubs and remove invasive species from~~
 2267 ~~County-owned lands and have established an ambitious goal for the planting of new trees in the county.~~

2268

2269 **D.)) Agriculture**

2270 Land suitable for farming is an irreplaceable natural resource. Agricultural lands and farming provide many
 2271 benefits to the residents of King County including a connection to its cultural heritage, fresh local foods, and a
 2272 diverse economy. In ~~((2012))~~ 2017, farmers in King County produced over ~~((120))~~ \$135 million in agricultural
 2273 sales. Farmlands are an intrinsic component of the varied open space landscape of the region. Farmland

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2274 provides scenic vistas and low-density separation between rural communities. Many farms in the county include
 2275 an educational experience through U-Pick operations, harvest tours, and demonstrations of agricultural
 2276 practices. Agricultural lands also provide environmental benefits, including the temporary storage and
 2277 conveyance of floodwaters, habitat for birds and other wildlife, large areas without impervious surfaces, and
 2278 opportunities for providing riparian vegetation along rivers and streams. Farming and growing food is also an
 2279 essential source of fresh food for communities across the county that supports resilience, healthy eating, and
 2280 cultural identity.

2281
 2282 ~~((The concern about the loss of farmland in King County in the 1970s resulted in adoption of an agricultural~~
 2283 ~~lands policy framework through Ordinance 3064 in 1977 that called for the County to designate certain areas~~
 2284 ~~within King County as agricultural lands and then to develop an agricultural land protection program based~~
 2285 ~~upon both land use regulations and compensation to protect existing agricultural lands and private property. This~~
 2286 ~~led to the successful Farmland Preservation Program bond issue in 1979, which has funded the purchase of~~
 2287 ~~farmland development rights.~~

2288
 2289 ~~In 1985, the county first designated its Agricultural Production Districts, which have remained stable since then~~
 2290 ~~at more than 41,000 acres. However, despite the land conservation accomplished through the Farmland~~
 2291 ~~Preservation Program and the designation of the Agricultural Production Districts, not all of this land is farmed.~~
 2292 ~~Based on surveys, approximately 27,000 acres of the Agricultural Production Districts are farmable, the rest~~
 2293 ~~being forested, farm building, water bodies or other non farmable areas. About 25,000 areas are being actively~~
 2294 ~~farmed. In addition, there are 13,000 acres in active agriculture outside the Agricultural Production Districts on~~
 2295 ~~Rural Area and in urban areas.))~~

2296
 2297 This section focuses on the ((e))County's efforts to maintain and enhance commercial agriculture for the value of
 2298 local produce, dairy products, specialty horticultural and energy crops, keeping livestock, and for scenic and
 2299 historic values. To meet the Growth Management Act requirement to maintain and enhance agriculture, a
 2300 variety of methods and programs continue to be necessary.

2301
 2302 The policies call for King County to:

- 2303 • Protect productive farmland by designation and zoning;
- 2304 • Limit development to appropriately-scaled uses that are necessary to support commercial agriculture;
- 2305 • Prevent or minimize land use conflicts between farming operations and adjacent land uses;
- 2306 • Encourage and allow necessary infrastructure and services (markets, water, affordable housing, supply
- 2307 stores, technical services, tax incentives) that support commercial agriculture and contribute to growing,
- 2308 storing, processing, and distributing a local food supply and other horticultural and livestock activities;
- 2309 • Support the economic development of the local food economy and improve access to healthy,
- 2310 affordable food;

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- 2311 • Continue to preserve farmland and develop additional mechanisms to maintain the affordability of
2312 farmland, with a focus on supporting farmland access for historically underserved populations; and
- 2313 • Encourage farming practices that conserve soils and protect water quality, fisheries, and wildlife.

2314

2315 King County’s Local Food Initiative includes targets and recommendations to expand the local food economy to
2316 ensure job growth and economic viability for King County food businesses and farms.

2317

2318 The Local Food Initiative(~~(’s production targets are to add 400 net new acres in food production and 25 new~~
2319 ~~food farmers per year over the next ten years)) includes strategies and actions to increase land in food production
2320 and support the development of new farmers. Success (~~(in meeting the targets))~~ will require protection of
2321 existing farmland, keeping it farmed, addressing problems that impair farming, and enhancing programs that
2322 provide technical assistance to farmers and expand markets for local farm products. To (~~(meet this target))~~
2323 support these goals, the County should also pursue feasible opportunities to return formerly farmed land into
2324 production(~~(, such as the recent purchase of Tall Chief Golf Course in the Snoqualmie Valley which will be~~
2325 ~~returned to agricultural use)). In advancing this initiative, King County ((will)) encourages Best Management
2326 Practices and sustainable farming activities and ((will)) prioritizes farming operations that have minimal adverse
2327 impacts on the environment.~~~~

2328

2329 **((L)) Protecting Agricultural Lands**

2330 In 1979, voters approved a \$50 million ballot measure to protect farmland threatened by development. The
2331 Farmland Preservation Program became the first voter-approved measure in the nation to protect farmland in a
2332 metropolitan area. By purchasing the development rights, the Farmland Preservation Program keeps farmland
2333 open and available through covenants that restrict development and limit the uses of the property to agriculture
2334 and open space. The covenants remain with the land in perpetuity so the land is protected regardless of
2335 ownership. Under the Farmland Preservation Program, the ((e))County holds the development rights in trust
2336 while the land remains in private ownership. By law, the ((e))County cannot sell or remove its interest in
2337 Farmland Preservation Program lands, with the exception of conveying public road or utility easements.

2338

2339 In 1995, the county approved an additional \$3 million for the purchase of additional development rights under
2340 the Farmland Preservation Program, and continues to add to the program with a variety of grant funding and use
2341 of the Transfer of Development Rights Program. To date, the Farmland Preservation Program and Transfer of
2342 Development Rights Program has succeeded in preserving more than ((14,000)) 16,000 acres of farmland.

2343

2344

2345 **R-642 King County shall continue to implement the objectives of the Farmland**
2346 **Preservation Program. Protection of property purchased under the Farmland**
2347 **Preservation Program shall be a high priority when balancing conflicting**
2348 **interests such as locating transportation, active recreation, utility facilities, or**
2349 **other uses that could have an adverse impact on farm operations. King County**

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2350 **shall use the Transfer of Development Rights Program as another tool to**
 2351 **preserve farmland.**
 2352

2353 Even farmland in the Farmland Preservation Program is challenged by pressures from adjacent development, the
 2354 need to maintain drainage and irrigation systems, non-farmer ownership, and high real estate costs. To protect
 2355 the farmland for the long term, investments in improving the farmability and managing the easements to ensure
 2356 compliance are necessary.
 2357

2358 In 2016, King County launched the Land Conservation Initiative, which calls for working with regional partners
 2359 a series of accelerated actions to protect 65,000 acres protect 65,000 acres of the last, most important natural
 2360 lands, including farmlands, and urban greenspaces by 2050.
 2361

2362 **R-642a King County should develop a long((-)-term strategy for financing protection of**
 2363 **sufficient farmland to significantly expand and retain food production, including**
 2364 **improving the farmability of protected farmland, and ensuring that the easements**
 2365 **are well-managed for the long((-)term.**
 2366

2367 **R-642b Farmers conducting work on property on which King County owns a Farmland**
 2368 **Preservation Program easement or farmers leasing properties owned by King**
 2369 **County should be limited to predominantly agricultural activities and**
 2370 **agricultural((-supportive activities)) support services.**
 2371

2372 Agriculture is most productive in agricultural communities where neighbors support agriculture, where parcels
 2373 are large enough for commercial agriculture and where labor, supplies and markets for farm products are
 2374 available. King County's farm soils and most profitable farms are usually found in contiguous blocks with few
 2375 nonagricultural uses. ~~((In 1985, King County established Agricultural Production Districts with large lot zoning~~
 2376 ~~and agriculture as the preferred use.))~~
 2377

2378 The Agricultural Production Districts, shown on the Agriculture and Forest Lands Map in this chapter, present
 2379 the least number of land use conflicts for agriculture, contain agricultural support ~~((activities))~~ services and
 2380 provide the best environment for farming in King County. The five Agricultural Production Districts are
 2381 Sammamish Valley, Snoqualmie Valley, Lower Green River Valley, Upper Green River Valley, and Enumclaw
 2382 Plateau. Most of the farmlands preserved under the Farmland Preservation Program are found in these
 2383 Agricultural Production Districts.
 2384

2385 **R-643 Agricultural Production Districts ~~((are))~~ shall be blocks of contiguous farmlands**
 2386 **where agriculture is supported through the protection of agricultural soils and**
 2387 **related support services and activities. Roads and natural features ~~((are))~~ should**

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2388 **be appropriate boundaries for Agricultural Production Districts to reduce the**
 2389 **possibility of conflicts with adjacent land uses.**
 2390

2391 **R-644 King County should continue to seek funding and purchase additional**
 2392 **development rights to farmland in the Agricultural Production Districts.**
 2393

2394 Livestock, dairy and large-scale commercial row-crop operations require large parcels of land to allow for
 2395 production that is profitable and sustainable. Generally, at least 35 acres is needed for full-time wholesale
 2396 commercial production of such products. Specialty agricultural products, products that are direct-marketed, and
 2397 part-time farming enterprises generally do not need as much acreage to be profitable.
 2398

2399 **R-645 All parcels within the boundaries of an Agricultural Production District should be**
 2400 **zoned Agricultural, either A-10 or A-35.**
 2401

2402 **R-646 Lands within Agricultural Production Districts ((should)) shall remain in parcels**
 2403 **large enough for commercial agriculture. A maximum residential density of one**
 2404 **home per 35 acres shall be applied where the predominant lot size of agricultural-**
 2405 **zoned parcels in the surrounding area is 35 acres or larger, and a maximum**
 2406 **residential density of one home per 10 acres shall be applied where the**
 2407 **predominant lot size of agricultural-zoned parcels in the surrounding area is**
 2408 **smaller than 35 acres.**
 2409

2410 **R-647 Agriculture should be the principal land use in the Agricultural Production**
 2411 **Districts. Permanent new construction within districts shall be sited to prevent**
 2412 **conflicts with commercial farming or other agricultural uses, and nonagricultural**
 2413 **uses shall be limited. New development shall not disrupt agriculture operations**
 2414 **and shall have a scale compatible with an active farming district.**
 2415

2416 **R-648 On-site housing for farm employees shall be allowed where this can be**
 2417 **accomplished without unnecessarily removing land from agricultural use or**
 2418 **conflicting with other public interests. King County should address the**
 2419 **regulatory constraints that make it difficult for farmers to offer housing for farm**
 2420 **employees.**
 2421

2422 The river valleys in King County are ((critical locations)) important natural resource areas for agriculture,
 2423 salmon habitat and natural floodplain processes. In compliance with the ((g))Growth ((m))Management Act,
 2424 portions of several of these valleys were designated as Agricultural Production Districts to protect ((the
 2425 diminishing farmland)) land for long-term commercial ((agriculture)) agricultural uses, ((thereby preventing their
 2426 conversion to other uses that are often incompatible with habitat protection or that would require expensive
 2427 flood risk reduction projects)) including the highest quality soils for food production, and to limit conversion of

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2428 the land uses to those that would be incompatible with viable, long-term, commercial agriculture. Because many
 2429 areas of farmland within Agricultural Production Districts are within floodplains, floodways, or other low-lying
 2430 areas, the ability to manage drainage and infrastructure to support farming is an important aspect of retaining
 2431 farmable land and supporting continued agricultural uses within the Agricultural Production Districts.

2432
 2433 The same geography covered by Agricultural Production Districts also provides salmon habitat restoration
 2434 opportunities of importance to King County, Indian tribes, and other regional partners. Some of both the highest
 2435 quality ((of)) and most degraded salmon habitat in King County is ((found within)) in and adjacent to rivers and
 2436 streams flowing through the Agricultural Production Districts. ((As a result of federal listing of Chinook salmon
 2437 as a threatened species, King County is obligated to take actions for protection of Chinook habitat in the
 2438 county's watersheds. Such actions include restoration of habitat in portions of each of the county's rivers and,
 2439 because many sections of the county's river systems are in a highly altered state, those reaches within
 2440 Agricultural Production Districts offer some of the most promising opportunities for habitat restoration critical to
 2441 salmon recovery. Each of the Water Resources Inventory Area Salmon Recovery Plans has recommended
 2442 additional protection or restoration of critical habitat within the Agricultural Production Districts. At the same
 2443 time, King County is committed to the preservation of productive agricultural soils and local agricultural
 2444 production and protection of public safety in flood-prone areas through the restoration of floodplain processes.))
 2445 King County continues to work diligently to restore habitat and advance recovery of depleted salmon stocks, and
 2446 strives to protect and enhance fish stocks, ecological functions and aquatic habitat in all county waterbodies and
 2447 floodplain areas, including in floodplains, rivers, streams, and wetlands in Agricultural Production Districts.
 2448 Furthermore, King County continues to work toward recovery of all salmonid species given the nexus of
 2449 salmonid populations and honoring and sustaining the rights held by the State of Washington and Indian tribes
 2450 as sovereign trustees for fish, wildlife, and other aquatic resources.

2451
 2452 ((The farmers in the county support fish protection and fish recovery through many regulated and voluntary
 2453 actions. King County recognizes that fish, flood management, and farm interests must work together in a
 2454 collaborative manner. It is essential that farmers and other property owners in each watershed be directly
 2455 included in planning and in the review of integrated, watershed-wide strategies that support the needs of
 2456 agriculture, fish recovery, and flood risk reduction and floodplain management. Specific habitat protection rules
 2457 should not jeopardize the agricultural productivity within the Agricultural Production Districts.)) Some of King
 2458 County's Agricultural Production Districts have vast areas of designated and mapped floodways and 100-year
 2459 floodplains. King County is committed to restoring floodplain processes and mitigating flood risks to ensure
 2460 human health and protect public safety, reduce the risk of property damage, maintain critical infrastructure
 2461 supporting residents and businesses, and to reduce public and private economic impacts of flood events. As
 2462 climate change results in more frequent and more damaging floods, agriculture businesses and homes will need
 2463 increased support for home and agricultural building elevations. Maintaining land use rules that prevent
 2464 conversions of agricultural land to other uses other than habitat restoration or flood protection will have a co-
 2465 benefit of limiting new development that may be at increased risk of damage from floods.

2466

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2467 King County supports ongoing viability of agriculture, restoration and enhancement of salmon habitat, and
 2468 actions to reduce flood risks and enhance ecological functions of floodplains, all of which combine to create a
 2469 resilient landscape in the face of climate change and pressures of population growth. However, because current
 2470 or proposed land uses supporting one goal may affect advancement of other goals, decision-making about the
 2471 size and location of habitat and floodplain restoration and agricultural infrastructure projects can be challenging.
 2472 The 2012 Comprehensive Plan update added policy R-650 that directed the County to ((convene a collaborative
 2473 watershed planning process)) develop an approach to improving and balancing the interests of agricultural
 2474 production, ecological function and habitat quality for salmon, and flood risk reduction and floodplain
 2475 restoration within each of the Agricultural Production Districts. In response, ((F))the County ((choose to start
 2476 the process in)) and partners piloted a planning effort focused on the Snoqualmie Valley Agricultural Production
 2477 District((, where the County has undertaken a number of habitat restoration projects, to develop an approach to
 2478 improving and balancing the interests of agricultural production, ecological function and habitat quality for
 2479 salmon, and flood risk reduction and floodplain restoration)) by convening the Snoqualmie Valley Fish, Farm,
 2480 and Flood Advisory Committee with the goal of understanding context and improving balance in King County's
 2481 work to advance multiple objectives. As a result of the ongoing efforts of the Snoqualmie farm, fish, flood
 2482 process, the County has begun to operationalize recommendations, including recommendations for a revised
 2483 administrative process for reviewing proposed County project and programmatic actions in locations where
 2484 agriculture, fish habitat, and floodplains intersect.

2485
 2486 ((In response to this, the Fish, Farm, and Flood Advisory Committee was formed in 2013, and the group of
 2487 stakeholders representing agriculture, salmon recovery and flood management interests have been meeting
 2488 regularly for the past three years. In 2016 the Advisory Committee developed a final report and a set of
 2489 recommendations that balances near term actions as well as program and policy recommendations for all three
 2490 resource interests. The Advisory Committee also recommended the formation of three task forces to undertake
 2491 more detailed analyses of specific policy areas. Together the final recommendations and the work of the three
 2492 task forces will form the foundation of a watershed planning approach in the Snoqualmie Valley Agricultural
 2493 Production District to sustain agriculture production, salmon recovery, and flood risk reduction.

2494
 2495 The Fish, Farm and Flood Advisory Committee participants recognize the importance of salmon recovery
 2496 efforts, a vibrant agricultural economy and protecting agricultural soils in the Snoqualmie Valley Agricultural
 2497 Production District, and the importance of protecting the public in flood prone areas. To address inherent
 2498 conflicts between these three overlapping interests, the Advisory Committee recommended a suite of near term
 2499 actions to address critical needs for all three resource areas, and the creation of three task forces)) The revised
 2500 administrative review process will occur in a watershed context by considering information from a variety of
 2501 sources, including the following four task forces convened based on recommendations of the Snoqualmie fish,
 2502 farm, flood effort:

- 2503 • Buffers Task Force((, with the goal of developing a science based riparian buffer planting
- 2504 implementation strategy for the Snoqualmie Valley Agricultural Production District that strikes a
- 2505 balance between increasing ecological function of waterways and maintaining the agricultural viability

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2506 of the Snoqualmie Valley Agricultural Production District)) and Buffers Implementation Task Force,
 2507 created to evaluate use of King County funds to implement voluntary, science-based, variable-width
 2508 riparian plantings.

2509 • ~~Snoqualmie Valley Agricultural Production District Strategic Plan Task Force((, with the goal of)),~~
 2510 created to consider strategies to ((improving)) improve the long-term productivity of farmland, bring
 2511 more acres into production, especially food production, and ~~((increasing)) increase~~ opportunities for
 2512 farmers to develop the necessary infrastructure to support or increase their farm businesses in the
 2513 Snoqualmie Valley Agricultural Production District. ((This task force will conduct an assessment of
 2514 specific farmland resource property needs and assets in the Snoqualmie Valley Agricultural Production
 2515 District and create an implementation plan for project improvements to land (e.g., drainage) and water
 2516 access. It will complement other related efforts, such as King County’s Local Food Initiative which is
 2517 an economic development and marketing plan for food and agriculture in the region.))

2518 • ~~Regulatory Task Force((, with the goal of evaluating regulations and recommending process~~
 2519 ~~improvements or possibly statutory changes, as appropriate, pertaining to key regulatory issues~~
 2520 ~~identified by the Fish, Farm and Flood agricultural stakeholders. The goal of the task force is to identify~~
 2521 ~~changes that will reduce compliance costs and increase predictability without diminishing the overall~~
 2522 ~~level of environmental protection or the level of flood protection that regulations are intended to assure.~~
 2523 ~~Initial areas of focus for the task force include:)),~~ created to evaluate and recommend improvements to
 2524 regulations to promote a viable agricultural economy and maintain and enhance habitat protection and
 2525 healthy ecosystems.

2526 ◦ ~~((Drainage regulations that make maintenance expensive or time consuming or otherwise~~
 2527 ~~restrict the ability to improve drainage of farm fields.~~

2528 ◦ ~~Flood regulations related to constructing farm pads, buildings and other farm improvements.~~

2529 ◦ ~~Mitigation required when farmers maintain drainage ditches or build a farm pad or other~~
 2530 ~~structure in a wetland or a buffer of a wetland or stream.~~

2531

2532 ~~Those recommendations are reflected in a new policy R-650a.))~~

2533

2534 While these task forces were developed with a specific focus on the Snoqualmie Agricultural Production District,
 2535 the lessons learned have helped to inform principles that guide how the County strives toward achieving multiple
 2536 benefits through projects and programmatic action implemented in other Agricultural Production Districts and
 2537 all areas of unincorporated King County where agriculture, salmon habitat, and floodplains converge.

2538

2539 Using recommendations from the Snoqualmie Valley Fish, Farm, and Flood Advisory Committee, King County
 2540 has revised the process for reviewing projects in a watershed context, which is described in revised policy R-650.
 2541 This process will apply to habitat and flood projects sponsored by the Water and Land Resources Division in all
 2542 Agricultural Production Districts. Revised policy R-650 outlines the minimum required elements of an

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2543 administrative review process for habitat and floodplain restoration capital projects and programs sponsored by
 2544 the King County water and land resources division where fish, farm, and flood interests intersect.

2545
 2546 Policies in this section also reflect the importance of facilitating infrastructure and drainage improvement
 2547 projects on privately owned farmland to support continued long-term commercial agricultural uses within
 2548 Agricultural Production Districts, and the review process may also be conducted for projects sponsored by
 2549 entities other than the Water and Land Resources Division.

2550
 2551 The Snoqualmie Valley Fish, Farm, and Flood Advisory Committee process and associated planning work has
 2552 been instrumental in King County and partners learning how to balance needs of agriculture, salmon recovery,
 2553 and floodplain management in a collaborative manner considering watershed context in ways that are directly
 2554 applicable to other Agricultural Production Districts. As a result, the original goal – of implementing targeted
 2555 planning efforts in all Agricultural Production Districts – is no longer necessary. However, King County will
 2556 continue to support the Snoqualmie Valley Fish, Farm, and Flood Advisory Committee until the level of
 2557 progress envisioned at the formation of the committee is substantially complete, and King County will consider
 2558 supporting similar collaborative efforts in other geographies when residents and partners request a localized
 2559 planning effort, where appropriate.

2560

2561 **R-649** **Agriculture ((must)) shall remain the predominant use in any Agricultural**
 2562 **Production District and aquatic habitat or floodplain restoration projects((, as**
 2563 **well as, King County)) and mitigation reserves program projects shall not reduce**
 2564 **the ability to farm in the Agricultural Production District. ((Therefore, until the**
 2565 **county implements the watershed planning process described in R-650, such**
 2566 **projects are allowed only when supported by owners of the land where the**
 2567 **proposed project is to be sited. Criteria to be considered:**
 2568 **a. For a project proposed to be sited on lands that are unsuitable for direct**
 2569 **agricultural production purposes, such as portions of property that have**
 2570 **not historically been farmed due to soil conditions or frequent flooding,**
 2571 **and which cannot be returned to productivity by drainage maintenance,**
 2572 **or**
 2573 **b. For a project proposed to be sited on lands suitable for direct**
 2574 **agricultural production:**
 2575 **(1) there are no unsuitable lands available that meet the technical or**
 2576 **locational needs of the proposed project, and**
 2577 **(2) the project is included in, or consistent with, an approved Water**
 2578 **Resources Inventory Area Salmon Recovery Plan, Farm Management**
 2579 **Plan, Flood Hazard Management Plan or other similar watershed-scale**
 2580 **plan; or the project would not reduce the baseline agricultural**
 2581 **productivity within the Agricultural Production District.)) King County,**
 2582 **through implementation of projects and programs, shall ensure**
 2583 **sufficient land within Agricultural Production Districts remain available**

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2584 to support long term viability of commercial agriculture and that its
 2585 programmatic and project actions support the maintenance or
 2586 improvement of drainage and other agricultural support infrastructure.
 2587 To the maximum extent practicable, King County should tailor measures
 2588 to protect threatened or endangered species to support continued
 2589 operation of working farms within the Agricultural Production Districts
 2590 and should strive for outcomes consistent with goals King County may
 2591 establish for optimal area of productive agricultural lands within the
 2592 Agricultural Production Districts.

2593
 2594 **R-650** ~~((Aquatic habitat restoration projects, floodplain restoration projects and projects~~
 2595 ~~under King County's mitigation reserves program in an Agricultural Production~~
 2596 ~~District shall be evaluated through a collaborative watershed planning process~~
 2597 ~~with the goal of maintaining and improving agricultural viability, improving~~
 2598 ~~ecological function and habitat quality, and restoring floodplains through~~
 2599 ~~integrated, watershed-wide strategies. A watershed planning process shall be~~
 2600 ~~established for an agricultural production district because of the number of~~
 2601 ~~potential restoration projects and shall:~~
 2602 ~~a. ensure that agricultural viability in the Agricultural Production District is~~
 2603 ~~not reduced as the result of actions taken and that agriculture remains~~
 2604 ~~the predominant use in the agricultural production district;~~
 2605 ~~b. evaluate and recommend actions at all scales across the affected~~
 2606 ~~watershed to maintain and improve agricultural viability, restore~~
 2607 ~~ecological functions and aquatic habitat and restore floodplains,~~
 2608 ~~including voluntary actions taken by landowners;~~
 2609 ~~c. be a collaborative effort among affected land owners, interested~~
 2610 ~~stakeholders, and King County and shall be updated on a periodic basis;~~
 2611 ~~and~~
 2612 ~~d. identify and recommend actions that King County should take or ensure~~
 2613 ~~are taken to maintain and improve agricultural viability in the Agricultural~~
 2614 ~~Production District and address any impacts to agriculture from aquatic~~
 2615 ~~habitat restoration projects, floodplain restoration projects and projects~~
 2616 ~~under King County's mitigation reserves program constructed in the~~
 2617 ~~Agricultural Production District.))~~

2618 The County shall administer a collaborative review process considering
 2619 watershed context for projects sponsored by the King County Department of
 2620 Natural Resources and Parks, Water and Land Resources Division, in the
 2621 unincorporated area where a habitat or floodplain restoration project may result
 2622 in reducing the amount of land available for farming in Agricultural Production
 2623 Districts. The review process shall be administered by the Division and strive for
 2624 balance in outcomes that achieve co-equal goals of maintaining and improving

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- 2625 suitability of land for agricultural productivity, increasing habitat quality, and
 2626 restoring floodplains and ecological function. The review process should:
 2627 a. Occur early in the planning process for projects, and at regular intervals
 2628 for ongoing programs;
 2629 b. Consider guidance from relevant plans relating to agriculture, salmon
 2630 recovery, and floodplain management;
 2631 c. Consider efforts for advancing multiple resource interests;
 2632 d. Track on-the-ground changes in land cover relative to acreage targets
 2633 for farmland and habitat restoration areas, focused on impacts to
 2634 agricultural lands and fish populations;
 2635 e. Consider input and recommendations resulting from engagement and
 2636 input from external partners and subject matter experts; and
 2637 f. Identify and address barriers to efficient implementation of the process.

2638
 2639 The review process may also be offered for projects and programs sponsored by
 2640 King County agencies aside from the Water and Land Resources Division and/or
 2641 for projects and programs sponsored by external entities.
 2642

2643 **R-650a** ~~((The Snoqualmie Valley Agricultural Production District is the first Agricultural~~
 2644 ~~Production District to undergo a watershed planning effort called for in R-650.~~
 2645 ~~King County shall implement the recommendations of the Snoqualmie Fish, Farm~~
 2646 ~~and Flood Advisory Committee. The recommendations of the task forces and~~
 2647 ~~other actions identified in the final Advisory Committee Report and~~
 2648 ~~Recommendations will form the basis for a watershed planning approach to~~
 2649 ~~balance fish, farm and flood interests across the Snoqualmie Valley Agricultural~~
 2650 ~~Production District and an agreement on protecting a defined number of acres of~~
 2651 ~~agricultural land. The Advisory Committee, or a successor committee, will~~
 2652 ~~monitor progress of the task forces and will reconvene to evaluate the watershed~~
 2653 ~~planning approach to balancing interests prior to the next Comprehensive Plan~~
 2654 ~~update. The policy issues and recommendations outlined in the Snoqualmie~~
 2655 ~~Fish, Farm, Flood Advisory Committee Report and Recommendations are largely~~
 2656 ~~specific to the Snoqualmie Valley and are not intended to be applied broadly in~~
 2657 ~~other Agricultural Production Districts. Future Fish, Farm, Flood efforts focused~~
 2658 ~~in other Agricultural Production Districts will need to go through their own~~
 2659 ~~processes to identify barriers to success for all stakeholders in these geographic~~
 2660 ~~areas. R-649 continues to apply to the Snoqualmie Valley Agricultural~~
 2661 ~~Production District until the watershed planning effort outlined in the Fish, Farm~~
 2662 ~~and Flood recommendations is complete. A policy reflecting the outcome of this~~
 2663 ~~effort shall be included in the next eight year update.)) The County shall continue
 2664 to support the Snoqualmie Valley Agricultural Production District fish, farm, flood
 2665 effort, as appropriate, through completion of the task forces and establishment of~~

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2666 measurable goals for agriculture, habitat restoration, and floodplain restoration
 2667 for the Snoqualmie Valley Agricultural Production District.

2668
 2669 **R-650b** The County shall continue to document and consider the lessons learned from
 2670 the Snoqualmie Valley Agricultural Production District fish, farm, flood effort to
 2671 guide and refine the collaborative planning and review processes in a watershed
 2672 context for projects and programs in other geographies with the co-equal goals
 2673 of balancing farm, fish, and flood interests where farms, fish habitat and
 2674 floodplains overlap, as well as strategies for avoiding, minimizing, and mitigating
 2675 losses of farmable land, floodplain functions, and habitat functions. The County
 2676 should support planning efforts similar to the Snoqualmie Valley Fish, Farm, and
 2677 Flood Advisory Committee in other geographies if and when the County and
 2678 partners choose to pursue such efforts or if acute tensions among various
 2679 interests arise in a particular Agricultural Production District or other area of the
 2680 county.

2681
 2682 ~~**(R-651** Maintaining the viability of farmlands is a high priority for King County. Within~~
 2683 ~~the Agricultural Production Districts, measures to protect threatened or~~
 2684 ~~endangered species shall be tailored to ensure working farms can continue to~~
 2685 ~~operate.))~~

2686
 2687 ((Two Agricultural Production Districts in or near urban areas, the Lower Green River Valley and Sammamish
 2688 Valley, were designated in the 1985 Comprehensive Plan, and those designations have been retained. The
 2689 development rights from many, but not all, of the parcels in these two districts have been purchased through the
 2690 Farmland Preservation Program. The Lower Green River Agricultural Production District is completely
 2691 surrounded by urban designated land and as such, functions as both prime agriculture land and urban
 2692 separator.)) Each of the ((other)) Agricultural Production Districts and some Farmland Preservation Program
 2693 lands outside of Agricultural Production Districts also share boundaries with cities. The challenges to agriculture
 2694 from urban development include alterations to hydrology that result in flooded fields, increased traffic that
 2695 interferes with farm vehicles on roads, increased lighting at night, complaints from urban neighbors about farm
 2696 operations, and high land prices. The benefits of being located near urban areas include access to urban markets
 2697 and consumers and increased recognition and appreciation of locally produced goods.

2698
 2699 **R-652** King County commits to preserve Agricultural Production District parcels in or near
 2700 the Urban Growth Area because of their high production capabilities, their proximity
 2701 to markets, and their value as open space. King County should work with cities
 2702 adjacent to or near Agricultural Production Districts to minimize the operational and
 2703 environmental impacts of urban development and public facilities and infrastructure
 2704 on farming and farmland, and to promote activities, such as Farmers Markets and
 2705 agriculture processing businesses, that benefit both the cities and the farms by
 2706 improving access to locally grown agricultural products.

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2707

2708 **R-653** **The Lower Green River Agricultural Production District is a regionally designated**
 2709 **resource that is to remain in unincorporated King County except as allowed in**
 2710 **Policies R-656 and R-656a. The Lower Green River Agricultural Production**
 2711 **District functions as an urban separator between the cities of Kent and Auburn.**
 2712 **King County may contract with other jurisdictions to provide some local services**
 2713 **to this area as appropriate.**

2714

2715 ~~((Pastoral vistas make agricultural land a popular destination for recreation. However, creating parks with active~~
 2716 ~~recreational facilities in the Agricultural Production Districts is not appropriate because the land should be~~
 2717 ~~prioritized for agriculture. In addition, heavy recreational use in or near the Agricultural Production Districts~~
 2718 ~~could result in trespass and damage to crops, animals and farm equipment.))~~

2719

2720 **R-654** **Active recreational facilities should not be located within Agricultural Production**
 2721 **Districts. When new parks, natural areas or trails are planned for areas within or**
 2722 **adjacent to Agricultural Production Districts, King County should work with**
 2723 **farmers to minimize impacts to farmland and agricultural operations.**

2724

2725 ~~((Public road and utility projects within and through Agricultural Production Districts must be designed to~~
 2726 ~~prevent disruption to agriculture. Therefore, road and utility district capital facilities and plans, including water,~~
 2727 ~~wastewater, recycled water, and drainage, need to ensure that services are consistent with preservation of~~
 2728 ~~long term agriculture. (Chapter 9, Services, Facilities and Utilities, contains policies requiring special district~~
 2729 ~~plans to be consistent with land use plans.))~~

2730

2731 **R-655** **Public services and utilities provided by King County and other entities within**
 2732 **and adjacent to Agricultural Production Districts shall be designed to support**
 2733 **agriculture and minimize significant adverse impacts on agriculture and to**
 2734 **maintain total farmland acreage and the area's historic agricultural character:**
 2735 **a. Whenever feasible, water lines, sewer lines, and other public facilities**
 2736 **should avoid crossing Agricultural Production Districts. Installation**
 2737 **should be timed to minimize negative impacts on seasonal agricultural**
 2738 **practices;**
 2739 **b. Road projects planned for the Agricultural Production Districts,**
 2740 **including additional roads or the widening of roads, should be limited to**
 2741 **those that are needed for safety or infrastructure preservation and that**
 2742 **benefit agricultural uses. Where possible, arterials should be routed**
 2743 **around the Agricultural Production Districts. Roads that cross**
 2744 **Agricultural Production Districts should be aligned, designed, signed,**
 2745 **and maintained to minimize negative impacts on agriculture, and to**
 2746 **support farm traffic; ((and))**

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- 2747 c. In cases when King County concludes that regional public infrastructure
2748 cannot be located outside of, and must intrude into, Agricultural
2749 Production Districts, the County shall ensure that the infrastructure be
2750 built and located to minimize disruption of agricultural activity, and shall
2751 establish agreements with the relevant jurisdictions or agencies~~((-))~~; and
2752 d. If public services and utilities reduce total acreage in the Agricultural
2753 Production District, mitigation shall follow the criteria established in
2754 policy R-656a.

- 2755
2756 **R-656** King County may allow lands to be removed from the Agricultural Production
2757 Districts only when it can be demonstrated that:
2758 a.1. Removal of the land will not diminish the productivity of
2759 prime agricultural soils or the effectiveness of farming
2760 within the local Agricultural Production District boundaries;
2761 and
2762 ~~((b-))~~ 2. The land is determined to be no longer suitable for
2763 agricultural purposes; or
2764 ~~((e-))~~ b. The land is needed for public services or utilities as described in policy
2765 R-655.

- 2766
2767 **R-656a** King County may only approve the removal of land from the Agricultural
2768 Production District if it is, concurrently with removal of the land from the
2769 Agricultural Production District, mitigated through the replacement of
2770 agricultural land abutting the same Agricultural Production District that is, at a
2771 minimum, comparable in size, soil quality, and agricultural value. As alternative
2772 mitigation, the County may approve a combination of acquisition and restoration
2773 totaling three acres for every one acre removed as follows:
2774 a. A minimum of one acre ~~((must))~~ shall be added into another Agricultural
2775 Production District for every acre removed; and
2776 b. Up to two acres of unfarmed land in the same Agricultural Production
2777 District from which land is removed shall be restored for every acre
2778 removed.

2779
2780 Replacement land to comply with the requirements of this policy may be
2781 acquired added to the Agricultural Production District in advance of removal of
2782 land from the Agricultural Production District, rather than concurrently, if the
2783 criteria in R-656b are met.

- 2784
2785 **R-656b** Replacement land required under R-656a may be acquired and added to the
2786 Agricultural Production District in advance of removal as follows:
2787 a. The mitigation is for a public agency or utility project consistent with R-
2788 655;

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- 2789 b. Property proposed to be added to the Agricultural Production District is
2790 approved by the Department of Natural Resources and Parks to ensure
2791 compliance with R-656a;
2792 c. The subsequent map amendment to remove the Agricultural Production
2793 District land identifies the previously added land being used for
2794 mitigation; and
2795 d. The Department of Natural Resources and Parks tracks the acreage of
2796 advance additions of replacement land and subsequent removals to
2797 ensure that the requirements of R-656a are met.
2798

2799 **~~((2.)) Sustaining Agriculture and Farming~~**

2800 King County has made a significant investment in preserving farmland for agriculture and, as a result, has also
2801 preserved the open space benefits of these lands. The ~~((e))~~County must ensure that this land continues to be
2802 farmed into the future by helping farmers maintain and operate their farms and by promoting local agricultural
2803 products through infrastructure and activities that improve access to locally grown agricultural products.
2804

2805 Farmers, especially new and beginning, have limited resources to access land and financing to begin production.
2806 Furthermore, all King County farmers, regardless of size and years of farming, have a great need for information
2807 on marketing and production strategies required to operate their farming businesses. The Local Food Initiative
2808 ~~((seeks to))~~ provides this information and assistance~~((Under the Local Food Initiative regulatory and technical~~
2809 ~~assistance will increase and be streamlined through a coordinated))~~ by coordinating economic development
2810 efforts by different ~~((e))~~County agencies and partner organizations that serve farmers. ~~((The team will provide~~
2811 ~~assistance with production, marketing, and business planning through a “one stop shop” available on line with a~~
2812 ~~possibility of physical co-location of services if necessary.))~~
2813

2814 **R-657** ~~King County shall work with ((and provide support to)) Washington State~~
2815 ~~University Extension and other technical service providers for ((its)) their~~
2816 ~~research and education programs that assist small-scale commercial farmers.~~

2818 **R-658** ~~King County shall work with other jurisdictions and non((-))profits to expand~~
2819 ~~markets for farm products by supporting ((Puget Sound Fresh and other))~~
2820 ~~programs that promote local food and connect buyers with producers.~~

2822 **R-659** ~~King County should work with other jurisdictions, farm advocacy groups, and~~
2823 ~~others to support ((FarmLink,)) farmer training and other programs that help new~~
2824 ~~farmers get started, gain access to farmland and develop successful marketing~~
2825 ~~methods.~~

2826

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2827 ((King County recognizes the value of Farmers Markets for their role in community building, their contribution
2828 to farmer success by providing a direct marketing opportunity, and for making the bounty of King County farms
2829 available to city residents.))

2830

2831 **R-660** King County should work with other jurisdictions to continue to provide support
2832 to Farmers Markets.

2833

2834 **R-661** King County should develop and encourage the use of incentives ((to
2835 encourage)) for food production on prime farmland. These incentives could
2836 include tax credits, expedited permit review, reduced permit fees, permit
2837 exemptions for activities complying with best management practices, or similar
2838 programs. The ((e))County should continue to work with community-based
2839 organizations that can assist farmers who are People of Color, immigrants, ((and
2840 minority farmers)) refugees, and other communities that have traditionally
2841 experienced access issues((;)) in gaining access to farmland.

2842

2843 **R-661a** To help make more farmland accessible to beginning, ((and)) low-income,
2844 historically underserved, and socially disadvantaged farmers, King County
2845 should expand its leasing of agricultural land to farmers and community
2846 organizations where appropriate and should encourage private farmland owners
2847 to lease unused land to farmers.

2848

2849 **R-661b** King County should expand representation of low income, ((and)) historically
2850 underserved, and socially disadvantaged farmers and community organizations
2851 within King County agricultural processes, such as the Agriculture Commission,
2852 advisory committees, task forces, and hiring.

2853

2854 ((King County recognizes the importance of adding value to and direct sales of agricultural products as a way to
2855 keep agriculture viable in an urban landscape. King County's agriculture program works with farmers to
2856 encourage them to add value to their products by processing, packaging, and selling them directly to the
2857 consumer.))

2858

2859 **R-662** Agricultural processing, packing and direct sales are considered agricultural
2860 activities and should be allowed at a size and scale appropriate to the zone in
2861 which they are operating. King County ((shall)) should work with local and state
2862 health departments to develop regulations supporting these activities and with
2863 local non((-))profits and academic institutions to educate farmers about safe food
2864 processing practices and compliance.

2865

2866 **R-663** King County supports the processing and packaging of farm products from
2867 crops and livestock, and ((with)) shall continue to work with farmers, ranchers,

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2868 cities, neighboring counties, and other interested parties to address
2869 infrastructure and regulatory needs that promote sales to consumers,
2870 institutions, restaurants, and retail enterprises.

2871

2872 **R-664 King County supports innovative technologies to process waste from dairy and
2873 other livestock ((waste)) to reduce nutrients and to create other products such as
2874 energy and compost in areas that have Agriculture and Rural Area land use
2875 designations.**

2876

2877 ~~((King County's Agricultural Production Districts have some of the best soil and conditions for growing food in
2878 the country. There is an increasing awareness among farmers about the potential for expanding local food
2879 production compatible with a variety of sustainability goals. Concerned about multiple threats to future food
2880 production, King County farmers are working with others to promote voluntary incentives that will increase the
2881 community of those involved in the local production of food.))~~

2882

2883 **R-665 King County should develop incentives that support local food production and
2884 processing to increase food security; provide a healthy, affordable local food
2885 supply; and reduce energy use.**

2886

2887 Agricultural practices modify the natural environment ~~((in order))~~ to produce food or fiber or maintain livestock
2888 for human use. Ideally, practices that maintain the productivity of the lands also protect environmental quality
2889 ~~((and))~~, respect natural processes such as flooding and channel migration, and help mitigate the impacts of
2890 climate change. Farmers, technical advisors, floodplain managers, and environmental regulators must work
2891 together to understand the relationships between production practices, environmental protection, public safety,
2892 and profitability. These practices, referred to as best management practices, are designed to prevent erosion,
2893 maintain flood conveyance and flood storage, retain riparian vegetation, avoid stream bank collapse, properly
2894 dispose of animal wastes, safely use and dispose of pesticides ~~((and))~~, prevent excessive stormwater runoff,
2895 capture and reuse methane gas, reduce greenhouse gas emissions, and retain access to local food. ~~((Best
2896 management practices planned and implemented through efforts such as farm management plans can control
2897 runoff volumes and prevent pollutants from being discharged into local waterways and groundwater. These
2898 practices, such as manure bins, paddock and grazing area designs, and stream exclusion fencing, can reduce or
2899 eliminate pollutants in stormwater runoff from agricultural activities.~~

2900

2901 ~~Climate change has the potential to affect farming in King County, with increased severity of winter flooding,
2902 higher summer temperatures, reduced availability of surface and groundwater for irrigation, increased pest risk,
2903 and changes in the types of crops suited to this area. At the same time, soil best management practices, including
2904 use of cover crops and modified tilling methods, and amendment with compost, biosolids or other organic
2905 matter can help to mitigate the impacts of climate change by retaining soil moisture, sequestering carbon, and
2906 reducing other greenhouse gas emissions. Consideration and investigation of alternative water supplies, such as
2907 recycled water, can also help to mitigate the impacts of climate change and help support local and sustainable~~

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2908 agriculture. Development of anaerobic digesters for dairy manure and other agricultural waste products can
 2909 capture methane gas and convert it to usable energy. Having locally available produce can help to reduce
 2910 greenhouse gas emissions from transport.

2911

2912 ~~King County's policies in this chapter to conserve farmland and encourage food production take on a greater~~
 2913 ~~significance when considering that climate change may result in food shortages in other parts of the country and~~
 2914 ~~world. The Puget Sound region may become even more valuable for food production than it already is if~~
 2915 ~~producing food in other parts of the world becomes more difficult.))~~

2916

2917 **R-666 King County shall provide incentives, educational programs, and other methods**
 2918 **to encourage agricultural practices and technological improvements that**
 2919 **maintain water quality, protect public health, protect fish and wildlife habitat,**
 2920 **protect historic resources, maintain flood conveyance and storage, reduce**
 2921 **greenhouse gas emissions, control noxious weeds, ((and)) prevent erosion of**
 2922 **valuable agricultural soils, and increase soil water holding capacity while**
 2923 **maintaining the functions needed for agricultural production.**

2924

2925 ~~((In order to))~~To maintain and operate their farms, farmers need assistance in maintaining farm viability in the
 2926 face of increasing urbanization, soil degradation, increased flooding and water scarcity caused by climate
 2927 change, and the increased impacts of upslope development. The maintenance of drainage and irrigation systems
 2928 is essential for commercial agriculture to succeed in the county.

2929

2930 **R-667 King County shall continue to support agriculture with an expedited review**
 2931 **process and reduced fees for structures necessary for farm operations.**

2932

2933 **R-668 King County shall work with federal, state, local, and private agencies to improve**
 2934 **the availability and efficiency of water for agriculture through use of tools such**
 2935 **as: expanding the availability of recycled water to farms((;)); offering incentives**
 2936 **for irrigation efficiency((;)); and supporting mechanisms for water rights banking**
 2937 **and trading that will give farmers greater certainty for water rights while**
 2938 **protecting instream flows. King County ((will)) shall encourage the maintenance**
 2939 **and preservation of agriculture water rights for agriculture purposes.**
 2940 **Assessments of future surface and groundwater availability for agriculture**
 2941 **should consider projected impacts of climate change.**

2942

2943 **R-668a King County ((will)) shall continue to support drainage improvements through its**
 2944 **Agricultural Drainage Assistance Program and actively seek new ways to make**
 2945 **drainage projects less expensive and easier to implement and to improve**
 2946 **drainage systems across property lines.**

2947

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2948 **R-669** King County should continue to collaborate with the Washington State University
 2949 Extension, the University of Washington, and King Conservation District to:
 2950 a. ~~((d))~~ Develop information on and analyze the ~~((likely))~~ current and future
 2951 impacts of climate change on agriculture in King County~~((;))~~;
 2952 b. ~~((and to d))~~ Develop mitigation, resiliency, and adaptation strategies that
 2953 are appropriate for King County’s soils and farm economy~~((–Research~~
 2954 should address)), such as soil management, use of commercial
 2955 compost, water storage, irrigation, alternative crops, integrated pest
 2956 management, and nutrient management~~((–The information should be~~
 2957 made available to)); and
 2958 c. Share the information and strategies with farmers through technical
 2959 assistance programs and farm planning.
 2960

2961 **R-669a** Farmers conducting work on property on which King County owns a Farmland
 2962 Preservation Program easement should use Agricultural Best Management
 2963 Practices and other sustainable farming methods.
 2964

2965 **R-670** King County should provide incentives for soil management practices that
 2966 reduce greenhouse emissions through its Agricultural Best Management
 2967 Practices Cost-Sharing Program.
 2968

2969 An alluvial fan is a ~~((depositional landform along a watercourse))~~ is a fan-shaped deposit of sediment transported
 2970 by flowing water, called alluvium, where there is an abrupt decrease in stream gradient ~~((and a resulting area of~~
 2971 active sediment deposition)). ~~((Most a))~~ Alluvial fans in King County ~~((form))~~ occur where steep tributary
 2972 streams ~~((discharge))~~ transition at the base of hillsides onto ~~((nearly))~~ the level river floodplains on a valley floor.
 2973 ~~((Since m))~~ Much of the county’s farmland is located in valley floors, ~~((some))~~ and agricultural landowners
 2974 frequently have properties on ~~((or containing))~~ active alluvial fans ~~((that are significantly affected by t))~~. The
 2975 episodic deposits of ~~((upslope))~~ sediment and debris that ~~((accumulate on their land))~~ typically occur on alluvial
 2976 fans can fill stream channels and wetlands and may cover fertile farmland. ~~((These events result in obstructed~~
 2977 stream channels, filled wetlands, covered farmland, and disruptions in operations. Water is redirected into
 2978 unexpected places. Permits, regulations, and the lack of approved management practices make it difficult to
 2979 remedy the situation to regain operations and farm viability.)) Sudden shifts in the location of streams on
 2980 alluvial fans can also flood agricultural buildings and farm residences. Obtaining permits allowing active
 2981 management to remove the accumulated sediments and reestablish stream channels can be difficult given the
 2982 regulations that apply to aquatic areas and floodplains.
 2983

2984 **R-671** King County regulations should ~~((use pilot or demonstration projects and~~
 2985 multi-agency collaboration to develop a new suite of practices that will)) provide
 2986 options to manage alluvial fans for landowners whose existing operations,
 2987 residences, or infrastructure are affected by alluvial fan deposits. These should
 2988 provide timely and cost-effective relief from debris and the associated changes

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2989 **to the watercourse along with protection of ((intact)) functional fish habitat and**
 2990 **restoration of degraded fish habitat within these areas.**

2991

2992 Agricultural lands have historically been located in floodplains. Agriculture coexists with flood storage and
 2993 seasonal inundation; however, there is a growing concern that farmers cannot protect their investments from
 2994 flooding. The federal, state and local flood hazard management standards are designed to ensure there is no
 2995 adverse impact to upstream or downstream property owners from activities that are allowed within the
 2996 floodplain. King County recognizes that most of the agriculture in the county is located in the floodplains
 2997 because that is where the prime agricultural soils are located. In recent years, King County has provided
 2998 extensive technical and financial support to farmers to build farm pads and raise homes and agricultural
 2999 buildings in the Snoqualmie floodplain. This industry requires special consideration because it is tied to these
 3000 agricultural soils, and can occur almost nowhere else in the county.

3001

3002 **R-672 King County should work with federal, state and local jurisdictions to reduce**
 3003 **flood impacts to agricultural operations. The ((e))County ((will)) shall continue to**
 3004 **investigate the needs of agriculture before, during and after flood events, to**
 3005 **determine if and how losses can be reduced, and ((will)) shall use this**
 3006 **information in designing its floodplain policies and regulations.**

3007

3008 The high cost of agricultural land continues to be a barrier for many farmers wishing to locate their farm
 3009 businesses within King County. The steady rise in agricultural land values continues to hamper the ability of
 3010 many potential and current farmers to enter or expand their operations.

3011

3012 **R-673 In addition to enhancing the Farmland Preservation Program, the ((e))County**
 3013 **should develop more innovative solutions and incentives to keep agricultural**
 3014 **land affordable and profitable for active farming.**

3015

3016 **((3.)) Agriculture and the Food System**

3017 King County has a year-round growing season, a strong farming tradition and local farming expertise, and
 3018 proximity to major markets for local foods and food products. Many of the policies in the previous section are
 3019 aimed at helping to overcome obstacles to successful farming in King County. With that direction and a focus
 3020 on production of food, farmlands in King County could be even more instrumental in strengthening the food
 3021 system for the benefit of all King County residents.

3022

3023 Agricultural lands, farming practices and activities, and farmers are part of the local and regional food system.
 3024 In addition to the growing of food, the food system includes processing, distribution, food availability, and
 3025 disposal. As more people move to this region, King County recognizes the importance of planning for the
 3026 regional food system to be more sustainable and resilient.

3027

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3028 ~~((In order to))~~To do so, King County ~~((will))~~ focuses on developing a local food system that can:

- 3029 • Expand opportunities for local farms and enhance the rural economy;
- 3030 • Promote healthy eating to improve public health;
- 3031 • Improve access to healthy, safe, and affordable food, to all county residents; especially those
- 3032 with low incomes and/or that are historically underserved or socially disadvantaged;
- 3033 • Reduce energy use and greenhouse gas emissions; and
- 3034 • Divert food waste from landfills.

3035

3036 ~~((Studies have shown that 35% of garbage is food.))~~ Efforts to prevent food waste divert edible food to hunger
3037 programs and recycle food waste into compost could reduce what goes to the landfill, reduce methane generated
3038 by landfills, provide food for hungry people, and provide soil amendments.

3039

3040 Food and nutrition are major factors in public health. ~~((The USDA's 2010 Dietary Guidelines for Americans call for
3041 significant increases in daily consumption of fruit, vegetables, milk products and whole grains. In 2013, 13.4%
3042 of King County residents lacked access to enough food for an active, healthy life and 18.7% of King County
3043 children lived in food insecure households (Feeding America, Map the Meal Gap 2015), and 73% of King County
3044 middle and high school age youth do not consume recommended levels of fruits and vegetables (Healthy Youth
3045 Survey 2012). Thirty two percent of adults in King County consume less than one serving of fruits per day and 17
3046 percent less than one serving of vegetables daily, and there are significant differences across education levels for
3047 both fruit and vegetable consumption and across race and income groups for vegetable consumption
3048 (Communities Putting Prevention to Work, 2010 and 2012.))~~ Efforts to increase the availability of ~~((these foods))~~
3049 fruit, vegetables, milk products and whole grains to King County residents should include encouraging an
3050 increase in food production on King County farms. Although it is not realistic for King County farms and
3051 farmers to provide the full complement of recommended foods in public health guidelines, there is the potential
3052 to increase food production for local and regional consumption, particularly ~~((in the first three categories))~~ for
3053 fruit, vegetables, and milk products.

3054

3055 King County's Local Food Initiative works to strengthen the region's local food economy and prioritizes
3056 expanding affordability and accessibility of healthy foods. As the County works to address climate change and
3057 begin shifting to a more regenerative economy, supporting a just food economy will be critical to making this
3058 transition equitable.

3059

3060

3061 **R-674 King County should work with farmers and ranchers to better understand the**
3062 **constraints to increased food production in the county and develop programs**
3063 **that reduce barriers and create incentives to growing food crops and raising**
3064 **food-producing livestock.**

3065

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- 3066 **R-675** King County ~~((should))~~ shall prioritize its programs to help build and support a
 3067 sustainable, reliable, equitable, and resilient local food system. King County
 3068 ~~((should))~~ shall strive to ~~((make))~~ strengthen the local food system, ~~((accessible))~~
 3069 increase accessibly to ~~((a#))~~ to the local food supply, and strive to make access
 3070 to the local food system culturally appropriate by:
- 3071 a. Expanding leadership and ownership of food production opportunities to
 3072 low-income, historically underserved, and socially disadvantaged
 3073 farmers; and
- 3074 b. Making locally grown, healthy, and culturally relevant foods available to
 3075 and reflective of King County communities and low-income, historically
 3076 underserved, and socially disadvantaged farmers.
- 3077
- 3078 **R-676** King County should consider adopting procurement policies that would
 3079 encourage purchases of locally grown fresh foods.
- 3080
- 3081 **R-677** King County should promote and support local food production and local
 3082 processing to strengthen a sustainable and climate resilient the local food
 3083 system and reduce the distance that food must travel from farm to table.
- 3084
- 3085 **R-677a** King County should continue food waste programs for single ~~((family,))~~ detached
 3086 and multifamily residences, businesses, and institutions, aimed at reducing
 3087 generation, promoting donation and encouraging curbside collection for
 3088 anaerobic digestion and composting.
- 3089
- 3090 ~~((R-677b))~~ ~~King County should prioritize the economic development of the food and~~
 3091 ~~agriculture industries in order to build a more sustainable and resilient local food~~
 3092 ~~system.~~
- 3093
- 3094 ~~Government funded food programs are increasingly relying on electronic cards for clients to purchase food. For~~
 3095 ~~example, food stamps have been replaced with electronic benefits transfer cards. Grocery stores can easily adopt~~
 3096 ~~new electronic technology to accept such cards. It is more challenging for Farmers Markets to do so as the~~
 3097 ~~majority of them are open air events in parking lots without access to electricity or telephone connections. To~~
 3098 ~~improve accessibility of Farmers Markets for low income shoppers, a concerted effort needs to be made to~~
 3099 ~~develop the ability to easily accept electronic payment. This will help make fresh food more available to~~
 3100 ~~low income shoppers as well as increase the customer base for farmers.))~~
- 3101
- 3102 **R-677c** King County should support low-income, historically underserved, and socially
 3103 disadvantaged populations in efforts to improve equitable food access and food

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3104 production goals, including support for alternative pathways for farmland access
3105 that meet their community's needs.

3106
3107 **R-678** King County should support and collaborate with ~~((other organizations to further~~
3108 ~~the development of))~~ food incentive program providers, with food providers,
3109 producers, and distributors, and with community-based organizations to further
3110 develop and expand programs that increase ((the ability of shoppers to)) access
3111 to affordable foods, increase the use of food assistance benefits, and increase
3112 the ability of farmers to accept electronic and other forms of payment at Farmers
3113 Markets and farm stands.

3114

3115 **~~((E.))~~ Mineral Resources**

3116 King County contains many valuable mineral resources, including deposits of sand, rock, gravel, silica, clay, and
3117 metallic ores. Mineral extraction and processing these deposits is an important part of King County's economy,
3118 currently providing hundreds of jobs and producing materials used locally, regionally, and nationally. ~~((Mineral~~
3119 ~~extraction also has historic significance, in that it provided the impetus for past development in many parts of~~
3120 ~~King County, including Black Diamond and the Newcastle area.))~~

3121

3122 King County is required by the Growth Management Act to designate and conserve mineral resource lands and
3123 plan appropriately to protect them. In doing so the County must assure that land uses adjacent to mineral
3124 resource lands do not interfere with the continued use of mineral resource lands in their accustomed manner and
3125 in accordance with best management practices. ~~((The policies in this section explain the steps taken to designate~~
3126 ~~and conserve mineral resource lands and provide direction on the comprehensive review needed before~~
3127 ~~additional sites are designated for mineral resource extraction.~~

3128

3129 ~~Four main steps are necessary to support and maintain local availability of mineral resources. First, mineral~~
3130 ~~resource sites should be conserved through designation and zoning. Second, land use conflicts between mineral~~
3131 ~~extraction, processing and related operations and adjacent land uses should be prevented or minimized through~~
3132 ~~policies and assessment and mitigation of environmental impacts. Third, operational practices should protect~~
3133 ~~environmental quality, fisheries and wildlife, in balance with the needs of the industry. Finally, mineral~~
3134 ~~extraction areas need to be reclaimed in a timely and appropriate manner.))~~

3135

3136 The Mineral Resources Map identifies three different types of Mineral Resource Sites – Designated Mineral
3137 Resource Sites, Potential Surface Mineral Resources, and Nonconforming Mineral Resource Sites and Existing
3138 Mineral Resource Sites in the Forest Production District. The sites were identified in the 1994 King County
3139 Comprehensive Plan or in subsequent annual updates. Before the Mineral Resources Map is a table that
3140 contains information on each Mineral Resource Site parcel.

3141

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3142 ((The Designated Mineral Resources Sites on the Mineral Resources Map satisfy King County's responsibility to
3143 designate and conserve mineral resources consistent with requirements of the Growth Management Act. All
3144 Designated Mineral Resources Sites have Mineral zoning. Most of the Designated Mineral Resources Sites
3145 shown on the map contain sand and/or gravel; however, a few contain other mineral resources such as silica,
3146 rock, stone, shale, and clay. The criteria used in the 1994 King County Comprehensive Plan called for
3147 designation of properties that at the time were either zoned outright for mining or those operating under an
3148 approved Unclassified Use Permit.)) In addition to the designated Mineral Resources Sites, the Forest
3149 Production District and Forest (F) zone preserves the opportunity for mineral extraction. Mineral extraction is a
3150 permitted or conditional use in the F zone. Because forestry does not preclude future mineral extraction, King
3151 County considers the Forest Production District as part of its strategy to conserve mineral resources.

3152
3153 The Mineral Resources Map also shows Potential Surface Mineral Resource Sites. These are sites where King
3154 County may allow some future surface mining to occur or where the owner or operator indicates an interest in
3155 future mineral extraction. ((The Potential Surface Mineral Resources Sites shown on the map do not indicate
3156 the material. Because of the geology of King County, most valuable metallic mineral resources are located in the
3157 Forest Production District, and are therefore already protected from urban development.)) Identification of
3158 Potential Surface Mineral Resources Sites satisfies the Growth Management Act requirements to not knowingly
3159 preclude opportunities for future mineral extraction and to inform nearby property owners of the potential for
3160 future mineral extraction use of these areas ((in order)) to prevent or minimize conflicts.

3161
3162 The Mineral Resources Map also shows Nonconforming Mineral Resources Sites. These are sites on which
3163 some mining operations predated King County zoning regulations without appropriate zoning or other land use
3164 approval. Mining for these sites has not been authorized through a land use designation or zoning classification.
3165 These sites are shown for informational purposes only. Mining can occur on an identified site only if mining has
3166 been approved as a nonconforming use by the Department of Local Services - Permitting Division, and mining
3167 activities have received all other necessary permit approvals. Because the sites have not undergone formal
3168 review to be designated on the Land Use Map or zoned for mining, the sites do not have long-term commercial
3169 significance. However, they can continue to serve mineral supply needs.

3170
3171 **R-679 King County shall identify existing and potential mineral extraction sites on the**
3172 **Mineral Resources Map ((in order)) to conserve mineral resources, promote**
3173 **compatibility with nearby land uses, protect environmental quality, maintain and**
3174 **enhance mineral resource industries, and serve to notify property owners of the**
3175 **potential for mineral extraction activities. The County shall identify((:**
3176 **a. Sites with existing Mineral zoning as Designated Mineral Resource Sites;**
3177 **b. Sites where the landowner or operator has indicated an interest in**
3178 **mineral extraction, sites that as of the date of adoption of the 1994**
3179 **Comprehensive Plan had potential Quarrying/Mining zoning, or sites that**
3180 **the County determines might support future mineral extraction as**
3181 **Potential Surface Mineral Resource Sites; and**

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3182 e. ~~Sites where mining operations predate zoning regulations but without~~
 3183 ~~zoning or other land use approvals as Nonconforming Mineral Resource~~
 3184 ~~Site sites consistent with Washington State Department of Natural~~
 3185 ~~Resources mineral resource mapping and in accordance with the~~
 3186 ~~mineral resource lands evaluation and designation criteria established in~~
 3187 ~~Chapter 36.70A Revised Code of Washington and applicable sections in~~
 3188 ~~Washington Administrative Code.~~

3189

3190 **R-680 King County shall designate as Mining on the Comprehensive Plan Land Use Map**
 3191 **those sites that had Potential Mineral (M) zoning prior to the date of adoption of the**
 3192 **1994 Comprehensive Plan and those sites that had Mineral zoning as of the date of**
 3193 **the adoption of the 2000 King County Comprehensive Plan update.**

3194

3195 **A Mining designation on the Land Use Map shall not create a presumption that**
 3196 **Mineral zoning will be approved for sites with Potential Mineral zoning. Potential**
 3197 **Mineral zoning shall not be applied to additional sites.**

3198

3199 ~~((Mineral extraction is an intense operation that may continue for many years. Mineral extraction operations~~
 3200 ~~can significantly change the land being mined and have impacts on the environment and on nearby properties.~~
 3201 ~~Beyond direct impacts to the mine site and nearby properties, mineral extraction and processing can contribute~~
 3202 ~~to greenhouse gas emissions. In 2014, the County and cities updated the Countywide Planning Policies to set a~~
 3203 ~~goal to reduce greenhouse gas emissions 80% by 2050 at the county scale. The County's 2015 Strategic Climate~~
 3204 ~~Action Plan includes the same overarching goal.))~~

3205

3206 King County requires comprehensive review, including environmental analysis, prior to approving a Land Use
 3207 Map and zoning change. Site-specific environmental review will also be required for a grading permit or any
 3208 other permit that is necessary for a mineral extraction operation. Therefore, ~~((a))~~ comprehensive site-specific
 3209 ~~((study))~~ analysis is required prior to any such approval.

3210

3211 **R-681 King County may designate additional sites on the Comprehensive Plan Land Use**
 3212 **Map as Mining only following a site-specific rezone to Mineral zoning. Upon approval**
 3213 **of a rezone to Mineral zoning, the Comprehensive Plan Land Use Map shall be**
 3214 **amended to designate the site as Mining during the next Comprehensive Plan update.**
 3215 **King County should approve applications for site-specific rezones to Mineral zoning**
 3216 **and applications for permits that would authorize mineral extraction and processing**
 3217 **only following site-specific environmental study~~((;))~~ and early and continuous public**
 3218 **notice and comment opportunities, when:**

3219

a. **The proposed site contains rock, sand, gravel, or other mineral**
resources;

3220

b. **The proposed site is large enough to confine or mitigate all operational**
impacts;

3221

3222

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- 3223 c. The proposal will allow operation with limited conflicts with adjacent
3224 land uses when mitigating measures are applied;
- 3225 d. The proposal has been evaluated under the State Environmental Policy
3226 Act so that the County may approve, condition or deny applications
3227 consistent with the County's substantive State Environmental Policy Act
3228 authority, and ~~((in order))~~ to mitigate significant adverse environmental
3229 impacts.
- 3230 e. Roads or rail facilities serving or proposed to serve the site can safely
3231 and adequately handle transport of products and are in close proximity
3232 to the site.

3233

3234 ~~((If King County denies an application for a site specific Mineral rezone it should remove the Mining land use
3235 designation from the Land Use map and the associated Potential Surface Resource Mineral site designation from
3236 the Mineral Resources Map. If the County denies a permit that would authorize mineral extraction and/or
3237 processing on a Designated Mineral Resources Site, the County should consider new information generated
3238 during the permit review process to determine whether the site is not properly designated as mineral resource
3239 land of long term commercial significance, the designation for the site on the Mineral Resources Map should be
3240 changed from Designated Mineral Resources Site to Potential Surface Mineral Resource Site. In addition, the
3241 Mining land use designation and the Mineral zoning classification for the site should be amended to be
3242 compatible with the surrounding properties.))~~

3243

3244 **R-682 King County should remove the Mining land use designation on the**
3245 **Comprehensive Plan Land Use Map and associated Potential Mineral zone or**
3246 **Mineral zoning for any sites that have been denied a rezone to Mineral.**

3247

3248 **If a grading or other permit necessary for the extraction of mineral resources is**
3249 **denied on a Designated Mineral Resource Site, the County shall evaluate whether**
3250 **such mineral resource designation is appropriate. The re-evaluation process**
3251 **may occur as part of the annual update and information produced during the**
3252 **permit review process shall be used to evaluate the appropriateness of changing**
3253 **the existing designation. If the County determines that the site should not be**
3254 **designated as mineral resource land of long-term commercial significance as**
3255 **defined in the Growth Management Act, the County shall evaluate whether the**
3256 **site should remain on the Mineral Resource Map, and whether the land use**
3257 **designation and zoning classification should be changed, with consideration for**
3258 **compatibility with the surrounding properties.**

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- 3259
- 3260 **R-683** King County may amend the Mineral Resources Map to identify additional
- 3261 Potential Surface Mineral Resource Sites as part of the ~~((eight))~~ 10-year or
- 3262 midpoint update.
- 3263
- 3264 **R-684** The preferred adjacent land uses to sites designated as Mining on the Land Use
- 3265 Map are mineral extraction, industrial, open space, or forestry uses. Sites for
- 3266 newly proposed Mineral zones shall not be adjacent to or within Agricultural
- 3267 Production Districts. Agricultural lands and operations should be protected from
- 3268 significant impacts associated with nearby mineral extraction operations.
- 3269
- 3270 **R-685** Mineral extraction activities are permitted within the Forest Production District,
- 3271 consistent with policy R-620. However, a conditional use permit shall be required
- 3272 for mineral extraction activities in the Forest zone located within one-quarter mile
- 3273 of established residences or for proposals seeking to use local access streets
- 3274 where abutting lots are developed for residential use.
- 3275
- 3276 **R-686** ~~((In order to))~~ To comprehensively assess the environmental impacts associated
- 3277 with a zoning change, conditional use, or operating approval for a mineral
- 3278 extraction proposal, the range of environmental impacts, including short-term
- 3279 and long-term effects arising or existing over the lifetime of the proposal, shall be
- 3280 assessed at the earliest possible stage. This should include the potential for
- 3281 phasing of future proposals for structures and operations related to mineral
- 3282 extraction, such as asphalt and concrete batch plants.
- 3283
- 3284 **R-687** King County should prevent or minimize conflicts with mineral extraction when
- 3285 planning land uses adjacent to Designated Mineral Resource Sites and Potential
- 3286 Surface Mineral Resource Sites. Subarea plans or area zoning and land use
- 3287 studies may indicate areas where Mining is an inappropriate land use
- 3288 designation. Designated Mineral Resource Sites and Potential Surface Mineral
- 3289 Resource Sites and Nonconforming Mineral Resource Sites should be shown on
- 3290 the Mineral Resources Map ~~((and subarea study maps in order))~~ to notify nearby
- 3291 property owners and residents of existing and prospective mineral extraction
- 3292 activities.
- 3293
- 3294 **R-688** The periodic review process for mineral extraction and processing operations
- 3295 shall include sufficient public notice and comment opportunities. The purpose of
- 3296 the periodic review process is to provide opportunities for public review and
- 3297 comment on the mineral resource facility's fulfillment of state and County
- 3298 regulations and implementation of industry-standard best management
- 3299 practices, and for King County to modify, add or remove conditions to address
- 3300 new circumstances and/or unanticipated project-generated impacts. The

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3301 periodic review process is not intended to re-examine the appropriateness of the
 3302 mineral resource use, or to consider expansion of operations beyond the scope
 3303 of existing permitted operations since that review would be accomplished
 3304 through the County’s permitting process. The periodic review is intended to be a
 3305 part of King County’s ongoing enforcement and inspections of mineral resource
 3306 sites, and not to be a part of the County’s permitting process.
 3307

3308 **R-689** Conditions and mitigations for significant adverse environmental impacts
 3309 associated with mineral extraction or mining operations and their associated
 3310 structures or facilities should be required, especially in the following areas:
 3311 a. Air quality, including greenhouse gas emissions from minerals extracted
 3312 for energy production;
 3313 b. Environmentally sensitive and critical areas, such as surface and
 3314 groundwater quality and quantity, wetlands, fisheries and wildlife
 3315 habitats, and aquatic habitats;
 3316 c. Noise levels;
 3317 d. Vibration;
 3318 e. Light and glare;
 3319 f. Vehicular access and safety;
 3320 g. Land and shoreline uses;
 3321 h. Traffic impacts;
 3322 i. Visual impacts;
 3323 j. Cultural and historic features and resources;
 3324 k. Site security; and
 3325 ~~l. ((Climate change impacts from minerals extracted for energy production;~~
 3326 ~~and~~
 3327 ~~m.))~~ Others unique to specific sites and proposals.
 3328

3329 **R-690** Where mineral extraction or mining are subject to state or federal regulations,
 3330 King County should work with the state and federal governments to ensure that
 3331 proposals are reviewed with consideration of local land use and environmental
 3332 requirements, regional impacts from transport, and assessment of climate
 3333 change impacts from end((-))_use of minerals and mined materials.
 3334

3335 **R-691** King County should work with the Washington State Department of Natural
 3336 Resources to ensure that mining areas are reclaimed in a timely and appropriate
 3337 manner. Reclamation of mineral extraction or mining sites in the Forest
 3338 Production District should return the land to forestry. Where mineral extraction
 3339 is completed in phases, reclamation also should be completed in phases as the
 3340 resource is depleted. When reclamation of mineral extraction sites located
 3341 outside of the Forest Production District is completed, the site should be

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3342 considered for redesignation to a land use designation and zoning classification
3343 compatible with the surrounding properties.

3344

3345 **R-692** King County shall encourage the removal of existing stockpiles of previously
3346 mined material (~~(in order)~~) to promote and achieve reclamation of land to its
3347 highest and best use.

3348

3349 **R-693** King County shall prohibit the establishment of new coal mines and the
3350 expansion of existing coal mines.

3351

3352 **Mineral Resources Property Information for the Mineral Resources Map**

DESIGNATED MINERAL RESOURCE SITES				
Map #	Section-Township-Range	Site Name and/or Owner/Operator	Material*	Total Site Acreage (approx.)
1	25-21-06	Cadman S & G/Flintston S&G	SG	75
2	11-20-07 21-20-07	Plum Creek Timber Company	SG	476
3	21-22-03	Ideal Cement Co/King County	SG	39
5	27-22-07	Kangley Pit/Meridian Aggregates Co. (398 acres) and Stoneway Concrete Gravel Pit/Gary Merlino Construction	SG	608
6	28-23-06	Cedar Grove Pit/Queen City Farms	SG	315
7	33-23-06	Lake Francis Pit/Plumb Creek Timber Co	SG	143
8	33-23-06	Cedar grove Pit /ANMARCO	SG	35
9	20-23-06	Cedar Mountain Pit/ Rivera & Green	SG	57
10	20-22-06	Black River Quarry	SG	374
12	08-28-07 17-26-07	Cherry Pit/Thompson	SG	13
13	19-24-08 20-24-08	Snoqualmie/Weyerhaeuser Co. and S. Parsons et. al.	SG	665
15	06-23-06	Squak Mountain Quarry/M. Palmer	RS	16
16	22-24-07	Raging River/Cadman	RS	46
17	33-20-07	Highway 410 Quarry/J. Laramie	RS	34
18	28-26-11 27-26-11	Meridian Aggregates	R	38
20	01-21-06 36-22-06	Reserve Silica Corporation Plum Creek Timber Co. and Silica Sand Mine	S	
23	32-24-06	State of Washington	CL	

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DESIGNATED MINERAL RESOURCE SITES

Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Material*	Total Site Acreage (approx.)
25	32-24-06	Interpace Harris Mine/ R.Thompson and Eltra. Corp.	SG	
26	35-22-06	Meridian Minerals Co.	SG	
27	29-23-06	Pinnacle Exploration	SG	
28	29-23-06 32-23-06	ANMARCO and G. Newell	SG	
29	29-23-06	Plum Creek Timber Co	SG	
30	27-24-06	Issaquah/King Co.	SG	
31	05-23-06	King County	SG	
32	33-23-06	Lake Francis Plum Creek Timber Co	SG	
96	30-21-07	Franklin Pit/Morris	SG	158

3353

POTENTIAL SURFACE MINERAL RESOURCE SITES

Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Total Site Acreage (approx.)
35	35-22-05	T. Scarsella	11
36	07-25-06	Cadman/King Co.	24
37	33-23-06	Merlino Property/ANMARCO	32
39	20-23-06	Rivera and Green	21
40	22-26-06	T. Alberg	40
41	31-26-07	T. Alberg	160
42	08-26-07 17-26-07	R. and A. Thompson	11
43	32-23-09	R. and A. Thompson	145
44	11-21-05	B & M Investments	174
45	25-22-02	Doane Family Ltd.	60
46	08-25-06	W. Nelson	86
47	18-21-07	Palmer Coking Coal	79
48	30-21-07	Palmer Coking Coal	275
50	36-21-06	Palmer Coking Coal	116
51	06-23-06	Palmers	39
52	12-23-05	R. and R. Schroeder and Pacific Company Constructors	30

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POTENTIAL SURFACE MINERAL RESOURCE SITES			
Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Total Site Acreage (approx.)
53	02-20-06	State of Washington	36
54	03-91-33	Weyerhaeuser Co.	36
74		Weyerhaeuser Co	3655
75		Weyerhaeuser Co., United States, U.S. Corps of Engineers	4214
76		Weyerhaeuser Real Estate Co.	1765
77		Weyerhaeuser Co. and State of Washington	705
78		Weyerhaeuser Co., Riley, Everett, Hamerly	1926
79		E. Seliger, Weyerhaeuser Co,	1167
80		Weyerhaeuser Co.	113
81		Metro	599
82		Cadman Black Diamond/Weyerhaeuser Co.	434
83		Weyerhaeuser Co.	925
55	02-20-07 12-20-07	Weyerhaeuser Co., State of Washington, Metro	634
56	10-20-07	Weyerhaeuser Co.	80
57	15-26-07	State of Washington	320
58	16-21-05	State of Washington	38
59	17-23-07 18-23-07 19-23-07 20-23-07	State of Washington	640
60	26-21-06	M & K Company	18
61	27-24-06	State of Washington	40
62	30-20-08	Weyerhaeuser Co.	141
63	30-21-07	State of Washington and Palmer Coking Coal	60
64	30-21-08	State of Washington	168
65	34-24-06	State of Washington	32
66	35-24-06	State of Washington	20
67	36-20-06	State of Washington	79
68	36-20-06	State of Washington	40
69	36-21-06	State of Washington	152
70	36-21-07	State of Washington	640
71	36-23-06	State of Washington	115
72	04-21-07	Weyerhaeuser Co.	173
73	03-25-09	Weyerhaeuser Co.	3079

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POTENTIAL SURFACE MINERAL RESOURCE SITES

Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Total Site Acreage (approx.)
	04-25-09		
	05-25-09		
	10-25-09		
	33-25-09		
	34-26-09		
	28-20-07		
84	32-20-07	Weyerhaeuser Co.	669
	33-20-07		
	04-19-07		
85	05-19-07	Weyerhaeuser Co.	1572
	32-20-07		
86	34-25-07	L.A. Welcome	24
87	36-21-05	Sparling/King Co.	41
88	21-24-07	Raging River/King Co.	40
89	32-22-07	Lake Retreat/King Co	82
90	35-22-02	Sprows/King Co.	40
91			
92	23-26-07	Swan Quarry/King Co.	76
93	31-23-07	Route 18 Fill Project/Plumb Creek Timber Co.	40

3354

3355

LEGAL NONCONFORMING

**MINERAL RESOURCE SITES AND EXISTING MINERAL RESOURCE SITES IN THE FOREST
PRODUCTION DISTRICT**

Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Material*	Total Site Acreage (approx.)
21	01-19-07	Hardie/Weyerhaeuser	S	625
94	29-20-07	Jensen Sand & Gravel/Jensen	SG	13
95	29-20-07	Corliss/Weyerhaeuser	SG	60
103	34-22-06	Summit/King County	SG	176
104	13-20-06	Enumclaw Quarry/Pierotti	RS	14
110	31-21-07	Hyde Pit/Palmer Coking Coal Co	SG	20
	19-23-09			
113	20-23-09	Cadman North Bend/Weyerhaeuser	SG	300
	29-23-09			

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LEGAL NONCONFORMING

**MINERAL RESOURCE SITES AND EXISTING MINERAL RESOURCE SITES IN THE FOREST
PRODUCTION DISTRICT**

Map # Section-	Section- Township- Range	Site Name and/or Owner/Operator	Material*	Total Site Acreage (approx.)
114	33-20-07	White River/Weyerhaeuser	RS	175

3356

***KEY FOR ALL SITES**

SG	=	Sand & Gravel
RS	=	Rock & Stone
R	=	Rock
ShCl	=	Shale & Clay
Cl	=	Clay
S	=	Silica

NOTE:

- Each map number corresponds to one or more parcel number(s), and in some cases different owners and operators. The acreage listed represents the sum acreage of all the parcels of the site. ~~((Please refer to the technical appendix for the parcel-specific version of this table.))~~
- Designated Mineral Resource Sites: Sites with Mineral Zoning.
- Potential Surface Resource Mineral Sites: Sites identified by the landowner or operator prior to Nov. 18, 1994 and sites as of Nov. 18, 1994 that had pending rezone applications for Quarrying/Mining (now Mineral) zoning or had potential Quarrying/Mining (now Mineral) zoning. Such sites may or may not be able to operate, and are subject to all federal, state and local regulations.
- Nonconforming Mineral Resource Sites and Existing Mineral Resource Sites in the Forest Production District: Sites on which mineral extraction operations pre-date King County zoning regulations, but without zoning or other land use approvals.

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
<p>R-101 King County ((will)) shall continue to preserve and sustain its rural ((legacy)) history, character, and communities through programs and partnerships that support, preserve, and sustain its historic, cultural, ecological, agricultural, forestry, and mining heritage through collaboration with <u>Indian tribes</u>, local and regional preservation and heritage programs, community groups, rural residents and business owners including forest and farm owners, ((rural communities, towns, and e)) <u>Cities in the Rural Area</u>, and other interested ((stakeholders)) <u>parties</u>.</p>	<p>Clarification of existing policy intent</p>	<p>"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen</p> <p>Other edits for clarity and current practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The policy goal is "preserve and sustain rural history, character, and communities." Everything else is strategy that could be deleted.
<p>R-201 It is a fundamental objective of the King County Comprehensive Plan to maintain the character of its designated Rural Area. The Growth Management Act specifies the rural element of comprehensive plans include measures that apply to rural development and protect the rural character of the area (Revised Code of Washington 36.70A.070((5))). The Growth Management Act defines rural character as it relates to land use and development patterns (Revised Code of Washington 36.70A.030((15))). ((This definition can be found in the Glossary of this Plan.)) Rural development can consist of a variety of uses that are consistent with the preservation of rural character and the requirements of the rural element. ((In order to)) To implement the Growth Management Act, it is necessary to define the development patterns that are considered rural, historical, or traditional and do not encourage urban growth or create pressure for urban facilities and service.</p> <p>Therefore, King County's land use regulations and development standards shall protect and enhance the following attributes associated with rural character and the Rural Area:</p> <ol style="list-style-type: none"> The natural environment, particularly as evidenced by the health of wildlife and fisheries (especially salmon and trout), aquifers used for potable water, surface water bodies including Puget Sound and natural drainage systems and their riparian ((corridors)) areas; Commercial and noncommercial farming, forestry, fisheries, mining, home((-)) occupations and home industries; Historic resources, historical character, and continuity important to local communities, as well as archaeological and cultural sites important to <u>Indian tribes</u>; Community small-town atmosphere, safety, and locally((-))-owned small businesses; Economically and fiscally healthy Rural Towns and Rural Neighborhood Commercial Centers with clearly defined identities compatible with adjacent rural, agricultural, forestry, and mining uses; Regionally significant parks, trails, and open space; A variety of low-density housing choices compatible with adjacent farming, forestry, and mining and not needing urban facilities and services; Traditional rural land uses of a size and scale that blend with ((historic)) <u>historical</u> rural development; and Rural uses that do not include primarily urban-serving facilities. 	<p>Clarification of existing policy intent</p>	<p>Edits for clarity, current terminology, and grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
R-202 The Rural Area geography shown on the King County Comprehensive Plan Land Use Map shall include areas that are rural in character and ((meet one or more of the following criteria)) that: a. Have ((Ø)) opportunities ((exist)) for significant commercial or noncommercial farming and forestry (large-scale farms and forest lands are designated as Resource Lands); b. ((The area w)) Will help buffer nearby Natural Resource Lands from conflicting urban uses; c. ((The area is)) Are contiguous to other lands in the Rural Area, Resource Lands or large, predominantly environmentally critical areas; d. ((There are)) Have major physical barriers to providing urban services at reasonable cost, or such areas will help foster more logical boundaries for urban public services and infrastructure; e. ((The area is)) Are not needed for the foreseeable future that is well beyond the 20-year forecast period to provide capacity for population or employment growth; f. ((The area has)) Have outstanding scenic, historic, environmental, resource or aesthetic values that can best be protected by a rural designation; or g. Have ((S)) significant environmental constraints that make the area generally unsuitable for intensive urban development.	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-203 ((King County's)) The Rural Area geography is considered to be permanent and shall not be redesignated to ((an)) be in the Urban Growth Area ((until)) unless reviewed pursuant to the Growth Management Act (Revised Code of Washington 36.70A.130 ((3))) and the Countywide Planning Policies.	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-204 Farming and forestry are vital to the preservation of rural King County and should be encouraged throughout the Rural Area. King County should encourage the retention of existing and establishment of new rural resource-based uses, with appropriate site management that protects habitat resources. King County's regulation of farming ((-keeping of livestock,)) and forestry in the Rural Area should be consistent with these guiding principles: a. Homeowner covenants for new subdivisions and short subdivisions in the Rural Area should not restrict farming and forestry; b. Development regulations for resource-based activities should be tailored to support the resource use and its level of impact; c. Agricultural and silvicultural management practices should not be construed as public nuisances when carried on in compliance with applicable regulations, even though they may impact nearby residences; and d. County environmental standards for forestry and agriculture should protect environmental quality, especially in relation to water and fisheries resources, while encouraging forestry and farming.	Clarification of existing policy intent	"Keeping livestock" is part of "farming"	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> In sub a., the phrase is "not restrict farming and forestry," while K.C.C. 21A.14.330 (in the PO) uses "preclude agricultural and forestry activities." They could be made consistent.
R-206 ((The e)) Conservation of forest land and forestry throughout the Rural Area shall remain a priority for King County. Landowner property tax incentives, technical assistance, permit assistance, regulatory actions, and community-based education shall be used	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a 	<ul style="list-style-type: none"> No issues identified.

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throughout the Rural Area to sustain the forest land base and forestry activities. King County should ensure that its regulations, permitting processes, and incentive programs facilitate and encourage active forest management and implementation of forest stewardship plans.					<ul style="list-style-type: none"> Anticipated resource need: n/a Anticipated timeline: n/a 	
R-207 Rural Forest Focus Areas (are identified) shall be designated geographic areas where special efforts are necessary and feasible to maintain forest cover and the practice of sustainable forestry. King County shall continue to target funding, when available, (new) economic incentive programs, regulatory actions, fee and easement acquisition strategies and (additional) technical assistance to the Rural Forest Focus Areas. (Strategies specific to each Rural Forest Focus Area shall be developed, employing the combination of incentive and technical assistance programs best suited to each focus area.)	Substantive change	Reoriented statement of fact to policy direction and to reflect current practice. Protection and delivery of incentives are not tailored to specific RFFAs.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The rationale column states that the removed sentence does not meet current practice. Councilmembers could choose to give policy direction for the Executive to develop strategies specific to each area rather than removing the language.
R-208 The Rural Forest Focus Areas should be maintained in parcels of 20 acres or more (in order) to retain large, contiguous blocks of rural forest. Regulations and/or incentives should seek to achieve a maximum density of one home per 20 acres.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-209 King County should develop incentives to encourage agricultural activities (in the remaining) on prime farmlands located outside the Agricultural Production District. These incentives could include tax credits, expedited permit review, reduced permit fees, permit exemptions for activities complying with best management practices, assistance with agricultural waste management, or similar programs.	Clarification of existing policy intent	Edited for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-210 King County supports the raising and management of livestock and the production of related value-added products. The management of livestock and the lands and structures supporting the raising of livestock, should be consistent with industry best management practices and (must) shall comply with county, state, and federal regulations related to the specific industry.	Clarification of existing policy intent	"Shall" is more consistent with Comprehensive Plan terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The word "shall" could be added to the first sentence to give this policy direction. The phrase beginning with "shall" in the second sentence could be deleted as it is not necessary to state in a policy that the County will comply with the law.
R-211 King County should continue to support and sustain equestrian activities and ensure that regulations support those activities compatible with the area in which they are located. The (e)County should encourage subdivision layouts that preserve opportunities for livestock and equestrian activities.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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R-213 Soft-surface multiple-use trails in corridors separate from road rights-of-way are the preferred option for equestrian travel for safety reasons and to avoid conflicts with residential activities associated with the street. Existing off-road trails should be preserved during site development, with relocation as appropriate to accommodate development while maintaining trail connections. The King County Road Design and Construction Standards ((will)) shall accommodate safe equestrian travel within road rights-of-way. Where appropriate, capital improvement programs for transportation and park facilities shall also enable the use of new facilities by equestrians. Construction standards for multiple-use ((nonmotorized)) trails to be established in road rights-of-way within the Rural Area and Natural Resource Lands should assure a minimum eight-foot-wide gravel shoulder on arterial roads and 4.0 foot gravel shoulder on local access roads, or provide a trail separated from the driving lanes by a ditch or other barrier. Construction standards for soft-surface multiple-use ((nonmotorized)) trails in corridors separate from road rights-of-way shall be consistent with current trail construction and maintenance practices as promulgated by the U.S. Forest Service.	Substantive change	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen Updates to reflect current terminology; trails are not just for nonmotorized uses	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The second to last sentence is detailed construction standards already contained in the King County Road Standards. This level of detail is unusual in the Comp Plan and could be removed. "Active Transportation" is a broader category than walking and biking; it also includes equestrian travel and micromobility devices such as e-bikes and e-scooters, among other things. The Department of Commerce's 2023 checklist for comprehensive plan updates does require an active transportation component, but whether any given policy addresses all active transportation or a subset (such as walking and bicycling) is a policy choice.
R 214 King County's land use regulations should protect rural equestrian community trails by supporting preservation of equestrian trail links in the Rural Area and within the Agricultural and Forest Production District. Representatives of the equestrian community should be given the opportunity to review and monitor regulatory and policy actions by King County, such as Rural Area development regulations, that have the potential to affect equestrian trails	Policy Staff Flag					<ul style="list-style-type: none"> The first sentence is duplicative of R-213 and could be removed.
R-216 Equestrian trails should be a category in the ((e))County's Public Benefit Rating System, so that a landowner who provides trail access may qualify for a tax reduction under the program.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-217 County departments negotiating trades or sales of ((e))County-owned land shall determine whether any historically established trails exist on the property, and, when economically feasible, ensure that those trails are retained or replaced and are not lost as a condition of the trade or sale. Trails that provide key linkages, for either multi-use or equestrian trails, shall be considered to have strategic value to the county's trail network and shall be retained or replaced whenever possible.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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R-301 King County shall use all appropriate tools at its disposal to limit growth in the Rural Area and Natural Resource Lands, such as land use designations, development regulations, level of service standards and incentives, to: a. Retain ((A)) a low growth rate ((is desirable for the Rural Area, including Rural Towns and Rural Neighborhood Commercial Centers, to)); b. ((e))Comply with the State Growth Management Act((;)); c. ((continue preventing)) Prevent sprawl, the conversion of rural land, and the overburdening of rural services((;)); d. ((f))Reduce the need for capital expenditures for rural roads((;)); e. ((m))Maintain rural character((;)); f. ((p))Protect the environment; and g. ((f))Reduce ((transportation-related)) greenhouse gas emissions. ((All possible tools may be used to limit growth in the Rural Area. Appropriate tools include land use designations, development regulations, level of service standards and incentives.	Substantive Change	Strengthened to a shall to reflect current Growth Management Act mandates and County practices and regulations for limiting growth in the Rural Area and on Natural Resource Lands Sub-c is updated to include prevention of the conversion of rural land, consistent with existing intent and as mandated by the Growth Management Act, VISION 2050 IN MPP-RGS-13, and the Countywide Planning Policies in DP-46 Other clarifying and streamlining edits consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy is strengthened. King County would now be required to use all appropriate tools at its disposal to limit growth in RA and NRL, whereas before all possible tools "may" be used. Sub b. could be removed, as it is a requirement.
R-302 Residential development in the Rural Area should <u>only</u> occur ((as follows)): a. In Rural Towns at a variety of densities and housing types as services an infrastructure allows, compatible with ((maintenance)) protection of historic resources and community character; and b. Outside Rural Towns at low densities compatible with traditional rural character and uses ((;)); farming, forestry, and mining; and rural service levels.	Substantive change	To reflect other policy and code mandates for appropriate infrastructure needed to support development in the rural area, especially in rural towns with higher density zoning that don't have sewer service Other clarifying edits consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Although this remains a "should" policy, this language strengthens the policy somewhat by stating that it should <i>only</i> occur as written. The policy also gives direction that development in rural towns should <i>only</i> be undertaken when adequate services and infrastructure are available.
R-303 Rural Area zoned properties should have low residential densities that can be sustained by minimal infrastructure improvements such as septic systems and rural roads, should cause minimal environmental degradation and impacts to significant historic resources, and ((that)) will not cumulatively create the future necessity or expectation of urban levels of services.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy could be strengthened, by changing "should" to "shall." As written, this policy does not recognize the possibility of large on-site septic systems or community septic systems. Councilmembers may want to add clarifying language here to make it clear whether such systems are appropriate.
R-304 Rural Area zoned residential densities shall be applied in accordance with R-305 – R-309. Individual zone reclassifications are discouraged and should not be allowed in the Rural Area. ((Property owners seeking)) Individual zone reclassifications ((should)) shall demonstrate compliance with R-305 – R-309.	Substantive change	Strengthened to a "shall" to ensure consistency with the rural zoning standards of the Comprehensive Plan.	More robust review of rural rezones and improved alignment with the intent and standards of the Comprehensive Plan	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: No commensurate code change is needed, as K.C.C. 21A.44.060 currently requires consistency with the Comprehensive Plan, which would now include consistency with this new "shall" requirement. Anticipated resource need: No Anticipated timeline: 2025 	<ul style="list-style-type: none"> There is somewhat of a contradiction in this policy in that individual rezones "should not be allowed" followed by an allowance for individual rezones. It may be clearer to link the two sentences. This could also be a code criteria for rezones, and therefore be deleted from the policy.

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<p>R-305 A residential density of one home per 20 acres or 10 acres shall be achieved through regulatory and incentive programs on lands in the Rural Area that are managed, preserve, or prioritized for forestry or farming respectively, and <u>lands that</u> are found to qualify for a Rural Forest Focus Area designation in accordance with R-207.</p>	<p>Substantive change</p>	<p>Substantive Change</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This is a substantive change as lands would not have to be actively managed for forestry or farming to qualify. "Prioritized" suggests that the County could designate any RA property as a priority for future farming or forestry and it would fall into this category. Executive staff state that the intent is to ensure that County priorities are represented in future decisions about density and to protect certain rural area properties from increased densities through rezones.
<p>R-306 A residential density of one home per 10 acres shall be applied in the Rural Area where: a. The lands are adjacent to or within one-quarter mile of designated ((Agricultural Production Districts, the Forest Production District or legally approved long-term mineral resource extraction sites)) <u>Natural Resource Lands;</u> ((or)) b. The lands contain moderate or significant; environmentally constrained areas as defined by county ((ordinance, policy or federal or)), state, or federal law((-or)); regionally significant resource areas; or ((substantial)) critical habitat as determined by legislatively approved ((basin plans or)) Watershed Resource Inventory Area Plans; ((and)) or c. ((The predominant lot size is greater than or equal to 10 acres in size)) <u>A residential density of one home per five acres would harm or diminish the surrounding area, burden infrastructure, increase development pressure, or be inconsistent with the development patterns promoted by the Comprehensive Plan.</u></p>	<p>Substantive change</p>	<p>Sub-a and b – clarifying/ streamlining edits that reflect existing intent. Specifically, in sub-b, basin plans is removed here because they are proposed for repeal in the ordinance adopting the 2024 Comprehensive Plan, as they are primarily from the 1990s and do not reflect current conditions or regulatory requirements.</p> <p>Sub-c – This language was guidance from when the post-Growth Management zoning conversion was first implemented in the early 1990s. The new, lower zoned densities were often not applied to smaller parcels that were already developed at the time, which often created a patchwork of various zones and lot sizes in any given area. The policy needs reorienting to current application and context when reviewing proposed rezones now. Properties are often smaller in size than the minimum lot size and, in the case of RA-10, they abut other rural area zoned parcels (such as RA-5, RA-2.5) as well as city parcels, that allow even smaller lots. Given this, the predominant lot size approach is no longer an appropriate method for distinguishing between RA-10 and other zones. The policy is reoriented to better align with</p>	<p>Will help provide clarity when reviewing proposed rezones, avoid use of an outdated approach, and ensure protection of rural character. Unlikely to have significant impacts on rural densities.</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: Commensurate updates in K.C.C. Chapter 20.22 Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The change in sub c. would allow parcels to be rezoned to RA-5 even if the predominant lot size in the area was 10 acres or greater. This is a policy choice. The replacement criteria "harm or diminish the surrounding area" is open to interpretation. Councilmembers could provide more specific or different direction. Executive staff indicate that this phrase would include looking at visual impacts, noise impacts, runoff, flood hazard, and shoreline stabilization. Because any rezone from RA-10 to RA-5 would either 1) allow for more lots than allowed under the current zoning or 2) Allow for construction of a detached ADU by bringing the lot in conformance with the minimum lot size, it is unclear how a rezone from RA-10 to RA-5 could comply with the directive to not "increase development pressure."

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<p>R-308 A residential density of one home per five acres shall be applied in the Rural Area <u>only</u> where:</p> <p>a. <u>The lands are more than one-quarter mile away from designated Natural Resource Lands;</u></p> <p>b. <u>The lands ((is)) are physically suitable for development with minimal; environmentally sensitive features as defined by county, state, or federal law; regionally significant resource areas; or critical habitat as determined by legislatively ((adopted watershed based)) approved Watershed Resource Inventory Area plans; and ((b. Development can be supported by rural services;</u></p> <p>c. The land does not meet the criteria in this plan for lower density designations; and</p> <p>d. The predominant lot size is less than 10 acres;))</p> <p>c. <u>This residential density would not harm or diminish the surrounding area, burden infrastructure, increase development pressure, and be inconsistent with the development patterns promoted by the Comprehensive Plan.</u></p>	<p>Substantive change</p>	<p>other Growth Management Act and Comprehensive Plan goals and mandates.</p> <p>Sub a. and new sub-b – Language added for parallel considerations and contrast with R-306, with edits for clarity, consistent with existing intent</p> <p>Old sub-b – removed, as this requirement is not unique to RA-5 zoned properties; it would be the same for all RA densities. Instead relies on new sub-c.</p> <p>Old sub-c - removed unnecessary and passive language Instead relies on new Subsection c.</p> <p>Old sub-d - This language was guidance from when the post-Growth Management zoning conversion was first implemented in the early 1990s. The new, lower zoned densities were often not applied to smaller parcels that were already developed at the time, which often created a patchwork of various zones and lot sizes in any given area. The policy needs reorienting to current application and context when reviewing proposed rezones now. Properties are often smaller in size than the minimum lot size and, in the case of RA-5, they abut other rural area zoned parcels (such as RA-5, RA-2.5) as well as city parcels, that allow even smaller lots. Given this, the predominant lot size approach is no longer an appropriate method for distinguishing between RA-5 and other zones. The policy is reoriented to better align with other Growth Management Act and Comprehensive Plan goals and mandates.</p>	<p>Will help provide clarity when reviewing proposed rezones and avoid use of an outdated approach. Unlikely to have significant impacts on rural densities.</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: Commensurate updates in K.C.C. Chapter 20.22 Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The size of surrounding lots would no longer be directly taken into consideration when rezoning. In 2023, that language was the subject of some discussion related to a proposed rezone application that was ultimately denied. As part of that discussion, Executive staff stated to the Hearing Examiner that "predominant lot size" meant "predominant zoning;" the Hearing Examiner disagreed. While it is a policy choice to remove this language, if it were to remain, additional clarification of the language would be needed. New sub c. would require that all four criteria would need to be met to deny a rezone. It's a policy choice whether to have this be an "and" statement, or whether to say that only one or some of these criteria would need to be met in order to deny a rezone. Policy staff would note that in R-308, sub c. has "and," but in R-306, sub c. has "or,"
<p>R-309 The RA 2.5 zone has generally been applied to Rural Areas with an existing pattern of lots below five acres in size that were created prior to the adoption of the 1994 Comprehensive Plan.</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> The first two sentences are not policy direction and could potentially be added to the lead-in text.

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<p>These smaller lots may still be developed individually or combined, provided that applicable standards for sewage disposal, environmental protection, water supply, roads, and rural fire protection can be met. A subdivision at a density of one home per 2.5 acres shall only be permitted through the Transfer of Development Rights from property in the designated Rural Forest Focus Areas. The site receiving the density must be approved as a Transfer of Development Rights receiving site in accordance with the King County Code. Properties on Vashon Maury Island shall not be eligible as receiving sites.</p>						
<p>R-310 Accessory dwelling units in structures detached from the primary dwelling shall be counted as a separate dwelling unit for the purpose of lot calculations under the zoning in place at the time of a proposed subdivision .</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> This policy, and the corresponding code section in the Proposed Ordinance, allow for different numbers of detached ADUs on a property depending on whether an ADU existing prior to subdivision. An example: If someone has a ten-acre property in the RA-5 zone, and they have a detached ADU, the ADU has to become the primary unit on the second property when they subdivide, and neither property can ever have an ADU again. On the other hand, if someone has the same property without an ADU, and subdivides and builds a new home on the second property, both properties can then build ADUs. Whether to maintain this difference, or allow the same number of ADUs regardless of when subdivision happens, is a policy choice, but either the code or the policy need to be changed for consistency.
<p>R-311 The King County (Residential Density Incentive) <u>Inclusionary Housing</u> Program shall not be available for development in the Rural Area zones.</p>	<p>Clarification of existing policy intent</p>	<p>To reflect proposed repeal of the Residential Density Incentive Program and replacement by the expanded Inclusionary Housing Program. The expanded program is still not appropriate for Rural Area zones.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> <u>Planned implementation of proposal:</u> n/a <u>Description of proposed regulations:</u> n/a <u>Anticipated resource need:</u> n/a <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> This could be covered by code provisions and deleted as a policy.

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<p>R-312 ((As an innovative means to)) King County shall continue to operate an effective Transfer of Development Rights Program to:</p> <p>a. ((P)) Permanently ((preserve)) conserve private lands with countywide public benefit((;));</p> <p>b. ((to e)) Encourage higher densities in urban areas; ((and))</p> <p>c. ((f)) Reduce residential development capacity in Rural Area and Natural Resource Lands;</p> <p>d. Incentivize establishment of parks and open space in urban areas((, King County shall continue to operate an effective Transfer of Development Rights Program)); and</p> <p>e. Support the County's climate resilience goals.</p>	<p>Substantive change</p>	<p>Reflects existing code allowances for Transfer of Development Rights acquisitions of parks and open space in urban areas. Incorporates climate change as an additional driver for Transfer of Development Rights-supported conservation.</p> <p>Other edits for clarity, streamlining, and current terminology</p>	<p>Reduction of climate change impacts at via Transfer of Development Rights easement acquisitions in unincorporated urban areas and in cities.</p>	<p>Conservation Futures Tax Opportunity Areas</p> <p>Land Conservation Initiative</p> <p>Strategic Climate Action Plan</p> <p>Clean Water Healthy Habitat Strategic Plan</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> Addition of sub d. aligns with changes made to the TDR program in the 2020 Comp Plan update to allow urban properties to act as sending sites when receiving conservation futures tax funding. R-312, 313, and 314 have significant overlap and could be combined.
<p>R-313 The purpose of the Transfer of Development Rights Program is to reduce development potential in the Rural Area, ((and)) on designated Natural Resource Lands, and on urban open space lands acquired using conservation futures tax funding. ((its)) The Program's priority is to encourage the transfer of development rights from private rural and resource properties into the Urban Growth Area to protect natural resources while preserving housing potential and incentivizing development in locations best suited for growth.</p>	<p>Clarification of existing policy intent</p>	<p>Reflects existing code allowances for Transfer of Development Rights acquisitions of parks and open space in urban areas.</p> <p>Explains why it's a priority to conserve rural and resource lands, consistent with current practice and program goals</p> <p>Other edits for clarity, streamlining, and current terminology</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> R-312, 313, and 314 have significant overlap and could be combined.
<p>R-314 King County supports and shall work actively to facilitate the transfer of Rural Area and Natural Resource Lands development rights to:</p> <p>a. ((Preserve)) Conserve the rural environment, encourage retention of resource-based uses and reduce service demands;</p> <p>b. Provide permanent protection to significant natural resources;</p> <p>c. Increase the regional open space system;</p> <p>d. Maintain low density development in the Rural Area and Natural Resource Lands;</p> <p>e. Steer development growth inside the Urban Growth Area in ways that promote quality urban neighborhoods where residents want to work and live; and</p> <p>f. ((Provide mitigation for the impacts of urban development on global climate change by simultaneously reducing transportation-related greenhouse gas emissions and sequestering carbon through retention of forest cover and conserving agricultural lands)) Contribute to climate change benefits.</p>	<p>Substantive change</p>	<p>Align policy with current science and environmental benefits, recognizing Transfer of Development Rights in and of itself doesn't support climate mitigation efforts quantifiably to the extent once believed, (though Transfer of Development Rights are still beneficial for climate mitigation and adaptation many reasons)</p> <p>Other edits for current terminology</p>	<p>Requires new urban development using Transfer of Development Rights to account for and mitigate, where appropriate, climate change impacts under the State Environmental Policy Act</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: Commensurate removal in K.C.C. Chapter 21A.37 Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> R-312, 313, and 314 have significant overlap and could be combined.

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<p>R-315 To promote transfers of development rights, King County shall:</p> <p>a. Facilitate transfers from private property owners with sending sites to property owners with receiving sites;</p> <p>b. Operate the King County Transfer of Development Rights Bank to facilitate the Transfer of Development Rights market, <u>maintain supply to the extent practicable</u>, and bridge the time gap between willing sellers and buyers of Transferrable Development Rights through buying, holding, and selling Transferable Development Rights;</p> <p>c. Work with cities to develop interlocal agreements that encourage transfers of development rights from Rural Areas and Natural Resource Lands into cities;</p> <p>d. Work with cities regarding annexation areas where Transferrable Development Rights are likely to be used;</p> <p>e. Work with communities and seek funding and other means to provide public amenities to enhance the livability of incorporated and unincorporated area neighborhoods accepting increased densities through the Transfer of Development Rights Program; ((and))</p> <p>f. Work with the Washington State Department of Commerce, Puget Sound Regional Council, and King County cities to implement Washington State Regional Transfer of Development Rights legislation; <u>and</u></p> <p>g. <u>Explore new opportunities to increase Transfer of Development Right demand, prioritizing new receiving sites or Transfer of Development Right use within urban areas.</u></p>	<p>Substantive change</p>	<p>Emphasizes importance of demand to enable future conservation (i.e. it drives the system), encourages seeking new ways to drive demand, and specifies urban areas as preferred receiving areas.</p>	<p>Increased opportunities for Transfer of Development Rights partnerships with cities and augments urban demand, which drives additional conservation.</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Regulatory Description of proposed regulations: Creation of new fee-in-lieu Transfer of Development Rights option when Transfer of Development Rights are not available for purchase Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.
<p>R-316 Eligible sending sites shall be lands designated on the King County Comprehensive Plan land use map as: Rural Area (with RA-2.5, RA-5, or RA-10 zoning), Agriculture (with A zoning), Forestry (with F zoning), Urban Separator (with R-1 zoning), or Urban Residential Medium or Urban Residential High (with R-4, R-6, R-8, R-12, R-18, R-24 or R-48 zoning) and that are approved for Conservation Futures Tax funding((?)). These sites shall provide permanent land ((protection)) <u>conservation</u> to create a significant public benefit. ((Priority s)) <u>Sending sites ((are)) shall include, but not be limited to:</u></p> <p>a. Lands in Rural Forest Focus Areas;</p> <p>b. Lands adjacent to the Urban Growth Area boundary;</p> <p>c. Lands contributing to the protection of endangered and threatened species;</p> <p>d. Lands that are suitable for inclusion in and provide important links to the regional open space system;</p> <p>e. Agricultural and Forest Production District lands;</p> <p>f. Intact shorelines of Puget Sound;</p> <p>g. Lands ((identified as important according to the Washington State Department of Ecology's Watershed Characterization analyses)) <u>in the RA zone with conservation values related to farming, forestry, carbon sequestration, or open space;</u> or</p> <p>h. <u>Lands contributing open space or strengthening protection of critical area function and values in urban unincorporated areas.</u></p>	<p>Substantive change</p>	<p>Reorients policy from a statement to direction, consistent with existing intent.</p> <p>Updates to reflect current practice: align with code, removes reference to outdated analysis tool, clarifies key priorities for rural conservation, and alignment with critical area protection goals.</p> <p>Reflects current terminology.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The first paragraph is regulatory in nature and already contained in K.C.C. Title 21A. It could potentially be deleted. The subs are currently eligible regardless of being listed here. Executive staff indicate that the lettered list identifies those sending sites that the County wants to actively pursue, rather than passively accepting. This could be made more clear in the language.

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<p>((R-317 For Transfer of Development Rights purposes only, qualified sending sites are allocated development rights as follows: a. Sending sites in the Rural Area zoned RA-2.5 shall be allocated one Transferrable Development Right for every two and one-half acres of gross land area; b. Sending sites in the Rural Area zoned RA-5 or RA-10 or Agricultural zoning shall be allocated one Transferrable Development Right for every five acres of gross land area; c. Sending sites with Forest zoning shall be allocated one Transferrable Development Right for every eighty acres of gross land area; d. Sending sites with Urban Separator land use designation shall be allocated four Transferrable Development Rights for every one acre of gross land area; e. Sending sites with an Urban Residential, Medium or Urban Residential, High land use designation shall be allocated Transferrable Development Rights equivalent to the zoning base density for every one acre of gross land area; f. If a sending site has an existing dwelling or retains one or more development rights for future use, the gross acreage shall be reduced in accordance with the site's zoning base density for the purposes of Transferrable Development Right allocation; and g. King County shall provide bonus Transferrable Development Rights to sending sites in the Rural Area as follows: 1. The sending site is a vacant RA zoned property and is no larger than one-half the size requirement of the base density for the zone; and 2. The sending site is a RA zoned property and is located on a shoreline of the state and has a shoreline designation of conservancy or natural.))</p>	<p>Substantive change</p>	<p>This is regulatory and a level of detail not appropriate for the Comprehensive Plan. It is currently in the Code and will continue there.</p>	<p>No change; standards would still be required in the code</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: Existing code in K.C.C. chapter 21.A.37 addresses these requirements Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>R-318 ((Prior to the county's allocation of Transferable Development Rights to a sending site landowner, the landowner shall record and place on title of sending site parcel a conservation easement documenting the development restrictions. If development rights are being retained for future development, the subsequent development must be clustered, and the tract preserved with a permanent conservation easement shall be larger than the developed portion. In the case of lands within the Rural Forest Focus Areas, no more than one dwelling unit per 20 acres shall be retained, and the tract preserved with a conservation easement shall be at least 15 acres in size.)) <u>Transfer of Development Right sending sites shall be permanently protected with a conservation easement or similar encumbrance to ensure perpetual conservation benefit.</u></p>	<p>Substantive change</p>	<p>Simplified language requiring permanent protection of TDR sending sites; allows "similar encumbrances" as conservation easements to simplify Transfer of Development Rights enrollment for King County fee title acquisitions.</p>	<p>Streamlined enrollment process</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Regulatory Description of proposed regulations: Commensurate updates to K.C.C. Chapter 21A.37 Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> R-316 already includes the language shown here. R-318 could be deleted.
<p>((R-319 Transferrable Development Rights may be used on receiving sites in the following order of preference as follows: a. Incorporated Cities. Transfers into incorporated areas shall be detailed in an interlocal agreement between the city receiving the development rights and the county; b. Unincorporated urban commercial centers; c. Other unincorporated urban areas; and d. Rural Areas zoned RA-2.5, unless they are on Vashon-Maury Island, may receive transfers of development rights, but only from the Rural Forest Focus Areas.</p>	<p>Substantive change</p>	<p>Removal will reduce confusion around implementation, and reflect market-based nature of the program; the bank can be selective about selling to receiving sites, but the Program doesn't want to constrain private market activity, consistent with existing practice</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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<p>R-319a King County should designate urban unincorporated areas as Transferrable Development Right receiving sites for short subdivisions. Use of Transferrable Development Rights in formal subdivisions shall be allowed only through a subarea study.))</p>	<p>Substantive change</p>	<p>Allowance for urban Transfer of Development Right sending sites for subdivisions is a code requirement, and doesn't need to be a policy.</p> <p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary. In this case, of Transfer of Development Rights, the study requirement is redundant to existing reviews that occur as part of departmental review of subdivision applications. So, the additional study requirement is proposed for removal. However, the code is updated to ensure that review of the subdivision application by the Hearing Examiner would need to include a finding that the use of Transfer of Development Rights doesn't create additional, unmitigated impacts.</p>	<p>Streamlined permitting process for subdivisions using Transfer of Development Rights</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Regulatory Description of proposed regulations: Current code in K.C.C. chapter 21A.37 already reflects subdivision allowance. <p>Replacement of subarea study requirement with Hearing Examiner review is reflected in K.C.C. chapter 21A.37 and K.C.C. 20.22</p> <ul style="list-style-type: none"> Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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R-319 King County should prioritize Transferable Development Rights uses for residential density in urban areas. King County may also allow Transferrable Development Rights: a. In limited instances for development in the Rural Area, except for Vashon-Maury Island; and b. To provide incentives to developers for uses other than additional residential density.	New policy	Intent is (1) to clarify that we prefer Transfer of Development Rights to convert to residential density in receiving areas to increase housing capacity, consistent with R-312 and R-313, (2) to acknowledge the limited rural use of Transfer of Development Rights (currently for concurrency and proposed for duplexes in a Rural Town), and (3) to allow flexibility for future uses of Transfer of Development Rights if demand emerges for another kind of bonus. We would still prioritize residential density but wouldn't want to preclude the opportunity for additional conservation if the market expands in a new direction.	Helps ensure continued demand for TDRs by allowing TDRs to translate into non-density uses of value to developers.	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Regulatory Description of proposed regulations: Proposed change to K.C.C. 21A.08.030 to allow for a duplex on a substandard lot in Snoqualmie Pass Rural Town that could otherwise have an Accessory Dwelling Unit. <p>No additional proposed changes to K.C.C. at this time; new policy creates authority for future changes, where appropriate</p> <ul style="list-style-type: none"> Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> In addition to the uses listed in the rationale column, TDRs can also currently be used in the RA-2.5 zone. This proposed change would also allow the code to be amended in the future to allow other uses of TDR in the rural area. Though no changes are proposed at this time, this would allow the County to authorize, through a code change, use of TDRs for non-density uses in the future without need for comprehensive plan amendments.
R-320 King County should seek other public funding and private-public partnerships for incorporated and unincorporated urban area amenities to strengthen the Transfer of Development Rights Program ((and facilitate the transfer of development rights from Rural Areas and Natural Resource Lands into the King County Urban Growth Area to preserve the rural environment, encourage retention of rural and resource-based uses, and avoid urban service demands in the Rural Area and Natural Resource Lands)).	Clarification of existing policy intent	Removes language redundant to other policies about program goals.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This concept is already covered by R-315 sub e., so this policy could be deleted.
R-320a King County shall provide amenities to urban unincorporated Transferrable Development Right receiving areas to improve the livability of the receiving area. Amenities should be provided at levels commensurate with the number of Transferrable Development Rights used in the receiving area. The type, timing, and location of amenities provided to urban unincorporated Transferrable Development Right receiving areas should be informed by a public engagement process including members of the affected receiving area and the city affiliated with annexation.	Policy Staff Flag					<ul style="list-style-type: none"> Some of the ideas in this policy are covered by R-315 sub e. This policy could be shortened or deleted.
((R-321 King County should pursue public funding and public-private partnerships, and bond or levy proposals, for additional Transfer of Development Rights Bank funding to target threatened private Rural Areas or Natural Resource Lands. Development rights purchased through such a program should be sold into any appropriate urban location.	Clarification of existing policy intent	Duplicative of R-320	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Although the Executive's rationale states that this is duplicative of R-320, R-320 is about funding for public amenities to encourage developers to buy TDRs, whereas R-321 is about pursuing funding for the County to purchase TDRs. Whether to remove encouragement to pursue bond and levy proposals for TDR funding is a policy choice.
R-322 The goals of the Rural and Resource Land Preservation Transfer of Development Rights Program are to: (1) reduce the development potential in Rural Area and Natural Resource Lands by 25%; (2) increase activity in the Transfer of Development Rights market; (3) bolster demand for Transferrable Development Rights;	Clarification of existing policy intent	R-322 duplicates R-313, R-314, and the section intro narrative. The 25% reduction goal is not captured elsewhere, but is difficult to track and is not part of	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> As noted in the Executive's rationale, the reduction in development potential by 25% is the only part of this policy not captured elsewhere. Though it states that it is not possible to do with

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<p>(4) offer Rural Area and Natural Resource Lands property owners access to incentive programs; (5) protect low density Rural Areas from encroaching urban development; and (6) reduce greenhouse gas emissions by decreasing vehicle miles traveled from the Rural Area and Natural Resource Lands and by sequestering carbon.</p>		<p>current program operations/capacity.</p>				<p>current program capacity, if Councilmembers did want this tracked, it could be added as a "should" to one of the previous policies proposed for retention, or be added as a "shall" and resources designated for this purpose.</p>
<p>R-323 The Rural and Resource Land Preservation Transfer of Development Rights Program shall include, but is not limited to, the following: a. In addition to the density that is allowed on a receiving site in the urban growth area from the purchase of Transferrable Development Rights, the county shall evaluate the climate change benefits achieved by reducing transportation related greenhouse gas emissions that result from the transfer of development rights from the sending site, provided that such consideration is not precluded by administrative rules promulgated by the state; b. In order to satisfy transportation concurrency requirements in the Rural Area in a transportation concurrency travel shed that is non-concurrent, a development proposal for a short subdivision creating up to four lots may purchase Transferrable Development Rights from other Rural Area or Natural Resource Land properties in the same travel shed; allowing this is intended to reduce overall traffic impacts in rural travel sheds by permanently removing development potential. The transfer shall not result in an increase in allowable density on the receiving site. A short subdivision creating two lots where the property has been owned by the applicant for five or more years and where the property has not been subdivided in the last ten years shall satisfy the transportation concurrency requirements without having to purchase Transferrable Development Rights; c. King County shall provide an added density bonus of up to a 100% increase above the base density allowed in K.C. Code 21A.12.030, when Transferrable Development Rights are used for projects within any designated commercial center or activity center within the Urban Growth Area that provides enhanced walkability design and incorporates transit oriented development, and may provide an added density when Transferrable Development Rights are used for projects that provide affordable housing in the R-4 through R-48 zones; d. King County may allow accessory dwelling units in the Rural Area that are greater than one thousand square feet, but less than 1,500 square feet, if the property owner purchases one Transferrable Development Right from the Rural Area, Agriculture or Forestry designations; ((and)) e. King County may allow a detached accessory dwelling unit on a RA-5 zoned lot that is two and one-half acres or greater and less than three and three-quarters acres if the property owner purchases one Transferrable Development Right from the Rural Area, Agriculture or Forestry designations.</p>	<p>Clarification of existing policy intent</p>	<p>Generally, all provisions are either already in code, are being removed for other reasons already noted in other polices, or are covered by policy changes earlier in this section. Specifically: Sub-a: see related note on removing greenhouse reduction calculations; Sub-b: duplicates K.C.C. 14.70.025 Sub-c: duplicates K.C.C. Chapter 21A.12 Subs-d, e, and f: duplicates K.C.C. 21A.08.030</p> <p>New proposed policy R-319 above would continue to allow Transfer of Development Rights for bonuses other than residential density, but with more flexibility and more consistent with current program framework.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>[Lead-in text on Page 3-28] Although low-density residential development, farming and forestry are the primary uses in the Rural Area, some compatible public and private uses are appropriate and contribute to rural character.</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> "Value-added goods" could be added to the list of uses compatible in the RA zone, consistent with descriptions of

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Compatible uses might include small, neighborhood (churches) places of worship, feed and grain stores, produce stands, forest product sales and home occupations such as woodcrafters, small day care facilities or veterinary services. In addition, it may be necessary to locate some public facilities in the Rural Area, such as utility installations that serve rural homes. Any allowed nonresidential uses should be designed to blend with rural residential development and resource uses.						compatible or allowed uses elsewhere.
R-324 Nonresidential uses in the Rural Area shall be limited to those that: a. Provide convenient local products and services for nearby residents; b. Require location in a Rural Area; c. Support natural resource-based industries; d. Provide adaptive reuse of significant historic resources; or e. Provide recreational (and) or tourism opportunities that are compatible with the surrounding Rural Area.	Clarification of existing policy intent	Sub-e would currently require uses to provide both recreational <i>and</i> tourism opportunities; but there are uses that are currently allowed that may only provide one or the other. Policy is also split into two, with the 2 nd half now in R-324a, as they address different issues (types of uses versus conditions on the use)	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> There is some friction between this policy and R-503b, R-505, and R-513. For instance, R-503b, R-505, and R-513 imply that non-resource industrial development is allowed if it provides employment for residents but doesn't meet any of these criteria. Additionally, the phrase "convenient local products and services" appears aimed at consumer goods and services, not public infrastructure. These policies could be clarified to reduce some of the friction.
R-324a (These) Nonresidential uses in the Rural Area shall be sited, sized and landscaped to complement rural character as defined in policy R-101 and R-201, prevent impacts to the environment and function with rural services, including on-site wastewater disposal.	Clarification of existing policy intent	Relocated from R-324	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issued identified.
R-325 Golf facilities shall be permitted as a conditional use in the RA-2.5 and RA-5 zones and when located outside of Rural Forest Focus Areas, Regionally Significant Resource Areas and Locally Significant Resource Areas(, as a conditional use, in the RA-2.5 and RA-5 zones).	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This "shall" language requires approval of golf facilities when not located in these areas. Councilmembers may want to change this to "may be allowed through a conditional use" to clarify that approval is not mandatory.
R-327 Consistent with the recommendations of the School Siting Task Force, included as Appendix (Q) E, in the Rural Area: a. Except as otherwise provided in subsections d. and e. of this policy, an existing elementary, middle, or junior high school may be modified or expanded but shall not be converted to a high school; b. An existing high school may be modified or expanded or converted to an elementary, middle, or junior high school; c. Snoqualmie Valley 1: parcel number 1823099046, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as a new school; d. Lake Washington 4: parcel numbers 0825069008 and 0825069056, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as a new school and convert an existing school on the site to a high school use; e. Tahoma 1: parcel number 2622069047, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as a new school and convert an existing school	Technical change	To reflect changes in appendix numbering	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issued identified.

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on the site to a high school use only if no feasible alternative site can be located within the Urban Growth Area; f. Lake Washington 2: parcel numbers 3326069010 and 3326069009, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as a new school only if no feasible alternative site can be located within the Urban Growth Area, in which case it may be incorporated into the Urban Growth Area; and g. Enumclaw A and D: the rural portions of parcel numbers 2321069064, 2321069063, and 2321069062, as shown on the King County Department of Assessments map as of March 31, 2012, may develop as ballfields or recreational playfields only, for a school located on the urban portions of the parcels.						
R-329 Library services for the Rural Area should be provided by bookmobiles, or by libraries in Rural Towns or Cities in the Rural Area or may be allowed as an accessory use to a park or in a historic building in the Rural Area.	Clarification of existing policy intent	To be consistent with existing code in K.C.C. 21A.08.040	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This change makes the KCCP policy consistent with the existing code. Council could choose to remove the allowance from code instead. As these provisions are already in code, this policy could potentially be removed. Executive staff recommend that the policy remain, to discourage the code from being amended without consideration of this policy.
((R-631)) R-329a No master planned resorts as defined in Chapter 36.70A Revised Code of Washington shall be permitted in ((the Forest Production District)) unincorporated King County.	Substantive change	Relocates a portion of R-631, with clarifying edits to reflect existing intent. King County does not allow "master planned resorts," as defined in the Growth Management Act (which includes allowing sewers in the Rural Area and Natural Resource Lands), anywhere in the unincorporated area – not just in the Forest Production District. Instead, King County allows a less intensive version of this as "destination resorts," if appropriately sized/scaled. This policy inadvertently conflated the two and is updated to reflect that underlying intent and what's allowed in current code.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Master Planned Resorts are not currently allowed in any zone in the zoning code. This would align the KCCP language with the zoning code provisions. Council could choose to add master planned resorts to the zoning code instead.
R-331 New subdivisions in the Rural Area should be designed and developed to maximize conservation of existing forest cover and native vegetation, and to minimize impervious surfaces within individual lots and in the subdivision as a whole. ((King County shall develop additional site design standards for new subdivisions that further reduce the impacts of new homes in the Rural Area on the natural environment, resource uses and other adjacent land uses.))	Substantive change	Removing outdated language from 2000. These goals are generally addressed throughout current K.C.C.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Exec staff rationale states that the deleted portion is already "generally" addressed in the code. Council could choose to retain and provide direction for additional standards if desired.
R-332 Site design standards for new subdivisions in the Rural Area should include: minimization of impervious surfaces; maximizing retention of native soil and vegetation; supporting green	Clarification of existing policy intent	Editing consistent with current stormwater management practices, Clean Water Healthy	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a 	<ul style="list-style-type: none"> No issues identified.

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stormwater infrastructure; site layout and landscaping that minimizes wildfire risk; limitations on entrance signage; preservation of natural contours, existing meadows and opportunities for keeping of horses; and other standards to limit features typical of urban or suburban development.		Habitat, and regional stormwater goals. In 2019, jurisdictions were required to update their code to implement low impact development. Many of these listed standards are part of that requirement minus signage, fire risk, and horse keeping. The Surface Water Design Manual requires all, except those.			<ul style="list-style-type: none"> Anticipated timeline: n/a 	
(ED-502) R-333a In the Rural Area and Natural Resource Lands, King County shall provide assistance through development of customized stewardship plans for individual properties, to help property owners understand their properties' characteristics and the potential impacts of their actions, and to make sustainable land management choices that protect natural resources.	Clarification of existing policy intent	Relocated without edit from to Chapter 10, as this policy is not directly about economic development	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified. Flag for CAO update.
R-334 To maintain traditional rural development patterns and assure continued opportunities for resource activities in the Rural Area, large lot development is preferred in the Rural Area. Clustering of lots is permitted when: a. The development provides equal or greater protection of the natural environment, natural resource lands, historic resources, or archaeological sites; b. Clusters are limited in size to be compatible with surrounding large lots or nearby agricultural and forestry uses; c. The clustered development is offset with a permanent resource land tract preserved for forestry or agriculture, as designated by the owner at time of subdivision or short subdivision, or a permanent open space tract. Under no circumstances shall the tract be reserved for future development; and d. The development can be served by rural facilities and service levels (such as on-site sewage disposal and fire protection).	Policy Staff Flag					<ul style="list-style-type: none"> Councilmembers may wish to include additional parameters on the size and scale of clustered development in the policy or in code to address rural development patterns.
R-335 When a resource or open space tract is created as part of a plat, the ((e)) County should require a stewardship plan to ensure appropriate management of the tract.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified. Flag for CAO update.
R-336 King County shall continue to support the rural development standards that have been established to protect the natural environment by addressing seasonal and maximum clearing limits, impervious surface limits and resource-based practices. Stormwater management practices should be implemented that emphasize preservation of natural drainage systems ((-protect)) and protection of water quality and natural hydrology of surface waters and groundwater. Rural development standards should also, where feasible, incorporate and encourage ((L)) low ((t)) impact ((D)) design principles for managing stormwater onsite by minimizing impervious surfaces, preserving onsite hydrology, retaining native vegetation and forest cover, capturing and reusing rainwater, controlling pollution at the source, and protecting groundwater. King County shall take care that requirements for onsite stormwater	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The things listed here area all encouraged by Chapter 5 or existing development regulations, with the exception of clearing limits which were implemented and then struck down by the courts. As this policy is duplicative, it could potentially be removed. Maximum clearing limits have been determined to be unconstitutional by the courts. The reference to "maximum" could be struck in accordance with this ruling.

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management complement requirements for onsite wastewater management.						
R-336a To help achieve the goal of reducing energy use and greenhouse gas emissions associated with new construction, King County should adopt and implement green building codes that are appropriate, ambitious and achievable.	Policy Staff Flag					<ul style="list-style-type: none"> This is already covered by the policies in chapter 5 and so could potentially be removed.
R-336b ((Adoption of such codes may result in an increased use of f)) Renewable energy technologies ((that)) may be sited in the Rural Areas and Natural Resource Lands, as appropriate. Development standards ((will seek to)) should ensure that the siting, scale, and design of these facilities respect and support rural character.	Clarification of existing policy intent	Reoriented from statement to policy direction, consistent with existing intent. "Will seek to" means the same as "should"	n/a	n/a	<ul style="list-style-type: none"> <u>Description of proposed regulations</u>: n/a <u>Anticipated resource need</u>: n/a <u>Anticipated timeline</u>: n/a 	<ul style="list-style-type: none"> No issues identified.
R-401 King County shall work with cities and other agencies providing services to the Rural Area and Natural Resource Lands to adopt standards for facilities and services in the Rural Area and Natural Resource Lands that: a. ((p)) Protect ((basic)) public health and safety and the environment ((, but)) ; b. ((a)) Are financially supportable at appropriate densities; c. ((c)) Are appropriate size and scale; and d. ((d)) Do not encourage urban development.	Clarification of existing policy intent	Restructured for clarity. Incorporates appropriate size and scale in sub-c, consistent with existing mandates in the Growth Management Act and the Comprehensive Plan	n/a	n/a	<ul style="list-style-type: none"> <u>Planned implementation of proposal</u>: n/a <u>Description of proposed regulations</u>: n/a <u>Anticipated resource need</u>: n/a <u>Anticipated timeline</u>: n/a 	<ul style="list-style-type: none"> Exec staff state that the intent of this policy is that the County work with partners when adopting County standards for those partners' facilities in the RA and NRL. The first part of the policy could be reworded to be clearer about that intent. The second part of the policy could be a separate sentence to make it clearer that it's about the standards, not the coordination.
R-402 Public spending priorities for facilities and services within the Rural Area and Natural Resource Lands should be as follows: a. First, to maintain existing facilities and services that protect public health and safety; b. Second, to upgrade facilities and services when needed to correct ((level of service)) level-of-service deficiencies without unnecessarily creating additional capacity for new growth; and c. Third, to support sustainable economic development that is sized and scaled at levels appropriate for Rural Areas and Natural Resource Lands and does not foster urbanization.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> <u>Planned implementation of proposal</u>: n/a <u>Description of proposed regulations</u>: n/a <u>Anticipated resource need</u>: n/a <u>Anticipated timeline</u>: n/a 	<ul style="list-style-type: none"> No issues identified.
R-403 In the Rural Area and Natural Resource Lands, standards and plans for utility service should be consistent with long-term, low-density development and resource industries. Utility facilities that serve the Urban Growth Area but must be located in the Rural Area or on Natural Resource Lands (for example, a pipeline from a municipal watershed) should be designed and scaled to serve primarily the Urban Growth Area. Sewers needed to serve previously established urban "islands," Cities in the Rural Area, Rural Towns, or new or existing schools pursuant to R-327 and ((F-264)) F-262a shall be tightlined and have access restrictions precluding service to other lands in the Rural Area and Natural Resource Lands.	Technical change	Reflects policy renumbering	n/a	n/a	<ul style="list-style-type: none"> <u>Planned implementation of proposal</u>: n/a <u>Description of proposed regulations</u>: n/a <u>Anticipated resource need</u>: n/a <u>Anticipated timeline</u>: n/a 	<ul style="list-style-type: none"> Executive staff state that "urban islands" refers to isolated pockets of unincorporated urban areas surrounded by rural or resource lands, and that the only remaining area fitting this definition is the Bear Creek UPDs. The language could be updated to reflect this.
R-501 The range of uses allowed on lands with the Rural Neighborhood Commercial Center ((s designated on the Comprehensive Plan Land Use Map are)) land use designation shall be scaled to be small ((-scale business areas)) businesses that ((should)) provide convenience shopping and services for ((the surrounding community)) surrounding Rural Area and Natural Resource land residents, such as retail, community and human services, and personal services.	Substantive change	Clarifying edits to: to make it clear that these are not the same as "centers" under the Multicounty Planning Policies and Countywide Planning Policies where growth is targeted, consistent with existing intent; consolidation of R-502;	n/a	n/a	<ul style="list-style-type: none"> <u>Planned implementation of proposal</u>: n/a <u>Description of proposed regulations</u>: n/a <u>Anticipated resource need</u>: n/a <u>Anticipated timeline</u>: n/a 	<ul style="list-style-type: none"> The underlying language appears to be referring to the areas being small rather than serving small businesses. Whether to make this change is a policy choice.

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		and breaking up the policy with new R-501a and R-501b below to make it clear that R-501 is about existing centers, R-501a is about prohibiting new centers, and R-501b is about expanding existing centers, consistent with existing intent				
R-501a No new nodes of lands shall be designated as Rural Neighborhood Commercial Center(s are needed to serve the Rural Area and Natural Resource Lands).	Substantive Change	Breaking up R-501 with new R-501a and R-501b to make it clear that R-501 is about existing centers, R-501a is about prohibiting new centers, and R-501b is about expanding existing centers, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This language is stronger than the underlying, although "no new RNCCs are needed" implies that they need not be created. Whether to outright prohibit the creation of new RNCCs is a policy choice.
R-501b ((Expansion of the boundaries of the)) Adding the Rural Neighborhood Commercial Center land use designation to land adjacent to an existing Rural Neighborhood Commercial Center((s)) shall not be ((permitted)) allowed except through a subarea plan or area zoning and land use study.	Clarification of existing policy intent	Breaking up R-501 with new R-501a and R-501b to make it clear that R-501 is about existing centers, R-501a is about prohibiting new centers, and R-501b is about expanding existing centers, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The changes to the first part of the policy may not be needed.
R-502 Rural Neighborhood Commercial Centers should accommodate only small scale retail, community and human services, and personal service uses that provide convenience shopping and services to nearby Rural Area and Natural Resource Lands residents.)	Clarification of existing policy intent	Consolidated with R-501	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-503 King County commercial development standards for Rural Neighborhood Commercial Center(s) lands should facilitate economic reuse of existing structures, minimize increases in impervious surfaces, and encourage retention of historic character and scale. Urban-level parking, landscaping, and street improvement standards are not appropriate for Rural Neighborhood Commercial Centers except as demonstrated as being needed to address the safety of the public.	Clarification of existing policy intent	To make it clear that these are not the same as "centers" under the Multicounty Planning Policies and Countywide Planning Policies where growth is targeted, consistent with existing intent	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The change may not be necessary.
R-503a ((Where appropriate,)) King County should allow the use of existing structures/parcels to accommodate Farmers Markets ((within)) on Rural Neighborhood Commercial Center(s) lands.	Clarification of existing policy intent	To make it clear that these are not the same as "centers" under the Multicounty Planning Policies and Countywide Planning Policies where growth is targeted, consistent with existing intent "Where appropriate" is not needed, because it is implied in the Comprehensive Plan definition of "should"	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The change to how RNCCs are characterized may not be necessary.
((R-507)) R-503b Rural Towns serve as activity centers for the Rural Area and Natural Resource Lands and may be served by a range of utilities and services, and may include several or all of	Clarification of existing policy intent	To reflect that parks are also currently provided in Rural Towns, and to use current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a 	<ul style="list-style-type: none"> The first sentence needs policy direction:

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<p>the following land uses, if supported by necessary utilities and other services and if scaled and designed to protect rural character:</p> <p>a. Retail, commercial, and industrial uses to serve the surrounding Rural Area and Natural Resource Lands population;</p> <p>b. Residential development, including single(family) detached housing on small lots, as well as multifamily housing and mixed-use developments;</p> <p>c. Other retail, commercial, and industrial uses, such as resource industries, tourism, commercial recreation, and light industry; and</p> <p>d. Public facilities and services such as community services, parks, (churches) places of worship, schools, and fire stations.</p>		<p>Moved from below to so the policies flow from overarching role of Rural Towns (this policy) to then the specific Rural Towns that meet this criteria.</p>			<ul style="list-style-type: none"> • <u>Anticipated timeline</u>: n/a 	
<p>R-504 King County designates the Rural Towns of Fall City, Snoqualmie Pass, and the (Town of) Vashon as unincorporated Rural Towns. These historical settlements in unincorporated King County should provide services and a range of housing choices for Rural Area residents. The boundaries of the designated Rural Towns are shown on the Comprehensive Plan Land Use Map. Adjustments to these boundaries shall only occur through a subarea <u>plan or area zoning and land use</u> study, and shall not allow significant increases in development potential or environmental impacts. No new Rural Towns (are needed to serve the Rural Area) <u>shall be created</u>.</p>	<p>Substantive change</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary. In this case, expansions of Rural Town boundary adjustments could happen via either a subarea plan or an area zoning and land use study.</p> <p>The last sentence is reoriented from a statement to policy direction, consistent with existing intent. The current statement is from the 1994 Comprehensive Plan when the Rural Town designation was first created to reflect the 3 existing nodes of more intensive development in the rural area (Vashon, Fall City, and Snoqualmie Pass) and to comply with the Growth Management Act mandate that no additional development of</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal</u>: n/a • <u>Description of proposed regulations</u>: n/a • <u>Anticipated resource need</u>: n/a • <u>Anticipated timeline</u>: n/a 	<ul style="list-style-type: none"> • This language is stronger than the underlying, although "no new Rural Towns are needed" implies that they need not be created. Whether to outright prohibit the creation of new Rural Towns is a policy choice.

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		this density occur in the rural area. The statement was intended to set a marker that no additional rural towns be created moving forward.				
R-505 Commercial and industrial development that provides employment, shopping, and community and human services that strengthen the fiscal and economic health of rural communities should locate in Rural Towns if utilities and other services permit. Urban-level parking(, landscaping,) and street improvement standards are not appropriate for Rural Towns. Sidewalks and other pedestrian safety measures should be provided to serve ((the)) Rural Towns.	Clarification of existing policy intent	To align with current code. The Road Standards say "Street trees and landscaping should be incorporated into the design of road improvements for all classifications of roads" and don't distinguish between urban, rural, or rural town.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> At least Vashon Rural Town has urban level parking and street improvements, including curb and sidewalk. This language doesn't recognize the differences between the three Rural Towns. Generally, the standards don't differentiate for the same zone in different geographies. It's also conflicted by the next sentence and R-509. It is unclear how "urban-level parking" is implemented in the development regulations.
R-506 Rural Towns may contain higher-density housing than permitted in the surrounding Rural Area, and should provide affordable and resource-worker housing ((if utilities and other services permit)). Development density in Rural Towns may approach that achieved in Cities in the Rural Area, <u>when appropriate infrastructure is available.</u>	Clarification of existing policy intent	As written, "if utilities and other services permit" appears to only apply to affordable and resource worker housing, which would be an additional requirement on these types of development that wouldn't necessarily have larger impacts than market-rate housing. Moved to end of policy to apply more generally, consistent with existing requirements in the Growth Management Act and Comprehensive Plan	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Although this is proposed for removal, the proposed inclusionary housing program only applies in rural towns where sewer is available, suggesting that affordable housing <i>should</i> only be provided when utilities and other services permit. Councilmembers could consider retaining this provision or altering the inclusionary housing program.
R-508 Sewers may be allowed in Rural Towns if necessary to solve existing water quality and public health problems ((which)) <u>that cannot be addressed by other methods</u> , provided that any extension of sewer mains from urban areas to serve a Rural Town shall be tightlined systems designed to not serve any intervening lands. All alternatives shall be exhausted before sewers may be allowed. Rural Towns shall not be enlarged to facilitate provision of sewers.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-509 Rural Towns should be compact, promoting ((pedestrian and nonmotorized travel)) <u>active transportation</u> while ((permitting automobile)) <u>allowing vehicle</u> access to most commercial and industrial uses. New development should be designed to strengthen the desirable characteristics and the historic character of the town, be supported by necessary public facilities and services, and be compatible with historic resources and nearby Rural Area or Natural Resource Land uses. New industrial uses should locate where they do not disrupt pedestrian or bicycle traffic in established retail areas of town or conflict with residential uses.	Substantive change	Reflects current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Active transportation is broader, allowing for some motorized uses such as e-scooters and e-bikes. This is a policy choice.

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<p>R-510 ((The Cities in the Rural Area and their Potential Annexation Areas are part of the overall Urban Growth Area for purposes of planning land uses and facility needs.)) King County should work with Cities in the Rural Area to:</p> <p>a. ((e)) Encourage the provision of affordable housing((, t));</p> <p>b. ((m)) Minimize the impacts of new development on the surrounding Rural Areas and Natural Resource Lands;</p> <p>c. <u>Avoid the conversion of rural lands into commercial uses and the creation of pressure to extend or expand urban services, infrastructure, and facilities, such as roads or sewer, across or into the Rural Area and Natural Resource Lands;</u> and</p> <p>d. ((t-p)) Plan for growth consistent with long-term protection of significant historic resources(;) <u>and the surrounding Rural Area and Natural Resource Lands.</u></p>	<p>Substantive change</p>	<p>First sentence is policy direction, and redundant to narrative above the policy</p> <p>Sub-c is added to include prevention of the conversion of rural land and associated development pressure, consistent with existing intent and as mandated by the Growth Management Act, VISION 2050 IN MPP-RGS-13, and the Countywide Planning Policies in DP-46</p> <p>Other edits for grammar and clarity</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy, and the section on Cities in the Rural Area, could potentially be moved to chapter 1 or 2.
<p>R-511 Within Potential Annexation Areas of Cities in the Rural Area the following uses shall be permitted until the area annexes to the city:</p> <p>a. Residential development at a density of one home per five acres or less with mandatory clustering; and</p> <p>b. Nonresidential development such as commercial and industrial as determined through ((previous)) subarea plans.</p>	<p>Clarification of existing policy intent</p>	<p>As written, this policy would only apply to subarea plans before a certain date (unclear which date) and/or that may not be currently adopted, when it should apply to any currently adopted subarea plan regardless of when the plan was adopted</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This is an urban policy and would be more appropriate in chapter 2. Sub b. is no longer applicable and could be removed.
<p>R-512 The creation of new Industrial-zoned lands in the Rural Area shall be limited to those that have long been used for industrial purposes, do not have potential for conversion to residential use due to a historic designation and that may be accessed directly from State Route 169.</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> The policies in this section refer to "industrial uses," which is not a phrase used in the code. These policies could be clarified to use terms consistent with how uses are described in King County. Council may want to determine if the policies in this section, regarding industrial zones and associated uses in the rural area geography meet the Council's policy goals.
<p>R-513 Rural Public Infrastructure Maintenance Facilities, and agriculture and forestry product processing should be allowed in the Rural Area. Other new industrial uses in the Rural Area shall be permitted only <u>on existing Industrial zoned properties</u> in Rural Towns and ((in the designated industrial area adjacent to the Rural Neighborhood Commercial Center of)) <u>the Preston Industrial Area.</u></p>	<p>Substantive Change</p>	<p>Edits for accuracy, to reflect that the Rural Neighborhood Commercial Center next to Preston was erroneously imposed and does not align with the zoning of the area (which is proposed for correction in the land use and zoning map amendments in Snoqualmie Valley North East King County subarea plan that is being evaluated concurrently with the 2024 Comprehensive Plan update)</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The policies in this section refer to "industrial uses," which is not a phrase used in the code. These policies could be clarified to use terms consistent with how uses are described in King County. "Rural Public Infrastructure Maintenance Facilities" are more appropriately addressed in the public facilities section, and agriculture and forestry product processing are already allowed in the rural area under R-324.

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R-514 Development regulations for new industrial development in the Rural Area shall require the following: a. Greater setbacks, and reduced building height, floor/lot ratios, and maximum impervious surface percentage standards in comparison to standards for urban industrial development; b. Maximum protection of sensitive natural features, especially salmonid habitat and water quality; c. Building and landscape design that respects the aesthetic qualities and character of the Rural Area, and provides substantial buffering from the adjoining uses and scenic vistas; d. ((Building colors and materials that are muted, s)) Signs that are not internally illuminated, and site and building lighting that is held to the minimum necessary for safety; e. <u>Prohibition of ((H))</u> heavier industrial uses, new industrial uses producing substantial waste byproducts or wastewater discharge, or new paper, chemical and allied products manufacturing uses <u>allowed</u> in the urban industrial zone (((shall be prohibited))); and f. Industrial uses ((requiring)) <u>be sized to not require</u> substantial investments in infrastructure, such as water, sewers, or transportation facilities, or facilities that generate substantial volumes of heavy-gross weight truck trips(((, shall be reduced in size to avoid the need for public funding of the infrastructure))).	Substantive change	Edits for clarity and to reflect current code	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The policies in this section refer to "industrial uses," which is not a phrase used in the code. These policies could be clarified to use terms consistent with how uses are described in King County. Although the Executive rationale states that this aligns with current code, 21A.14.280 does require muted colors. Councilmembers could retain the provision here, delete the provision in code, or provide broader policy language here while maintaining the code language. Sub f. is a substantive change, as it now prohibits industrial uses requiring <i>any</i> substantial investments in infrastructure, whereas the underlying language only prohibits this when the infrastructure would need <i>public</i> funding.
R-515 Existing industrial uses in the Rural Area outside of Rural Towns(((, the industrial area on the King County designated historic site along State Route 169 or the designated industrial area adjacent to the Rural Neighborhood Commercial Center of Preston))) without Industrial zoning currently shall be zoned rural (((residential))) area but may continue if they qualify as legal, conforming and/or nonconforming uses.	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The policies in this section refer to "industrial uses," which is not a phrase used in the code. These policies could be clarified to use terms consistent with how uses are described in King County.
R-516 ((Within Rural Towns and larger Rural Neighborhood Commercial Centers, non-motorized connectivity, where consistent with rural character,)) Connectivity for active transportation uses should be encouraged in Rural Towns, where consistent with rural character, to promote ((walking and bicycling)) <u>physical activity</u> and to improve public health.	Substantive change	Restructured for clarity. Rural Neighborhood Commercial Centers is removed, as those nodes of commercial development are small and isolated, and thus not appropriate for or capable of non-motorized connectivity, consistent with rural levels of service in the Growth Management Act and the Comprehensive Plan.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The change of "nonmotorized" to "active transportation" expands the uses allowed and is a policy choice. The proposed removal of Rural Neighborhood Commercial Centers as places where active/non-motorized transportation should be encouraged is a policy choice.
R-517 King County should explore ways of creating and supporting community gardens, Farmers Markets, produce stands and other similar community(((-)))-based food growing projects to provide and improve access to healthy, affordable food for all rural residents.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-601 The Rural Forest Commission shall advise the King County Executive and Council on the development <u>and implementation</u> of ((innovative)) <u>strategies, programs, policies and regulations</u> that benefit forestry ((and)) , that encourage the retention of the forest land base in King County, <u>and support rural forest landowners.</u>	Clarification of existing policy intent	Updated to reflect current scope and role of the Rural Forest Commission	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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King County shall continue to support the Rural Forest Commission with staff and other resources.						
R-602 The Agriculture Commission shall advise the King County Executive and Council on ((agricultural issues and programs, including, but not limited to: a. Existing and proposed legislation and regulations affecting commercial agriculture; b. Land use issues that affect agriculture; and c. Ways to maintain, enhance and promote agriculture and agricultural products in the region.)) <u>programs, policies, regulations, and land use issues that affect commercial agriculture, encourage retention of farmland, support farmland access for traditionally underserved communities, and contribute to a strong local food system.</u> King County shall continue to support the Agriculture Commission with staff and other resources.	Clarification of existing policy intent	Updated to reflect current scope and role of the Agriculture Commission	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
((R-606)) R-603 Farm lands, forest lands and mineral resources shall be conserved for productive use through the use of Designated Agricultural and Forest Production Districts and Designated Mineral Resource Sites where the principal ((and preferred)) land uses ((will)) shall be commercial resource management activities ((, and by the designation of appropriate compatible uses on adjacent Rural Area and urban lands)).	Clarification of existing policy intent	Relocated to lead with the designation and then the ways to support/implement that designation. Striking word "preferred" to recognize non-resource uses may be preferred in some cases, e.g. forest protection for carbon sequestration and habitat, consistent with existing practice. "Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen. Removed language redundant to R-607	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-604 King County shall promote and support <u>commercially viable and environmentally sustainable forestry, agriculture, and other resource-based industries as a part of a diverse and regional economy.</u>	Substantive change	Including commercial considerations, consistent with Growth Management Act requirements to protect resource lands of long-term commercial significance	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-604a King County shall support ((and designate)) mineral resource lands of long-term <u>commercial</u> significance and promote policies, environmental reviews, and management practices that minimize conflicts with neighboring land uses and mitigate environmental impacts.	Clarification of existing policy intent	Including commercial considerations, consistent with Growth Management Act requirements to protect resource lands of long-term commercial significance "Designate" is redundant to R-603	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
((R-605 Forestry and agriculture best management practices are encouraged because of their multiple benefits, including natural resource preservation and protection.	Clarification of existing policy intent	Addressed under " environmentally sustainable" in R-604	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a 	<ul style="list-style-type: none"> No issues identified.

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					<ul style="list-style-type: none"> Anticipated timeline: n/a 	
R-608 King County should encourage infrastructure and services that support resource lands management and resource-based businesses. These should be sited ((in close proximity)) <u>close</u> to designated Agricultural and Forest Production Districts and Designated Mineral Resource Sites ((when)) <u>where potential adverse impacts and incompatibilities can effectively be mitigated.</u>	Substantive Change	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> As written, this is a potentially substantive change. "When" implies that they should only be sited there when impacts can be mitigated. "Where" could be read that APDs, FPDs, resource sites are inherently places where impacts can be mitigated. Executive staff indicate that "when" is the Executive's intent, which would keep the policy substantively the same as the underlying language.
R-609 King County should expand access to property tax incentive programs to encourage landowners to continue ((practicing)) <u>and expand</u> farming and forestry and to help ensure retention of the resource land base. These programs should be publicized and marketed <u>to ensure equitable access to program benefits.</u>	Substantive change	Updates to reflect program goals to not only keep support current farming/forestry but also expand them, as well as advancing equity goals.	Could lead to increased farm and forestry uses for properties using incentives, and more equitable program delivery / incentives benefitting priority populations.	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
((R-610 King County shall employ a variety of innovative programs and incentives to help maintain and enhance resource-based industries.))	Clarification of existing policy intent	Very general policy that is more specifically addressed throughout may policies in this chapter.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-612 King County shall work cooperatively with cities, Indian tribes, other public agencies, private utilities, resource managers, land ((--)) owners, and residents to conserve public and private Resource Lands for long-term productivity and environmental protection in a consistent and predictable manner.	Technical change	Current terminology and grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-613 Designated Forest and Agricultural Production District lands shall not be annexed by cities <u>except as allowed in Policies R-656 and R-656a.</u>	Clarification of existing policy intent	Reflects existing allowance for Agricultural and/or Forest Production District lands to be moved into the Urban Growth Area and potentially annexed under policies R-656 and R-656a	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-614 King County should establish written agreements with agencies, Indian tribes and other affected parties whose close coordination and collaboration are essential to effective implementation of resource management programs. Such agreements should serve to establish consensus and commitment to achieving specific resource management goals and to define the specific roles and responsibilities of each agency.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
((R-615 King County should avoid duplication of federal and state regulations that apply to resource-based industries. However, King County reserves the authority to address issues of local concern with regard to resource-based activities and operations.))	Clarification of existing policy intent	Policy direction is not needed to allow this	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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R-616 Resource-based industries should use practices that: a. Protect the long-term integrity of the built environment, adjacent land uses, and cultural resources; b. Maintain the long-term productivity of the resource base; and c. Result in maintenance of ecosystem health and habitat.	Policy Staff Flag					<ul style="list-style-type: none"> This is not policy direction to King County, it is directing private land owners to do something. It could potentially be removed.
R-618 King County shall be a leader in resource management by demonstrating environmentally sound agriculture and forestry on ((e))County-owned land.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-619 King County shall include resource education through its signs on trail systems that are linked with working farms, forests, and mines. ((Interpretation should: a. Provide historical perspective; b. Demonstrate current adaptive resource management practices (forestry, fisheries, wildlife, agriculture); and c. Explain economics of various resource uses.	Clarification of existing policy intent	Too much detail for Comprehensive Plan policy; addressed through implementation in King County Parks planning	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-620 The Forest Production District shall remain in large blocks of contiguous forest lands where the primary land use is commercial forestry. Other resource ((industry)) uses, such as mineral extraction and agriculture, should be permitted within the Forest Production District when managed to be compatible with forestry.	Clarification of existing policy intent	Streamlining; industry is implied in resource	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-621 The Forest Production District is a long-term designation. Lands may be removed from the Forest Production District only through a subarea plan or area zoning and land use study, and only to recognize areas with historical retail commercial uses.	Clarification of existing policy intent	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case, expansions of Forest Production District land removal could happen via either a subarea plan or an area zoning and land use study.</p>	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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R-622 King County recognizes the many values provided by the public forestland in the county, and encourages continued responsible forest management on these lands. King County should collaborate with other public land managers in planning for the <u>restoration</u> , conservation, use, and management of forest resources on public lands for multiple public values <u>such as sustainable supply of timber, carbon storage and sequestration, and other ecosystem benefits.</u>	Substantive change	Updated to reflect current practice, and provide additional clarity on of the type of other benefits beyond forestry that are being prioritized. Supports other changes in Chapter 5 and a new work program item related to old growth/mature forests	Additional protection of upper watershed and major river corridors	Strategic Climate Action Plan Action GHG 6.4.1 Land Conservation Initiative	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The first sentence doesn't include policy direction. It could be deleted. This policy and R-623 could be combined.
R-623 King County is committed to maintaining working forestland in the Forest Production District, and shall continue to work with landowners and other ((stakeholders)) partners to promote forestry, reduce uses and activities that conflict with resource uses, and recognize forestland values.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy and R-622 could be combined.
R-624 To reduce conflicts with resource uses and wildfire risks, a forest management plan shall be required as a condition of development for any residential uses in the Forest Production District. Accessory dwelling units shall not be allowed in the Forest Production District.	Substantive change	Emphasizes existing fire safety/protection requirement for forest management plans in K.C.C. 21A.08.030.B.2.b, which will be more important over time as wildfire risks increase with climate change	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-626 King County should conserve working forests and should encourage continued private forestry through the acquisition or transfer of development rights in the Forest Production District. Land acquisition proposals that would remove lands from forest management should be evaluated to ensure that the long-term commercial significance of the Forest Production District is not compromised.	Clarification of existing policy intent	Reflects current practice	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-628 In consultation with <u>Indian</u> tribes and other affected agencies and landowners, King County should support land trades that result in consolidated forest ownership and work with forest managers to identify and develop other incentives for continued forestry.	Technical change	Current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
[Lead in text on page 3-53] Recreational and institutional developments, such as conference centers, ski areas and associated hotels, allow more people to enjoy the aesthetic benefits of forest lands. Such facilities are acceptable if ((located in areas of existing development, such as Snoqualmie Pass, and if)) their operation and use are <u>resource-dependent and</u> restricted adequately to minimize conflict with resource lands. Major recreational or institutional development ((sites)) can adversely affect the Forest Production District because they reduce the forest land base and conflict with other resource management goals.	Policy Staff Flag					<ul style="list-style-type: none"> The development conditions for these uses do not require them to be "resource-dependent or minimize conflict with resource lands." Additionally, conference centers and hotels are not allowed uses in the forest production district (although they could be a component of another allowed use such as a destination resort). While this is not a policy, it's inconsistent with the regulations. Options are to remove this language, modify it to match the code, or modify the code to make changes consistent with this language.
R-631 ((No master planned resorts shall be permitted in the Forest Production District.)) New or expansion of existing recreational or institutional uses, including destination resorts, in the Forest Production District may be permitted if compatible with long-term forestry, the interests of <u>Indian</u> tribes and other resource management goals.	Clarification of existing policy intent	Relocates first sentence to R-329a, which is true for more areas than just the Forest Protection District	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The term "institutional use" is used in the Growth Management Act and the term "institutions" is used in the Multicounty Planning Policies, but the term is not defined in either place, nor in the KCCP or Title 21A. Executive

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		Clarifies types of recreational uses included, consistent with uses allowed in existing code.				staff indicate that institutional uses refers to nonresidential uses that are not considered commercial, industrial, or recreational. Councilmembers could choose define the term in the lead-in text to include cultural uses, religious facilities, health services, and educational services, which are the corresponding terms in Title 21A.
R-632 King County should continue to work with all affected parties and the Washington State Department of Natural Resources to improve the clarity of jurisdictional responsibilities for proposed timber harvests and associated enforcement of forest practice regulations ((in the Rural Area)), and to ensure that landowners comply with county regulations when they are converting portions of a site to a non-forest use. ((Harvesting of forest lands for the purpose of converting to non-forest uses shall meet all applicable county standards for clearing and critical areas management, and the loss of carbon sequestration capacity resulting from such forest conversions should be fully mitigated. Landowners opting to conduct forest management activities under state approved forest practices permits should be restricted from developing those areas for non-resource purposes for six years from the date of forest practice approval. Recognizing that some landowners combine the development of a residence or an agricultural activity on a portion of the property with long term forestry on the rest, the county should provide flexibility in its regulations to address the residential development and agricultural activity differently from the forest management.))	Substantive Change	Reflects that clarifying state vs county jurisdiction is important to improving enforcement. For removed language, this level of detail more appropriate for the code, and we do not need a policy to state that the code must be followed.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy used to refer to forests in the Rural Area, now it broader and refers to all forest practices. This is a policy choice.
R-633 King County should ensure that regulations applying to forest practices do not discourage forest management on properties in long-term forestry((Forestry should be regulated consistent with best management practices in)), consistent with the Forest Practices Act. The ((e))County should work to simplify its regulatory processes related to forest management.	Clarification of existing policy intent	Edits for clarity and streamlining	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R 634 King County should promote public understanding of the benefits of commercial timber production and encourage the use of local wood.	Policy Staff Flag					<ul style="list-style-type: none"> This policy is duplicative of R-627 and could be removed.
R 635 Working with public and private forest land managers, King County shall encourage long term forest productivity and the protection of land and water resources by participating in collaborative, multi-ownership planning efforts.	Policy Staff Flag					<ul style="list-style-type: none"> This policy could potentially be combined with policy R-622 or R-623.

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R-636 King County promotes forest management that achieves long-term forest health; protection of watersheds, critical areas and habitat to support fish and wildlife populations; protection of threatened and endangered species; management of stormwater runoff and associated pollutants; conservation and economic viability of working forests; wildfire risk reduction; recreation; carbon storage and sequestration ((and reduction in greenhouse gas emissions)) ; and adaptation to climate change.	Substantive change	To reflect current policy priorities and context	King County is more actively engaged directly or indirectly (via collaborations) in conducting or promoting forest management activities that reduce wildfire risk. This includes working with landowners to reduce wildfire risk, selective thinning around critical County-owned infrastructure, and forest restoration. Relevant to King County forest lands and forest land owners/managers	King County Wildfire Risk Reduction Strategy 30 Year Forest Plan	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Policy direction could be added.
R-641 King County ((should)) shall consider climate change impacts and take steps to improve forest health ((and resilience to climate change impacts through its technical assistance to forest land owners, management of county-owned forest lands, and support of neighborhood-based efforts to reduce risks from wildfires)) and wildfire resilience on County-owned forest lands.	Substantive change	Strengthening policy commitment given the importance of this issue. Also, R-641 split into two modified policies: one focusing on county-owned forest lands (this one is retaining the R-641 identity) and a new collaboration policy in R-641e focusing on private forest land owners and residents.				<ul style="list-style-type: none"> No issues identified.
R-641a King County shall take steps to plan for and reduce wildfire risk in the wildland-urban interface in unincorporated King County including wildfire risk assessment and planning, amending codes to align with best practices for wildfire risk reduction, and public education.	New policy	Advancing recommendations from the King County wildfire strategy	County takes actions to reduce wildfire risk in the unincorporated parts of the wildland-urban interface.	Wildfire Risk Reduction Strategy Action 4 30-Year Forest Plan Strategy 1-3	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Regulatory Description of proposed regulations: Proposed changes to K.C.C. Chapter 16.82 to remove permitting barriers for vegetation management for wildfire risk reduction Anticipated resource need: Likely yes – probably grant funding Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.
R-641b King County shall encourage wildfire preparedness, including wildfire risk assessment and planning, in cities and towns located in the wildland-urban interface in King County.	New policy	Advancing recommendations from the King County wildfire strategy	Cities and towns take actions to reduce in wildfire risk in the incorporated parts of the wildland-urban interface.	Wildfire Risk Reduction Strategy Action 4 30-Year Forest Plan Strategy 1-3	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: Likely yes – probably grant funding Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.

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((R-637)) R-641c King County ((should)) shall encourage community ((fire planning)) wildfire preparedness so that residents are aware of the dangers of forest fires and take steps to make their properties less vulnerable. ((King County should support neighborhood based efforts to manage forests to improve forest health and reduce the risk of wildfire.))	Substantive change	Strengthening policy commitment given the importance of this issue	Residents take actions to reduce in wildfire risk in the wildland-urban interface.	Wildfire Risk Reduction Strategy Actions 3, 4, 6, and 8 30-Year Forest Plan Strategy 1-3	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.
R-641d King County wildfire risk reduction activities shall prioritize the needs of residents whose ability to prepare for, respond to, and recover from wildfire impacts may be limited by income, health, mobility, or other disparities.	New policy	Ensures King County's wildfire risk reduction work is accounting for equity and prioritizing those who need to most assistance.	Improved equitable outcomes in the wildland-urban interface.	Wildfire Risk Reduction Strategy 30-Year Forest Plan Strategy 1-3 Strategic Climate Action Plan Sustainable and Resilient Frontline Communities Focus Area 4	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.
Policy R-641dd						<ul style="list-style-type: none"> This policy is being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix
((R-640)) R-641e King County ((should continue to)) shall collaborate with key partners, such as the University of Washington, Washington State University including Extension, state and federal agencies, cities, first responders, Indian tribes, and ((forest)) landowners, ((to)) on activities that improve forest resilience and reduce wildfire risks, including the following: a. ((monitor)) Monitoring and ((evaluate)) evaluating impacts of climate change on forests and wildfire potential in King County b. Promoting species and structural diversity within and across forest stands in King County; c. Providing educational and technical assistance for small forest landowners; d. Leveraging partnerships to increase funding for landowner incentive cost-share programs; e. Expanding and enhancing opportunities for building public awareness and promoting shared learning about wildfire preparedness and risk reduction in King County; f. Reducing landslide and flooding risks resulting from wildfire damage and associated impacts; and g. Supporting the recovery of natural systems and communities affected by wildfire.	Substantive change	Strengthens the policy while creating flexibility to work with partners beyond the listed partners and to reflect that the partners may change in any given case. Includes key strategies to advance, reflecting current policy goals related to wildfire risk reduction	King County is pursuing a diverse portfolio of activities to reduce wildfire risk, in collaboration with appropriate partners.	Wildfire Risk Reduction Strategy 30-Year Forest Plan Strategy (Strategy 1, Climate)	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: Likely yes – probably grant funding Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> Could delete the long list of "key partners" since it covers most people.
R-642 King County shall continue to implement the objectives of the Farmland Preservation Program. Protection of property purchased under the Farmland Preservation Program shall be a high priority when balancing conflicting interests such as locating transportation, active recreation, utility facilities, or other uses that could have an adverse impact on farm operations. King County	Policy Staff Flag					<ul style="list-style-type: none"> The last sentence could be removed, as it's already covered by other policies and not related to the FPP policy intent.

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shall use the Transfer of Development Rights Program as another tool to preserve farmland.						
R-642a King County should develop a long((-)term strategy for financing protection of sufficient farmland to significantly expand and retain food production, including improving the farmability of protected farmland, and ensuring that the easements are well-managed for the long((-)term.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-642b Farmers conducting work on property on which King County owns a Farmland Preservation Program easement or farmers leasing properties owned by King County should be limited to predominantly agricultural <u>activities</u> and agricultural((-supportive activities)) <u>support services</u> .	Clarification of existing policy intent	To changes in terminology adopted in the code in 2017	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy could be reframed to focus on the use of the land, rather than the behavior of the people. The terminology for "agricultural activities" and "agricultural support services" doesn't align between the KCCP and the Code. These could be cleaned up.
R-643 Agricultural Production Districts ((are)) shall be blocks of contiguous farmlands where agriculture is supported through the protection of agricultural soils and related support services and activities. Roads and natural features ((are)) should be appropriate boundaries for Agricultural Production Districts to reduce the possibility of conflicts with adjacent land uses.	Clarification of existing policy intent	Reorients from a statement to policy direction, consistent with existing intent and current practice	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> Changing "are" to "should be" softens the policy. This is a policy choice.
R-645 All parcels within the boundaries of an Agricultural Production District should be zoned Agricultural, either A 10 or A 35.	Policy Staff Flag					<ul style="list-style-type: none"> This policy could be changed from "should" to "shall" to align with the policy intent that all APDs be zoned A-10 or A-35. This policy could be combined with R-646.
R-646 Lands within Agricultural Production Districts ((should)) shall remain in parcels large enough for commercial agriculture. A <u>maximum</u> residential density of one home per 35 acres shall be applied where the predominant lot size of <u>agricultural-zoned parcels in the surrounding area</u> is 35 acres or larger, and a <u>maximum</u> residential density of one home per 10 acres shall be applied where the predominant lot size of <u>agricultural-zoned parcels in the surrounding area</u> is smaller than 35 acres.	Substantive change	<p>Consistent with requirements in the Growth Management Act, land within Agricultural Production Districts must be large enough for commercial agriculture.</p> <p>Zoning on agricultural lands should consider conditions on other surrounding agricultural parcels alone, not other types of parcels (which are generally intentionally smaller than agricultural parcels).</p>	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This policy could be combined with R-645.
R-647 Agriculture should be the principal land use in the Agricultural Production Districts. Permanent new construction within districts shall be sited to prevent conflicts with commercial farming or other agricultural uses, and nonagricultural uses shall be limited. New development shall not disrupt agriculture operations and shall have a scale compatible with an active farming district.	Policy Staff Flag					<ul style="list-style-type: none"> While this is a "should" policy, the corresponding policy for forests is a "shall" policy. Whether to make them consistent is a policy choice. The language is duplicated in R-649 but is a "shall" policy there.

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<p>R-649 Agriculture (must) shall remain the predominant use in any Agricultural Production District and aquatic habitat or floodplain restoration projects ((, as well as, King County)) and mitigation reserves program projects shall not reduce the ability to farm in the Agricultural Production District. (Therefore, until the county implements the watershed planning process described in R-650, such projects are allowed only when supported by owners of the land where the proposed project is to be sited. Criteria to be considered:</p> <p>a. For a project proposed to be sited on lands that are unsuitable for direct agricultural production purposes, such as portions of property that have not historically been farmed due to soil conditions or frequent flooding, and which cannot be returned to productivity by drainage maintenance, or</p> <p>b. For a project proposed to be sited on lands suitable for direct agricultural production:</p> <p>(1) there are no unsuitable lands available that meet the technical or locational needs of the proposed project, and the project is included in, or consistent with, an approved Water Resources Inventory Area Salmon Recovery Plan, Farm Management Plan, Flood Hazard Management Plan or other similar watershed scale plan; or the project would not reduce the baseline agricultural productivity within the Agricultural Production District.)</p> <p><u>King County, through implementation of projects and programs, shall ensure sufficient land within Agricultural Production Districts remain available to support long term viability of commercial agriculture and that its programmatic and project actions support the maintenance or improvement of drainage and other agricultural support infrastructure. To the maximum extent practicable, King County should tailor measures to protect threatened or endangered species to support continued operation of working farms within the Agricultural Production Districts and should strive for outcomes consistent with goals King County may establish for optimal area of productive agricultural lands within the Agricultural Production Districts.</u></p>	<p>Substantive change</p>	<p>Suite of changes to reflect current status and future plans for Fish, Farm, Flood, based on lessons learned coming out of the Snoqualmie Fish, Farm, Flood work, substantively consistent with recommended policy language from the Fish, Farm, Flood Implementation Oversight Committee.</p> <p>Specific to this policy, changes: reflect that the County completed the process directed in R-650; remove detail addressed in the code; ensure projects/programs to protect threatened and endangered species considers Agricultural Production District management for continued productivity of commercial agriculture in the Agricultural Production Districts</p>	<p>Strives for balance of agriculture and species protection/habitat restoration and enhancement in Agricultural Production Districts</p>	<p>Fish, Farm, Flood Implementation Oversight Committee recommendations</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic and Regulatory Description of proposed regulations: Existing code in K.C.C. 21A.24.381 Anticipated resource need: No Anticipated timeline: 2025 	<ul style="list-style-type: none"> This policy conflicts with R-647 which says "should." Using "should" or "shall" is a policy choice. The language could be deleted either here or in R-649 to avoid duplication. The language beginning with "to the maximum extent practicable" is separate topic from what precedes it and could potentially be made into a separate policy. (This sentence is also a "should" statement, so "To the maximum extent practicable" is extraneous.) Executive staff indicate that the requirement about aquatic habitat and floodplain restoration projects is intended to apply to King County projects only. The policy would need to be amended to make this clear.
<p>R-650 (Aquatic habitat restoration projects, floodplain restoration projects and projects under King County's mitigation reserves program in an Agricultural Production District shall be evaluated through a collaborative watershed planning process with the goal of maintaining and improving agricultural viability, improving ecological function and habitat quality, and restoring floodplains through integrated, watershed wide strategies. A watershed planning process shall be established for an agricultural production district because of the number of potential restoration projects and shall:</p> <p>a. ensure that agricultural viability in the Agricultural Production District is not reduced as the result of actions taken and that agriculture remains the predominant use in the agricultural production district;</p> <p>b. evaluate and recommend actions at all scales across the affected watershed to maintain and improve agricultural viability, restore ecological functions and aquatic habitat and restore floodplains, including voluntary actions taken by landowners;</p>	<p>Substantive change</p>	<p>Suite of changes to reflect current status and future plans for Fish, Farm, Flood, based on lessons learned coming out of the Snoqualmie Fish, Farm, Flood work, substantively consistent with recommended policy language from the Fish, Farm, Flood Implementation Oversight Committee.</p> <p>Specific to this policy, changes: reflect new, required project review process that would be implemented with the adoption of the 2024 update, which provide additional clarity on how balancing salmon habitat and</p>	<p>Establishes an internal, administrative review process in for Water and Land Resources-sponsored projects to consider competing interest and balancing multiple objectives. Projects sponsored by entities other than Water and Land Resources may also use the review process, where appropriate.</p>	<p>Fish, Farm, Flood Implementation Oversight Committee recommendations</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: 2025 	<ul style="list-style-type: none"> In the final paragraph, "in the unincorporated area where a habitat or floodplain restoration project may result," the word "where" could be interpreted in multiple ways. "whenever" might be clearer.

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<p>e. _____ be a collaborative effort among affected land owners, interested stakeholders, and King County and shall be updated on a periodic basis; and</p> <p>d. _____ identify and recommend actions that King County should take or ensure are taken to maintain and improve agricultural viability in the Agricultural Production District and address any impacts to agriculture from aquatic habitat restoration projects, floodplain restoration projects and projects under King County's mitigation reserves program constructed in the Agricultural Production District.)</p> <p>The County shall administer a collaborative review process considering watershed context for projects sponsored by the King County Department of Natural Resources and Parks, Water and Land Resources Division, in the unincorporated area where a habitat or floodplain restoration project may result in reducing the amount of land available for farming in Agricultural Production Districts. The review process shall be administered by the Division and strive for balance in outcomes that achieve co-equal goals of maintaining and improving suitability of land for agricultural productivity, increasing habitat quality, and restoring floodplains and ecological function. The review process should:</p> <p>a. _____ Occur early in the planning process for projects, and at regular intervals for ongoing programs;</p> <p>b. _____ Consider guidance from relevant plans relating to agriculture, salmon recovery, and floodplain management;</p> <p>c. _____ Consider efforts for advancing multiple resource interests;</p> <p>d. _____ Track on-the-ground changes in land cover relative to acreage targets for farmland and habitat restoration areas, focused on impacts to agricultural lands and fish populations;</p> <p>e. _____ Consider input and recommendations resulting from engagement and input from external partners and subject matter experts; and</p> <p>f. _____ Identify and address barriers to efficient implementation of the process.</p> <p>The review process may also be offered for projects and programs sponsored by King County agencies aside from the Water and Land Resources Division and/or for projects and programs sponsored by external entities.</p>		<p>agricultural needs should be operationalized.</p>				
<p>R-650a ((The Snoqualmie Valley Agricultural Production District is the first Agricultural Production District to undergo a watershed planning effort called for in R-650. King County shall implement the recommendations of the Snoqualmie Fish, Farm and Flood Advisory Committee. The recommendations of the task forces and other actions identified in the final Advisory Committee Report and Recommendations will form the basis for a watershed planning approach to balance fish, farm and flood interests across the Snoqualmie Valley Agricultural Production District and an agreement on protecting a defined number of acres of agricultural land. The Advisory Committee, or a successor committee, will monitor progress of the task forces and will reconvene to evaluate the watershed planning approach to balancing interests prior to the next Comprehensive Plan update. The policy issues and recommendations outlined in the Snoqualmie Fish, Farm, Flood</p>	<p>Substantive change</p>	<p>Suite of changes to reflect current status and future plans for Fish, Farm, Flood, based on lessons learned coming out of the Snoqualmie Fish, Farm, Flood work, substantively consistent with recommended policy language from the Fish, Farm, Flood Implementation Oversight Committee.</p> <p>Specific to this policy, changes streamlines Snoqualmie Valley-specific Fish, Farm, Flood</p>	<p>Supports completion of outstanding Snoqualmie Valley-specific Fish, Farm, Flood</p>	<p>Fish, Farm, Flood Implementation Oversight Committee recommendations</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: 2025 	<ul style="list-style-type: none"> No issues identified.

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<p>Advisory Committee Report and Recommendations are largely specific to the Snoqualmie Valley and are not intended to be applied broadly in other Agricultural Production Districts. Future Fish, Farm, Flood efforts focused in other Agricultural Production Districts will need to go through their own processes to identify barriers to success for all stakeholders in these geographic areas. R-649 continues to apply to the Snoqualmie Valley Agricultural Production District until the watershed planning effort outlined in the Fish, Farm and Flood recommendations is complete. A policy reflecting the outcome of this effort shall be included in the next eight year update.)) The County shall continue to support the Snoqualmie Valley Agricultural Production District fish, farm, flood effort, as appropriate, through completion of the task forces and establishment of measurable goals for agriculture, habitat restoration, and floodplain restoration for the Snoqualmie Valley Agricultural Production District.</p>		<p>direction and reflects current status</p>				
<p>R-650b The County shall continue to document and consider the lessons learned from the Snoqualmie Valley Agricultural Production District fish, farm, flood effort to guide and refine the collaborative planning and review processes in a watershed context for projects and programs in other geographies with the co-equal goals of balancing farm, fish, and flood interests where farms, fish habitat and floodplains overlap, as well as strategies for avoiding, minimizing, and mitigating losses of farmable land, floodplain functions, and habitat functions. The County should support planning efforts similar to the Snoqualmie Valley Fish, Farm, and Flood Advisory Committee in other geographies if and when the County and partners choose to pursue such efforts or if acute tensions among various interests arise in a particular Agricultural Production District or other area of the county.</p>	<p>Substantive change</p>	<p>Suite of changes to reflect current status and future plans for Fish, Farm, Flood, based on lessons learned coming out of the Snoqualmie Fish, Farm, Flood work, substantively consistent with recommended policy language from the Fish, Farm, Flood Implementation Oversight Committee.</p> <p>Specific to this policy, changes outline approach for related planning in geographies other than Snoqualmie Valley, and prioritizes use of existing applicable lessons from the Snoqualmie Valley work to inform work in other Agricultural Production Districts</p>	<p>Broadly advances existing valuable knowledge for immediate implementation (rather than waiting for planning processes in each Agricultural Production District), and right-sizes future planning, as needed and where appropriate, in consideration of available resources</p>	<p>Fish, Farm, Flood Implementation Oversight Committee recommendations</p>	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: TBD Anticipated timeline: 2025 	<ul style="list-style-type: none"> Executive staff note that the "TBD" for "anticipated resource need" means that the amount is TBD, but that additional staff resources will definitely be necessary for ongoing program support.
<p>((R-651 Maintaining the viability of farmlands is a high priority for King County. Within the Agricultural Production Districts, measures to protect threatened or endangered species shall be tailored to ensure working farms can continue to operate.))</p>	<p>Clarification of existing policy intent</p>	<p>Suite of changes to reflect current status and future plans for Fish, Farm, Flood, based on lessons learned coming out of the Snoqualmie Fish, Farm, Flood work, substantively consistent with recommended policy language from the Fish, Farm, Flood Implementation Oversight Committee.</p> <p>Specific to this policy, it is addressed via other updated Farm, Fish, Flood policies</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>R-653 The Lower Green River Agricultural Production District is a regionally designated resource that is to remain in unincorporated King County except as allowed in Policies R-656 and R-656a. The Lower Green River Agricultural Production District functions as an</p>	<p>Clarification of existing policy intent</p>	<p>Reflects existing allowance for Agricultural and/or Forest Production District lands to be moved into the Urban Growth</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a 	<ul style="list-style-type: none"> The second sentence is a statement, not policy direction, and could be removed.

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<p>urban separator between the cities of Kent and Auburn. King County may contract with other jurisdictions to provide some local services to this area as appropriate.</p>		<p>Area and potentially annexed under policies R-656 and R-656a</p>			<ul style="list-style-type: none"> • <u>Anticipated timeline:</u> n/a 	
<p>R-655 Public services and utilities provided by King County and other entities within and adjacent to Agricultural Production Districts shall be designed to support agriculture and minimize significant adverse impacts on agriculture and to maintain total farmland acreage and the area's historic agricultural character:</p> <p>a. Whenever feasible, water lines, sewer lines, and other public facilities should avoid crossing Agricultural Production Districts. Installation should be timed to minimize negative impacts on seasonal agricultural practices;</p> <p>b. Road projects planned for the Agricultural Production Districts, including additional roads or the widening of roads, should be limited to those that are needed for safety or infrastructure preservation and that benefit agricultural uses. Where possible, arterials should be routed around the Agricultural Production Districts. Roads that cross Agricultural Production Districts should be aligned, designed, signed, and maintained to minimize negative impacts on agriculture, and to support farm traffic; (and)</p> <p>c. In cases when King County concludes that regional public infrastructure cannot be located outside of, and must intrude into, Agricultural Production Districts, the County shall ensure that the infrastructure be built and located to minimize disruption of agricultural activity, and shall establish agreements with the relevant jurisdictions or agencies(-); and</p> <p>d. If public services and utilities reduce total acreage in the Agricultural Production District, mitigation shall follow the criteria established in policy R-656a.</p>	<p>Clarification of existing policy intent</p>	<p>Edits for clarity and to capture related streamlined narrative.</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • The phrase "significant adverse impacts" could be changed to avoid using SEPA language. • In sub a. and b., could delete "Whenever feasible" before "should" statements, as they are extraneous. • In sub c., "regional public infrastructure" could be changed to "regional public services and utilities" to match the terminology uses in the rest of the policy. • In sub d., "public services and utilities" could be changed to "infrastructure projects" to better fit with the rest of the sentence.
<p>R-656 King County may allow lands to be removed from the Agricultural Production Districts only when it can be demonstrated that:</p> <p>a. <u>1.</u> Removal of the land will not diminish the productivity of prime agricultural soils or the effectiveness of farming within the local Agricultural Production District boundaries; and ((b-)) <u>2.</u> The land is determined to be no longer suitable for agricultural purposes; or ((c-)) <u>b.</u> The land is needed for public services or utilities as described in policy R-655.</p>	<p>Clarification of existing policy intent</p>	<p>Restructured for clarity and consistency with R-655, which recognizes that public services/utilities projects do not always have the ability to ensure they do not diminish farmlands or farming</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • No issues identified.

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<p>R-656a King County may only approve the removal of land from the Agricultural Production District if it is, concurrently with removal of the land from the Agricultural Production District, mitigated through the replacement of agricultural land abutting the same Agricultural Production District that is, at a minimum, comparable in size, soil quality, and agricultural value. As alternative mitigation, the County may approve a combination of acquisition and restoration totaling three acres for every one acre removed as follows:</p> <p>a. A minimum of one acre ((must)) shall be added into another Agricultural Production District for every acre removed; and</p> <p>b. Up to two acres of unfarmed land in the same Agricultural Production District from which land is removed shall be restored for every acre removed.</p> <p><u>Replacement land to comply with the requirements of this policy may be acquired added to the Agricultural Production District in advance of removal of land from the Agricultural Production District, rather than concurrently, if the criteria in R-656b are met.</u></p>	Substantive change	Reflects creation of R-656b, which creates flexibility in the sequencing of acquiring replacement land to improve feasibility of policy implementation. This allows for necessary public services/ utilities projects while ensuring preservation of Agricultural Production District acreage and agricultural value. King County Roads attempted to implement R-656a as currently written for two critical road safety projects, but was unable to achieve this within project timelines and available project funding.	Replacement land for Agricultural Production District loss mitigation could be acquired in advance and "banked" for future public services/ utilities projects.	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Capital Project and Programmatic Description of proposed regulations: n/a Anticipated resource need: Potentially, but due to underlying mandate (not the policy change) Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.
<p><u>R-656b Replacement land required under R-656a may be acquired and added to the Agricultural Production District in advance of removal as follows:</u></p> <p>a. The mitigation is for a public agency or utility project consistent with R-655;</p> <p>b. Property proposed to be added to the Agricultural Production District is approved by the Department of Natural Resources and Parks to ensure compliance with R-656a;</p> <p>c. The subsequent map amendment to remove the Agricultural Production District land identifies the previously added land being used for mitigation; and</p> <p>d. The Department of Natural Resources and Parks tracks the acreage of advance additions of replacement land and subsequent removals to ensure that the requirements of R-656a are met.</p>	New policy	Creates flexibility in the sequencing of acquiring replacement land to improve feasibility of policy implementation. This allows for necessary public services/ utilities projects while ensuring preservation of Agricultural Production District acreage and agricultural value. King County Roads attempted to implement R-656a as currently written for two critical road safety projects, but was unable to achieve this within project timelines and available project funding.	Replacement land for Agricultural Production District loss mitigation could be acquired in advance and "banked" for future public services/ utilities projects.	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Capital Project and Programmatic Description of proposed regulations: n/a Anticipated resource need: Potentially, but due to underlying mandate (not the policy change) Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> No issues identified.
<p>R-657 King County shall work with ((and provide support to)) Washington State University Extension and other technical service providers for ((its)) their research and education programs that assist small-scale commercial farmers.</p>	Substantive change	Reflects current County role and available resources; The County hasn't provided financial support in many years.	No change	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> Removal of "provide support to" is a policy choice. Council could choose to retain this language and allocate funding to support this.
<p>R-658 King County shall work with other jurisdictions and non((-))profits to expand markets for farm products by supporting ((Puget Sound Fresh and other)) programs that promote local food and connect buyers with producers.</p>	Clarification of existing policy intent	Updated to make policy more timeless (for example, Puget Sound Fresh no longer exists)	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>R-659 King County should work with other jurisdictions, farm advocacy groups, and others to support ((Farmlink,)) farmer training and other programs that help new farmers get started, gain access to farmland and develop successful marketing methods.</p>	Clarification of existing policy intent	Updated to make policy more timeless (for example, Farmlink no longer exists)	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>R-661 King County should develop and encourage the use of incentives ((to encourage)) for food production on prime farmland. These incentives could include tax credits, expedited permit review, reduced permit fees, permit exemptions for activities complying with best management practices, or similar programs. The ((e))County</p>	Clarification of existing policy intent	Edits for clarity and to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> BIPOC terminology, rather than POC terminology, could be used here; Executive staff state it was not intentional to not use those terms.

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should continue to work with community-based organizations that can assist farmers who are People of Color, immigrants, (and minority farmers) refugees, and other communities that have traditionally experienced access issues(;) in gaining access to farmland.						<ul style="list-style-type: none"> The second sentence ("give opportunity") could be a separate policy from the first ("use incentives for food production") as the policy intent is different.
R-661a To help make more farmland accessible to beginning, (and) low-income, historically underserved, and socially disadvantaged farmers, King County should expand its leasing of agricultural land to farmers and community organizations where appropriate and should encourage private farmland owners to lease unused land to farmers.	Substantive change	<p>To advance equity goals.</p> <p>While "socially disadvantaged" is not current County terminology, it is aligned with USDA language which is defined as farmers and ranchers (SDFRs) belonging to groups that have been subject to racial or ethnic prejudice. SDFRs include farmers who are Black or African American, American Indian or Alaska Native, Hispanic or Latino, and Asian or Pacific Islander. For some but not all USDA programs, the SDFR category also includes women.</p>	Increased accessibility of land to SDFRs and community organizations serving historically underserved farmers.	Local Food Initiative	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-661b King County should expand representation of low income, (and) historically underserved, and socially disadvantaged farmers and community organizations within King County agricultural processes, such as the Agriculture Commission, advisory committees, task forces, and hiring.	Substantive change	<p>To advance equity goals.</p> <p>While "socially disadvantaged" is not current County terminology, it is aligned with USDA language which is defined as farmers and ranchers (SDFRs) belonging to groups that have been subject to racial or ethnic prejudice. SDFRs include farmers who are Black or African American, American Indian or Alaska Native, Hispanic or Latino, and Asian or Pacific Islander. For some but not all USDA programs, the SDFR category also includes women.</p>	More influence in related County planning and actions, which can improve equitable outcomes for priority populations.	Local Food Initiative	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-662 Agricultural processing, packing and direct sales are considered agricultural activities and should be allowed at a size and scale appropriate to the zone in which they are operating. King County (shall) should work with local and state health departments to develop regulations supporting these activities and with local non(-)profits and academic institutions to educate farmers about safe food processing practices and compliance.	Substantive change	Some of this has occurred, such as for meat processing. Additional work might be needed, but it's unclear when, in what context, and with what resources that will occur. So, a "should" is more appropriate for the policy direction here.	None; does not change current practice	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This change softens the policy, which is a policy choice. The Executive rationale states that it is unknown if additional work is needed and when or how that would happen. Councilmembers could consider retaining the shall and providing policy direction or removing the final sentence.
R-663 King County supports the processing and packaging of farm products from crops and livestock, and (will) shall continue to work with farmers, ranchers, cities, neighboring counties, and other interested parties to address infrastructure and regulatory needs	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
that promote sales to consumers, institutions, restaurants, and retail enterprises.						
R-664 King County supports innovative technologies to process <u>waste from</u> dairy and other livestock (waste) to reduce nutrients and to create other products such as energy and compost in areas that have Agriculture and Rural Area land use designations.	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The code only allows this use (anerobic digester) in the A zone. The code could be updated to allow them in the RA zone as well.
R-665 King County should develop incentives that support local food production and processing to increase food security; provide a healthy, affordable local food supply; and reduce energy use.	Policy Staff Flag					<ul style="list-style-type: none"> This concept is mostly covered by R-661. References to processing, food security, and energy use could be consolidated there, and then R-665 could be deleted.
R-666 King County shall provide incentives, educational programs, and other methods to encourage agricultural practices and technological improvements that maintain water quality, protect public health, protect fish and wildlife habitat, protect historic resources, maintain flood conveyance and storage, reduce greenhouse gas emissions, control noxious weeds, (and) prevent erosion of valuable agricultural soils, and increase soil water holding capacity while maintaining the functions needed for agricultural production.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-667 King County shall continue to support agriculture with an expedited review process and reduced fees for structures necessary for farm operations.	Policy Staff Flag					<ul style="list-style-type: none"> This concept is covered by R-661. This policy could be deleted.
R-668 King County shall work with federal, state, local, and private agencies to improve the availability and efficiency of water for agriculture through use of tools such as: expanding the availability of recycled water to farms(;); offering incentives for irrigation efficiency(;); <u>and supporting</u> mechanisms for water rights banking and trading that will give farmers greater certainty for water rights while protecting instream flows. King County (will) <u>shall</u> encourage the maintenance and preservation of agriculture water rights for agriculture purposes. Assessments of future surface and groundwater availability for agriculture should consider projected impacts of climate change.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen. Other edits for grammar.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-668a King County (will) <u>shall</u> continue to support drainage improvements through its Agricultural Drainage Assistance Program and actively seek new ways to make drainage projects less expensive and easier to implement and to improve drainage systems across property lines.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-669 King County should continue to collaborate with the Washington State University Extension, the University of Washington, and King Conservation District to: a. (d) <u>Develop</u> information on <u>and analyze</u> the (likely) current and future impacts of climate change on agriculture in King County(;); b. (and to d) <u>Develop</u> mitigation, resiliency, and adaptation strategies that are appropriate for King County's soils and farm economy((- Research should address)), such as soil management, use of commercial compost, water storage, irrigation, alternative crops, integrated pest management, and nutrient management((- The information should be made available to)); <u>and</u>	Clarification of existing policy intent	Edits for clarity	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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c. Share the information and strategies with farmers through technical assistance programs and farm planning.						
R-669a Farmers conducting work on property on which King County owns a Farmland Preservation Program easement should use Agricultural Best Management Practices and other sustainable farming methods.	Policy Staff Flag					<ul style="list-style-type: none"> This policy, R-680, and P-114 could be combined.
R-670 King County should provide incentives for soil management practices that reduce greenhouse emissions through its Agricultural Best Management Practices Cost-Sharing Program.	Policy Staff Flag					<ul style="list-style-type: none"> This policy and R-680 could be combined.
Policy R-671						<ul style="list-style-type: none"> This policy is being reviewed as part of the critical areas regulations changes that are being sent over on 3/1. This policy can be found in the Critical Areas Review Matrix
R-672 King County should work with federal, state and local jurisdictions to reduce flood impacts to agricultural operations. The ((e))County ((will)) shall continue to investigate the needs of agriculture before, during and after flood events, to determine if and how losses can be reduced, and ((will)) shall use this information in designing its floodplain policies and regulations.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen. Other edits for grammar.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-673 In addition to enhancing the Farmland Preservation Program, the ((e))County should develop more innovative solutions and incentives to keep agricultural land affordable and profitable for active farming.	Technical	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> This concept is covered by R-661. This policy could be deleted.
R-675 King County ((should)) shall prioritize its programs to help build and support a sustainable, reliable, equitable, and resilient local food system. King County ((should)) shall strive to ((make)) strengthen the local food system, ((accessible)) increase accessibly to ((all)) to the local food supply, and strive to make access to the local food system culturally appropriate by: a. Expanding leadership and ownership of food production opportunities to low-income, historically underserved, and socially disadvantaged farmers; and b. Making locally grown, healthy, and culturally relevant foods available to and reflective of King County communities and low-income, historically underserved, and socially disadvantaged farmers.	Substantive change	Equity revisions made to strengthen and be more intentional about who increased food accessibility and land access will be available for, consistent with current program goals and practices	Increased accessibility and availability of local food to historically underserved communities and advanced ownership among historically underserved farmers in various aspects of the food production system.	Local Food Initiative	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> It is a policy choice to strengthen the policy by changing "should" to "shall." Sub a. and R-677c cover the same concept. One of them could be removed.
R-677 King County should promote and support local food production and local processing to strengthen a sustainable and climate resilient the local food system and reduce the distance that food must travel from farm to table.	Substantive change	Strengthening the connection between local food production and climate resilience, reflective of the current work being done around food access as outlined in the Local Food initiative and Strategic Climate Action Plan	Ensures actions to support the local food system take into account climate impacts and needs	Local Food Initiative Strategic Climate Action Plan	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: No Anticipated timeline: Ongoing 	<ul style="list-style-type: none"> Could reword to state the policy goal of strengthening the food system and reducing farm to table distance.
R-677a King County should continue food waste programs for single ((family,)) detached and multifamily residences, businesses, and institutions, aimed at reducing generation, promoting donation and encouraging curbside collection for anaerobic digestion and composting.	Clarification of existing policy intent	Edits for clarity and to reflect current terminology	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
((R-677b King County should prioritize the economic development of the food and agriculture industries in order to build a more sustainable and resilient local food system.	Clarification of existing policy intent	Very broad policy without much clarity or specifics; objective is captured elsewhere.	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a 	<ul style="list-style-type: none"> No issues identified.

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					<ul style="list-style-type: none"> Anticipated resource need: n/a Anticipated timeline: n/a 	
R-677c King County should support low-income, historically underserved, and socially disadvantaged populations in efforts to improve equitable food access and food production goals, including support for alternative pathways for farmland access that meet their community's needs.	New policy	To support equity outcomes and changing framework to a community-serving and community-supporting initiative. This is more reflective of the current work being done around food access as outlined in the Local Food initiative and Strategic Climate Action Plan	Increased accessibility and availability of local food to historically underserved communities and advanced ownership among historically underserved farmers in various aspects of the food production system.	2020 Strategic Climate Action Plan Action 5.1.2	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> R-677c covers the same concept as R-675 sub a. They could be combined.
R-678 King County should support and collaborate with ((either organizations to further the development of)) food incentive program providers, with food providers, producers, and distributors, and with community-based organizations to further develop and expand programs that increase ((the ability of shoppers to)) access to affordable foods, increase the use of food assistance benefits, and increase the ability of farmers to accept electronic and other forms of payment at Farmers Markets and farm stands.	Substantive change	To support equity outcomes and changing framework to a community-serving and community-supporting initiative. This is more reflective of the current work being done around food access as outlined in the Local Food initiative and Strategic Climate Action Plan	Increased accessibility and availability of local food to historically underserved communities and advanced ownership among historically underserved farmers in various aspects of the food production system.	2020 Strategic Climate Action Plan Action 5.1.2	<ul style="list-style-type: none"> Planned implementation of proposal: Programmatic Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> The language about electronic payments is no longer needed and could be removed.
R-679 King County shall identify existing and potential mineral extraction sites on the Mineral Resources Map ((in order)) to conserve mineral resources, promote compatibility with nearby land uses, protect environmental quality, maintain and enhance mineral resource industries, and serve to notify property owners of the potential for mineral extraction activities. The County shall identify(: a. Sites with existing Mineral zoning as Designated Mineral Resource Sites; b. Sites where the landowner or operator has indicated an interest in mineral extraction, sites that as of the date of adoption of the 1994 Comprehensive Plan had potential Quarrying/Mining zoning, or sites that the County determines might support future mineral extraction as Potential Surface Mineral Resource Sites; and c. Sites where mining operations predate zoning regulations but without zoning or other land use approvals as Nonconforming Mineral Resource Site sites consistent with Washington State Department of Natural Resources mineral resource mapping and in accordance with the mineral resource lands evaluation and designation criteria established in Chapter 36.70A Revised Code of Washington and applicable sections in Washington Administrative Code.	Clarification of existing policy intent	The existing language was the process used to first designate mineral lands in 1994 in compliance with the Growth Management Act. It is not current practice, does not have current applicability/use, and does not align with the evaluation requirements in state law. Other technical edit for grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
R-681 King County may designate additional sites on the Comprehensive Plan Land Use Map as Mining only following a site-specific rezone to Mineral zoning. Upon approval of a rezone	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a 	<ul style="list-style-type: none"> No issues identified.

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<p>to Mineral zoning, the Comprehensive Plan Land Use Map shall be amended to designate the site as Mining during the next Comprehensive Plan update. King County should approve applications for site-specific rezones to Mineral zoning and applications for permits that would authorize mineral extraction and processing only following site-specific environmental study(,) and early and continuous public notice and comment opportunities, when:</p> <ol style="list-style-type: none"> The proposed site contains rock, sand, gravel, or other mineral resources; The proposed site is large enough to confine or mitigate all operational impacts; The proposal will allow operation with limited conflicts with adjacent land uses when mitigating measures are applied; The proposal has been evaluated under the State Environmental Policy Act so that the County may approve, condition or deny applications consistent with the County's substantive State Environmental Policy Act authority, and ((in order)) to mitigate significant adverse environmental impacts. Roads or rail facilities serving or proposed to serve the site can safely and adequately handle transport of products and are in close proximity to the site. 					<ul style="list-style-type: none"> Anticipated timeline: n/a 	
<p>R-683 King County may amend the Mineral Resources Map to identify additional Potential Surface Mineral Resource Sites as part of the ((eight)) 10-year or midpoint update.</p>	<p>Technical change</p>	<p>Reflects new state 10-year comprehensive planning cycle</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>R-686 ((in order))To comprehensively assess the environmental impacts associated with a zoning change, conditional use, or operating approval for a mineral extraction proposal, the range of environmental impacts, including short-term and long-term effects arising or existing over the lifetime of the proposal, shall be assessed at the earliest possible stage. This should include the potential for phasing of future proposals for structures and operations related to mineral extraction, such as asphalt and concrete batch plants.</p>	<p>Clarification of existing policy intent</p>	<p>To clarify that this environmental assessment should consider impacts of phasing of mining activities, rather than future permits for other uses.</p> <p>Other technical edit for grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>R-687 King County should prevent or minimize conflicts with mineral extraction when planning land uses adjacent to Designated Mineral Resource Sites and Potential Surface Mineral Resource Sites. Subarea plans or area zoning and land use studies may indicate areas where Mining is an inappropriate land use designation. Designated Mineral Resource Sites and Potential Surface Mineral Resource Sites and Nonconforming Mineral Resource Sites should be shown on the Mineral Resources Map ((and subarea study maps in order)) to notify nearby property owners and residents of existing and prospective mineral extraction activities.</p>	<p>Clarification of existing policy intent</p>	<p>"Subarea studies" is a term that has inconsistent definitions and usage throughout the Comp Plan and code. Upon review of the references to subarea studies, it was determined that the "subarea study" requirements could either be met via an area zoning and land use study and/or a subarea plan (depending on the case) in current practice or were not applicable in the instance it was being referenced. Subarea study references are replaced by area zoning and land use studies and/or subarea plans, or removed, to reflect existing</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.

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		<p>intent. The subarea study definition will be removed, as it is no longer necessary.</p> <p>In this case, changes to mining designations could happen via either a subarea plan or an area zoning and land use study.</p> <p>The reference to subarea study maps is inappropriate, as the only place where mineral designations are reflected is the Mineral Resources Maps in the Comprehensive Plan; subarea plans and area zoning and land use studies do not do this, and thus should not be supplanted here.</p>				
<p>R-689 Conditions and mitigations for significant adverse environmental impacts associated with mineral extraction or mining operations and their associated structures or facilities should be required, especially in the following areas:</p> <p>a. Air quality, including greenhouse gas emissions from minerals extracted for energy production;</p> <p>b. Environmentally sensitive and critical areas, such as surface and groundwater quality and quantity, wetlands, fisheries and wildlife habitats, and aquatic habitats;</p> <p>c. Noise levels;</p> <p>d. Vibration;</p> <p>e. Light and glare;</p> <p>f. Vehicular access and safety;</p> <p>g. Land and shoreline uses;</p> <p>h. Traffic impacts;</p> <p>i. Visual impacts;</p> <p>j. Cultural and historic features and resources;</p> <p>k. Site security; and</p> <p>l. ((Climate change impacts from minerals extracted for energy production; and m.)) Others unique to specific sites and proposals.</p>	<p>Clarification of existing policy intent</p>	<p>Sub-l is moved up to the air quality item in sub-a, for clarity and consistency with State Environmental Policy Act review</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>R-690 Where mineral extraction or mining are subject to state or federal regulations, King County should work with the state and federal governments to ensure that proposals are reviewed with consideration of local land use and environmental requirements, regional impacts from transport, and assessment of climate change impacts from end((-))use of minerals and mined materials.</p>	<p>Technical change</p>	<p>Grammar</p>	<p>n/a</p>	<p>n/a</p>	<ul style="list-style-type: none"> Planned implementation of proposal: n/a Description of proposed regulations: n/a Anticipated resource need: n/a Anticipated timeline: n/a 	<ul style="list-style-type: none"> No issues identified.
<p>R-691 King County should work with the Washington State Department of Natural Resources to ensure that mining areas are reclaimed in a timely and appropriate manner. Reclamation of mineral extraction or mining sites in the Forest Production District should return the land to forestry. Where mineral extraction is completed in phases, reclamation also should be completed in phases as the resource is depleted. When reclamation of mineral extraction sites located outside of the</p>	<p>Policy Staff Flag</p>					<ul style="list-style-type: none"> The Council may wish to consider whether the County's current policies and regulations regarding reclamation of mineral extraction sites meets the Council's policy goals.

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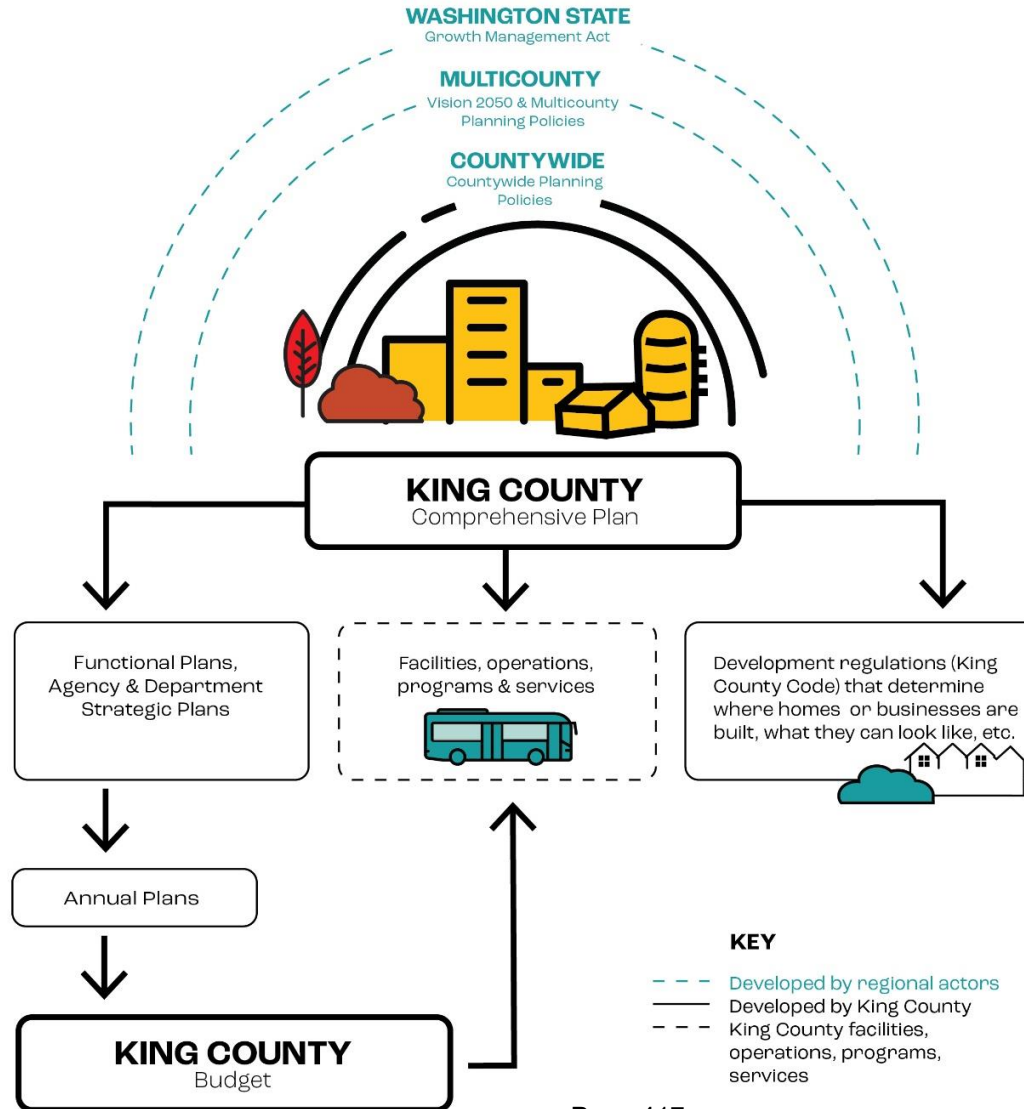
Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
Forest Production District is completed, the site should be considered for redesignation to a land use designation and zoning classification compatible with the surrounding properties.						
R-692 King County shall encourage the removal of existing stockpiles of previously mined material ((in order)) to promote and achieve reclamation of land to its highest and best use.	Technical change	Grammar	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal</u>: n/a • <u>Description of proposed regulations</u>: n/a • <u>Anticipated resource need</u>: n/a • <u>Anticipated timeline</u>: n/a 	<ul style="list-style-type: none"> • No issues identified.

2024 King County Comprehensive Plan

King County Council Local Services and Land Use Committee
March 20, 2024

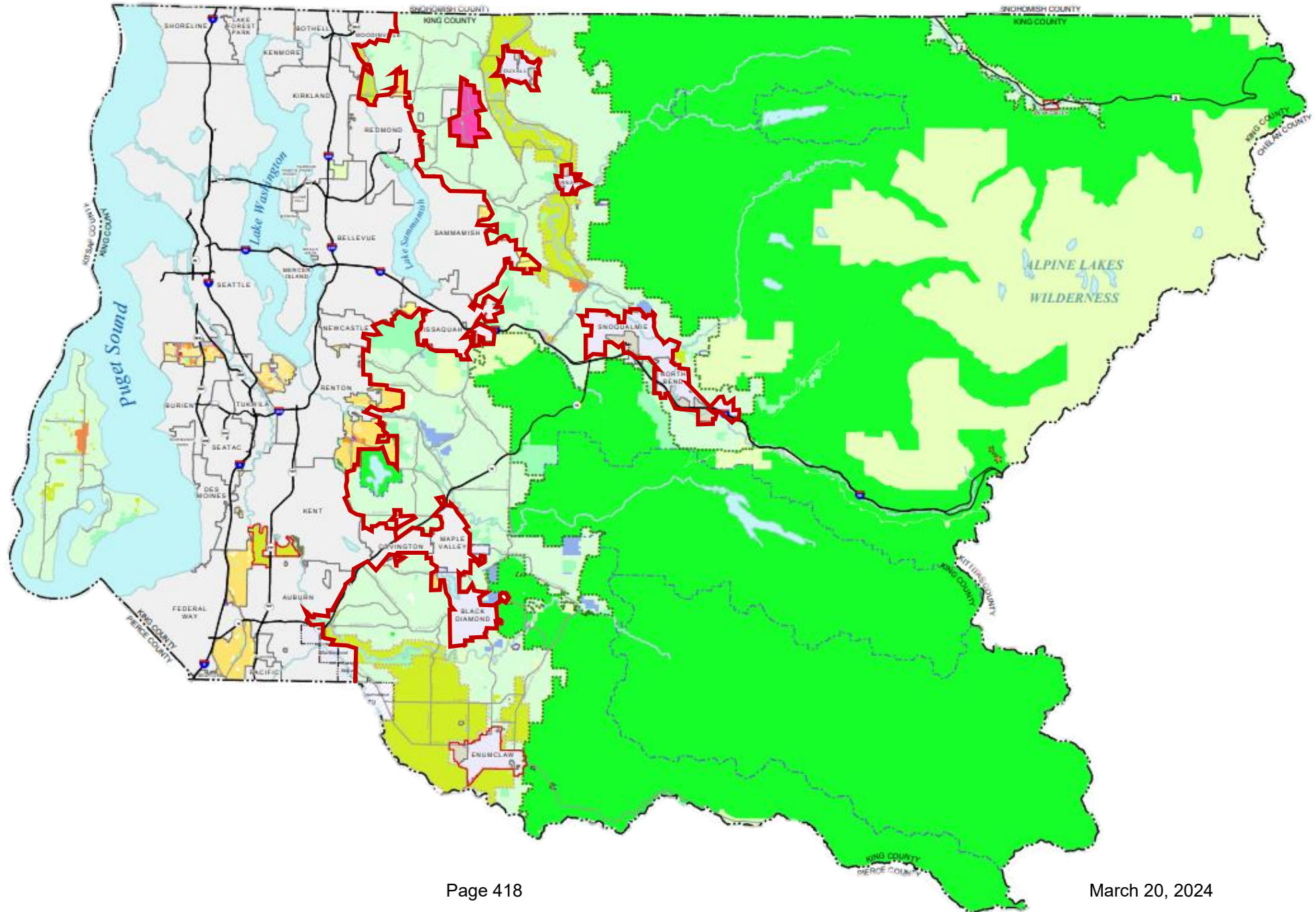
Hierarchy of Planning

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King County Council
2024 Comprehensive Plan

King County's Urban Growth Boundary



2024 Comprehensive Plan

- 2024 Comprehensive Plan is a 10-year update
 - Substantive changes to policies and implementing regulations
 - Consistency with state law changes since last periodic update
 - Underlying data updates
- Snoqualmie Valley/NE King County Subarea Plan
- Four-to-One Program updates

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2024 Plan - Council Schedule

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King County Council
2024 Comprehensive Plan



2024 Plan - Council Schedule (cont)

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LSLU date	Topics	Date	Amendment Dates
Jan 17	<ul style="list-style-type: none"> - Overview, Schedule, Process - SVNE Subarea Plan - VMI Subarea Plan - Chapter 11: Subarea Planning - Map Amendments - Equity Analysis Summary 	March 29	- Amendment concepts for striker due from all Councilmembers (except critical area regulations)
		April 5	- Final Striker Direction due (except critical area regulations)
Feb 7	<ul style="list-style-type: none"> - Chapter 1: Regional Planning - Chapter 2: Urban Communities - Growth Target Appendix 	April 12	- Amendment concepts for striker due from all Councilmembers - critical area regulations
		April 19	- Final Striker Direction due - critical area regulations
Feb 21	<ul style="list-style-type: none"> - Chapter 5: Environment - Chapter 6: Shorelines 	May 15	Brief Striking Amendment
Mar 6	<ul style="list-style-type: none"> - Chapter 4: Housing and Human Services - Housing Appendix 	June 5	Committee Action
Mar 20	<ul style="list-style-type: none"> - Chapter 3: Rural and Resource Lands 		
Apr 3	<ul style="list-style-type: none"> - Chapter 7: Parks & RTNR - Chapter 8: Transportation & TNR 		
Apr 17	<ul style="list-style-type: none"> - Chapter 9: Facilities - Capital Facilities Plan Appendix - Chapter 10: Economic Development - Chapter 12: Implementation - Development Regulations - Four-to-One Program 		

March 20, 2024 Briefing

- Chapter 3, Rural Areas and Natural Resource Lands

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Types of changes

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Policy	Type of Change	Executive's Rationale	Executive's Anticipated outcome	Consistent with other plans	Executive's Planned Implementation	Policy Staff Comments
RP-102 <u>In its planning processes, including the development, update, and implementation of King County plans, ((King)) the County shall use equitable engagement strategies to actively solicit public participation from a wide variety of sources, particularly from populations historically underrepresented or excluded from planning processes ((in its planning processes, including the development, update, and implementation of its plans)).</u>	Substantive change	To improve equitable planning framework and address Countywide Planning Policies about prioritizing needs of underrepresented communities in access to services/process. To move beyond public participation, to not only engagement, but equitable engagement.	Improved engagement with priority populations, which can result in more equitable outcomes for those populations in County plans	Countywide Planning Policies, FW-6 and FW-8 Equity and Social Justice Strategic Plan	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> Yes • <u>Anticipated timeline:</u> Ongoing 	<ul style="list-style-type: none"> • No issues identified. There is a work plan action (#2) in Chapter 12 related to the changes in this policy. As noted in the Executive's information here and in the Equity Analysis, additional resources would be needed to implement this policy.
RP103 King County shall ((seek comment from)) <u>coordinate with Indian tribes during its planning processes in a manner that respects their sovereign status, promotes tribal self-determination and self-governance, and honors past and present agreements.</u>	Substantive change	Policy amendment for consistency with 2022 House Bill 1717 , and to clarify the manner in which the County will coordinate with Indian tribes consistent with existing practices.	Improved coordination with Indian tribes	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> Programmatic • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> No • <u>Anticipated timeline:</u> Ongoing 	<ul style="list-style-type: none"> • No issues identified. Exec staff note that the new language was in the Public Review Draft and the Tulalip, Squamish, and Snoqualmie Tribes were individually emailed about the release of the PRD.
((R-102)) RP-103a King County ((will)) shall continue to support the diversity and richness of its rural communities and their distinct character by working with its rural constituencies through its Community Service Areas program to sustain and enhance the rural character of Rural Area and Natural Resource Lands.	Clarification of existing policy intent	"Will" is predictive but "shall" is directive; policies should be directive, not statements of what is anticipated to happen	n/a	n/a	<ul style="list-style-type: none"> • <u>Planned implementation of proposal:</u> n/a • <u>Description of proposed regulations:</u> n/a • <u>Anticipated resource need:</u> n/a • <u>Anticipated timeline:</u> n/a 	<ul style="list-style-type: none"> • The language could be streamlined to reduce the number of times the word "rural" is used. "King County shall work with its rural constituencies to sustain and enhance the diversity and richness of the Rural Area and Natural Resource Lands."

Chapter 3 Policy Changes

R-207 Rural Forest Focus Areas ~~((are identified))~~ shall be designated geographic areas where special efforts are necessary and feasible to maintain forest cover and the practice of sustainable forestry. King County shall continue to target funding, when available, ~~((new))~~ economic incentive programs, regulatory actions, fee and easement acquisition strategies and ~~((additional))~~ technical assistance to the Rural Forest Focus Areas. ~~((Strategies specific to each Rural Forest Focus Area shall be developed, employing the combination of incentive and technical assistance programs best suited to each focus area.))~~

9

Chapter 3 Policy Changes

R-213 Soft-surface multiple-use trails in corridors separate from road rights-of-way are the preferred option for equestrian travel for safety reasons and to avoid conflicts with residential activities associated with the street. Existing off-road trails should be preserved during site development, with relocation as appropriate to accommodate development while maintaining trail connections. The King County Road Design and Construction Standards (~~(will)~~) shall accommodate safe equestrian travel within road rights-of-way. Where appropriate, capital improvement programs for transportation and park facilities shall also enable the use of new facilities by equestrians. Construction standards for multiple-use (~~(nonmotorized)~~) trails to be established in road rights-of-way within the Rural Area and Natural Resource Lands should assure a minimum eight-foot-wide gravel shoulder on arterial roads and 4.0 foot gravel shoulder on local access roads, or provide a trail separated from the driving lanes by a ditch or other barrier. Construction standards for soft-surface multiple-use (~~(nonmotorized)~~) trails in corridors separate from road rights-of-way shall be consistent with current trail construction and maintenance practices as promulgated by the U.S. Forest Service.

Chapter 3 Policy Changes

11

R-301 King County shall use all appropriate tools at its disposal to limit growth in the Rural Area and Natural Resource Lands, such as land use designations, development regulations, level of service standards and incentives, to:

- a. Retain ((A)) a low growth rate ((is desirable for the Rural Area, including Rural Towns and Rural Neighborhood Commercial Centers, to));**
 - b. ((c))Comply with the State Growth Management Act((,));**
 - c. ((continue preventing)) Prevent sprawl, the conversion of rural land, and the overburdening of rural services((,));**
 - d. ((f))Reduce the need for capital expenditures for rural roads((,));**
 - e. ((m))Maintain rural character((,));**
 - f. ((p))Protect the environment; and**
 - g. ((f))Reduce ((transportation-related)) greenhouse gas emissions.**
- ~~((All possible tools may be used to limit growth in the Rural Area. Appropriate tools include land use designations, development regulations, level of service standards and incentives.~~**

Chapter 3 Policy Changes

12

R-302 Residential development in the Rural Area should only occur (~~as follows~~):

- a. In Rural Towns at a variety of densities and housing types as services an infrastructure allows, compatible with (~~maintenance~~) protection of historic resources and community character; and**
- b. Outside Rural Towns at low densities compatible with traditional rural character and uses(~~(-)~~); farming, forestry, and mining; and rural service levels.**

Chapter 3 Policy Changes

13

R-304 Rural Area zoned residential densities shall be applied in accordance with R-305 – R-309. Individual zone reclassifications are discouraged and should not be allowed in the Rural Area. ~~((Property owners seeking i))~~ Individual zone reclassifications ~~((should))~~ shall demonstrate compliance with R-305 – R-309.

Chapter 3 Policy Changes

14

R-305 A residential density of one home per 20 acres or 10 acres shall be achieved through regulatory and incentive programs on lands in the Rural Area that are managed, preserve, or prioritized for forestry or farming respectively, and lands that are found to qualify for a Rural Forest Focus Area designation in accordance with R-207.

Chapter 3 Policy Changes

15

R-306 A residential density of one home per 10 acres shall be applied in the Rural Area where:

- a. The lands are adjacent to or within one-quarter mile of designated ~~((Agricultural Production Districts, the Forest Production District or legally approved long-term mineral resource extraction sites))~~ Natural Resource Lands; ((or))**
- b. The lands contain significant environmentally constrained areas as defined by county ~~((ordinance, policy or federal or)),~~ state, or federal law, or regionally significant resource areas or substantial critical habitat as determined by legislatively approved ~~((basin plans or))~~ Watershed Resource Inventory Area Plans; ((and)) or**
- c. ~~((The predominant lot size is greater than or equal to 10 acres in size))~~ A residential density of one home per five acres would harm or diminish the surrounding area, burden infrastructure, increase development pressure, or be inconsistent with the development patterns promoted by the Comprehensive Plan.**

Chapter 3 Policy Changes

16

R-308 A residential density of one home per five acres shall be applied in the Rural Area where:

- a. The lands are more than one-quarter mile away from designated Natural Resource Lands;**
- b. The lands ((is)) are physically suitable for development with minimal: environmentally sensitive features as defined by county, state, or federal law; regionally significant resource areas; or critical habitat as determined by legislatively ((adopted watershed based)) approved Watershed Resource Inventory Area plans; and
~~((b. Development can be supported by rural services;~~**
- c. ~~The land does not meet the criteria in this plan for lower density designations; and~~**
- d. ~~The predominant lot size is less than 10 acres.))~~**
- c. This residential density would not harm or diminish the surrounding area, burden infrastructure, increase development pressure, and be inconsistent with the development patterns promoted by the Comprehensive Plan.**

Chapter 3 Policy Changes

17

R-312((As an innovative means to)) King County shall continue to operate an effective Transfer of Development Rights Program to:

- a. ~~((p))~~ Permanently ((preserve)) conserve private lands with countywide public benefit((,))**
- b. ~~((to e))~~ Encourage higher densities in urban areas; ((and))**
- c. ~~((f))~~ Reduce residential development capacity in Rural Area and Natural Resource Lands;**
- d. Incentivize establishment of parks and open space in urban areas((, King County shall continue to operate an effective Transfer of Development Rights Program)); and**
- e. Support the County's climate resilience goals.**

Chapter 3 Policy Changes

18

R-314 King County supports and shall work actively to facilitate the transfer of Rural Area and Natural Resource Lands development rights to:

- a. ~~((Preserve))~~ Conserve the rural environment, encourage retention of resource-based uses and reduce service demands;**
- b. Provide permanent protection to significant natural resources;**
- c. Increase the regional open space system;**
- d. Maintain low density development in the Rural Area and Natural Resource Lands;**
- e. Steer development growth inside the Urban Growth Area in ways that promote quality urban neighborhoods where residents want to work and live; and**
- f. ~~((Provide mitigation for the impacts of urban development on global climate change by simultaneously reducing transportation-related greenhouse gas emissions and sequestering carbon through retention of forest cover and conserving agricultural lands))~~ Contribute to climate change benefits.**

Chapter 3 Policy Changes

19

- R-315 To promote transfers of development rights, King County shall:**
- a. Facilitate transfers from private property owners with sending sites to property owners with receiving sites;**
 - b. Operate the King County Transfer of Development Rights Bank to facilitate the Transfer of Development Rights market, maintain supply to the extent practicable, and bridge the time gap between willing sellers and buyers of Transferrable Development Rights through buying, holding, and selling Transferable Development Rights;**
 - c. Work with cities to develop interlocal agreements that encourage transfers of development rights from Rural Areas and Natural Resource Lands into cities;**
 - d. Work with cities regarding annexation areas where Transferrable Development Rights are likely to be used;**
 - e. Work with communities and seek funding and other means to provide public amenities to enhance the livability of incorporated and unincorporated area neighborhoods accepting increased densities through the Transfer of Development Rights Program; ~~(and)~~**
 - f. Work with the Washington State Department of Commerce, Puget Sound Regional Council, and King County cities to implement Washington State Regional Transfer of Development Rights legislation; and**
 - g. Explore new opportunities to increase Transfer of Development Right demand, prioritizing new receiving sites or Transfer of Development Right use within urban areas.**

Chapter 3 Policy Changes

20

R-316 Eligible sending sites shall be lands designated on the King County Comprehensive Plan land use map as: Rural Area (with RA-2.5, RA-5, or RA-10 zoning), Agriculture (with A zoning), Forestry (with F zoning), Urban Separator (with R-1 zoning), or Urban Residential Medium or Urban Residential High (with R-4, R-6, R-8, R-12, R-18, R-24 or R-48 zoning) and that are approved for Conservation Futures Tax funding(~~(())~~). These sites shall provide permanent land (~~(protection)~~) conservation to create a significant public benefit. (~~(Priority-s)~~)Sending sites ((are)) shall include, but not be limited to:

- a. Lands in Rural Forest Focus Areas;
- b. Lands adjacent to the Urban Growth Area boundary;
- c. Lands contributing to the protection of endangered and threatened species;
- d. Lands that are suitable for inclusion in and provide important links to the regional open space system;
- e. Agricultural and Forest Production District lands;
- f. Intact shorelines of Puget Sound;
- g. Lands (~~((identified as important according to the Washington State Department of Ecology's Watershed Characterization analyses))~~) in the RA zone with conservation values related to farming, forestry, carbon sequestration, or open space; or
- h. Lands contributing open space or strengthening protection of critical area function and values in urban unincorporated areas.

Chapter 3 Policy Changes

21

~~((R-317 — For Transfer of Development Rights purposes only, qualified sending sites are allocated development rights as follows:~~

- ~~a. — Sending sites in the Rural Area zoned RA-2.5 shall be allocated one Transferrable Development Right for every two and one-half acres of gross land area;~~
- ~~b. — Sending sites in the Rural Area zoned RA-5 or RA-10 or Agricultural zoning shall be allocated one Transferrable Development Right for every five acres of gross land area;~~
- ~~c. — Sending sites with Forest zoning shall be allocated one Transferrable Development Right for every eighty acres of gross land area;~~
- ~~d. — Sending sites with Urban Separator land use designation shall be allocated four Transferrable Development Rights for every one acre of gross land area;~~
- ~~e. — Sending sites with an Urban Residential, Medium or Urban Residential, High land use designation shall be allocated Transferrable Development Rights equivalent to the zoning base density for every one acre of gross land area;~~
- ~~f. — If a sending site has an existing dwelling or retains one or more development rights for future use, the gross acreage shall be reduced in accordance with the site's zoning base density for the purposes of Transferrable Development Right allocation; and~~
- ~~g. — King County shall provide bonus Transferrable Development Rights to sending sites in the Rural Area as follows:
 - ~~1. — The sending site is a vacant RA zoned property and is no larger than one-half the size requirement of the base density for the zone; and~~
 - ~~2. — The sending site is a RA zoned property and is located on a shoreline of the state and has a shoreline designation of conservancy or natural.)~~~~

Chapter 3 Policy Changes

22

~~R-318 ((Prior to the county's allocation of Transferable Development Rights to a sending site landowner, the landowner shall record and place on title of sending site parcel a conservation easement documenting the development restrictions. If development rights are being retained for future development, the subsequent development must be clustered, and the tract preserved with a permanent conservation easement shall be larger than the developed portion. In the case of lands within the Rural Forest Focus Areas, no more than one dwelling unit per 20 acres shall be retained, and the tract preserved with a conservation easement shall be at least 15 acres in size.))~~
Transfer of Development Right sending sites shall be permanently protected with a conservation easement or similar encumbrance to ensure perpetual conservation benefit.

Chapter 3 Policy Changes

23

~~((R-319 — Transferrable Development Rights may be used on receiving sites in the following order of preference as follows:~~

- ~~a. — Incorporated Cities. Transfers into incorporated areas shall be detailed in an interlocal agreement between the city receiving the development rights and the county;~~
- ~~b. — Unincorporated urban commercial centers;~~
- ~~c. — Other unincorporated urban areas; and~~
- ~~d. — Rural Areas zoned RA-2.5, unless they are on Vashon-Maury Island, may receive transfers of development rights, but only from the Rural Forest Focus Areas.~~

Chapter 3 Policy Changes

24

~~**R-319a — King County should designate urban unincorporated areas as Transferrable Development Right receiving sites for short subdivisions. Use of Transferrable Development Rights in formal subdivisions shall be allowed only through a subarea study.))**~~

Chapter 3 Policy Changes

25

R-319 King County should prioritize Transferable Development Rights uses for residential density in urban areas. King County may also allow Transferrable Development Rights:

- a. In limited instances for development in the Rural Area, except for Vashon-Maury Island; and**
- b. To provide incentives to developers for uses other than additional residential density.**

Chapter 3 Policy Changes

26

~~((R-631))~~ R-329a No master planned resorts as defined in Chapter 36.70A Revised Code of Washington shall be permitted in ~~((the Forest Production District))~~ unincorporated King County.

Chapter 3 Policy Changes

27

R-331 **New subdivisions in the Rural Area should be designed and developed to maximize conservation of existing forest cover and native vegetation, and to minimize impervious surfaces within individual lots and in the subdivision as a whole. ~~((King County shall develop additional site design standards for new subdivisions that further reduce the impacts of new homes in the Rural Area on the natural environment, resource uses and other adjacent land uses.))~~**

Chapter 3 Policy Changes

28

R-501 The range of uses allowed on lands with the Rural Neighborhood Commercial Center~~((s designated on the Comprehensive Plan Land Use Map are))~~ land use designation shall be scaled to be small~~((-scale business areas))~~ businesses that ~~((should))~~ provide convenience shopping and services for ~~((the surrounding community))~~ surrounding Rural Area and Natural Resource land residents, such as retail, community and human services, and personal services.

Chapter 3 Policy Changes

29

R-501a No new nodes of lands shall be designated as Rural Neighborhood Commercial Center~~((s are needed to serve the Rural Area and Natural Resource Lands))~~.

Chapter 3 Policy Changes

30

R-504 King County designates the Rural Towns of Fall City, Snoqualmie Pass, and the ~~((Town of))~~ Vashon as unincorporated Rural Towns. These historical settlements in unincorporated King County should provide services and a range of housing choices for Rural Area residents. The boundaries of the designated Rural Towns are shown on the Comprehensive Plan Land Use Map. Adjustments to these boundaries shall only occur through a subarea plan or area zoning and land use study, and shall not allow significant increases in development potential or environmental impacts. No new Rural Towns ~~((are needed to serve the Rural Area))~~ shall be created.

Chapter 3 Policy Changes

31

R-509 Rural Towns should be compact, promoting (~~pedestrian and nonmotorized travel~~) active transportation while (~~permitting automobile~~) allowing vehicle access to most commercial and industrial uses. New development should be designed to strengthen the desirable characteristics and the historic character of the town, be supported by necessary public facilities and services, and be compatible with historic resources and nearby Rural Area or Natural Resource Land uses. New industrial uses should locate where they do not disrupt pedestrian or bicycle traffic in established retail areas of town or conflict with residential uses.

Chapter 3 Policy Changes

32

R-510 (~~The Cities in the Rural Area and their Potential Annexation Areas are part of the overall Urban Growth Area for purposes of planning land uses and facility needs.~~) King County should work with Cities in the Rural Area to:

- a. ~~(e)~~ Encourage the provision of affordable housing ~~(, to)~~;**
- b. ~~(m)~~ Minimize the impacts of new development on the surrounding Rural Areas and Natural Resource Lands;**
- c. Avoid the conversion of rural lands into commercial uses and the creation of pressure to extend or expand urban services, infrastructure, and facilities, such as roads or sewer, across or into the Rural Area and Natural Resource Lands; and**
- d. ~~(to p)~~ Plan for growth consistent with long-term protection of significant historic resources ~~(,)~~ and the surrounding Rural Area and Natural Resource Lands.**

Chapter 3 Policy Changes

33

R-513 Rural Public Infrastructure Maintenance Facilities, and agriculture and forestry product processing should be allowed in the Rural Area. Other new industrial uses in the Rural Area shall be permitted only on existing Industrial zoned properties in Rural Towns and ~~((in the designated industrial area adjacent to the Rural Neighborhood Commercial Center of))~~ the Preston Industrial Area.

Chapter 3 Policy Changes

34

R-514 Development regulations for new industrial development in the Rural Area shall require the following:

- a. Greater setbacks, and reduced building height, floor/lot ratios, and maximum impervious surface percentage standards in comparison to standards for urban industrial development;**
- b. Maximum protection of sensitive natural features, especially salmonid habitat and water quality;**
- c. Building and landscape design that respects the aesthetic qualities and character of the Rural Area, and provides substantial buffering from the adjoining uses and scenic vistas;**
- d. ~~((Building colors and materials that are muted, s))~~ Signs that are not internally illuminated, and site and building lighting that is held to the minimum necessary for safety;**
- e. Prohibition of ((H)) heavier industrial uses, new industrial uses producing substantial waste byproducts or wastewater discharge, or new paper, chemical and allied products manufacturing uses allowed in the urban industrial zone ~~((shall be prohibited))~~; and**
- f. Industrial uses ~~((requiring))~~ be sized to not require substantial investments in infrastructure, such as water, sewers, or transportation facilities, or facilities that generate substantial volumes of heavy-gross weight truck trips ~~((, shall be reduced in size to avoid the need for public funding of the infrastructure))~~.**

Chapter 3 Policy Changes

35

R-516 ~~((Within Rural Towns and larger Rural Neighborhood Commercial Centers, non-motorized connectivity, where consistent with rural character,))~~
Connectivity for active transportation uses should be encouraged in Rural Towns, where consistent with rural character, to promote ~~((walking and bicycling))~~ physical activity and to improve public health.

Chapter 3 Policy Changes

36

R-604 King County shall promote and support commercially viable and environmentally sustainable forestry, agriculture, and other resource-based industries as a part of a diverse and regional economy.

Chapter 3 Policy Changes

37

R-608 King County should encourage infrastructure and services that support resource lands management and resource-based businesses. These should be sited (~~((in close proximity))~~) close to designated Agricultural and Forest Production Districts and Designated Mineral Resource Sites (~~((when))~~) where potential adverse impacts and incompatibilities can effectively be mitigated.

Chapter 3 Policy Changes

38

R-609 King County should expand access to property tax incentive programs to encourage landowners to continue ~~((practicing))~~ and expand farming and forestry and to help ensure retention of the resource land base. These programs should be publicized and marketed to ensure equitable access to program benefits.

Chapter 3 Policy Changes

39

R-622 King County recognizes the many values provided by the public forestland in the county, and encourages continued responsible forest management on these lands. King County should collaborate with other public land managers in planning for the restoration, conservation, use, and management of forest resources on public lands for multiple public values such as sustainable supply of timber, carbon storage and sequestration, and other ecosystem benefits.

Chapter 3 Policy Changes

40

R-624 To reduce conflicts with resource uses and wildfire risks, a forest management plan shall be required as a condition of development for any residential uses in the Forest Production District. Accessory dwelling units shall not be allowed in the Forest Production District.

Chapter 3 Policy Changes

41

R-632 King County should continue to work with all affected parties and the Washington State Department of Natural Resources to improve the clarity of jurisdictional responsibilities for proposed timber harvests and associated enforcement of forest practice regulations ((in the Rural Area)), and to ensure that landowners comply with county regulations when they are converting portions of a site to a non-forest use. ((Harvesting of forest lands for the purpose of converting to non-forest uses shall meet all applicable county standards for clearing and critical areas management, and the loss of carbon sequestration capacity resulting from such forest conversions should be fully mitigated. Landowners opting to conduct forest management activities under state approved forest practices permits should be restricted from developing those areas for non-resource purposes for six years from the date of forest practice approval. Recognizing that some landowners combine the development of a residence or an agricultural activity on a portion of the property with long-term forestry on the rest, the county should provide flexibility in its regulations to address the residential development and agricultural activity differently from the forest management.))

Chapter 3 Policy Changes

42

R-636 King County promotes forest management that achieves long-term forest health; protection of watersheds, critical areas and habitat to support fish and wildlife populations; protection of threatened and endangered species; management of stormwater runoff and associated pollutants; conservation and economic viability of working forests; wildfire risk reduction; recreation; carbon storage and sequestration ((~~and reduction in greenhouse gas emissions~~)); and adaptation to climate change.

Chapter 3 Policy Changes

43

R-641 King County (~~should~~) shall consider climate change impacts and take steps to improve forest health (~~and resilience to climate change impacts through its technical assistance to forest land owners, management of county-owned forest lands, and support of neighborhood-based efforts to reduce risks from wildfires~~) and wildfire resilience on County-owned forest lands.

Chapter 3 Policy Changes

44

R-641a King County shall take steps to plan for and reduce wildfire risk in the wildland-urban interface in unincorporated King County including wildfire risk assessment and planning, amending codes to align with best practices for wildfire risk reduction, and public education.

Chapter 3 Policy Changes

45

R-641b King County shall encourage wildfire preparedness, including wildfire risk assessment and planning, in cities and towns located in the wildland-urban interface in King County.

Chapter 3 Policy Changes

46

~~((R-637))~~ R-641c King County ~~((should))~~ shall encourage community ~~((fire planning))~~ wildfire preparedness so that residents are aware of the dangers of forest fires and take steps to make their properties less vulnerable. ~~((King County should support neighborhood based efforts to manage forests to improve forest health and reduce the risk of wildfire.))~~

Chapter 3 Policy Changes

47

R-641d King County wildfire risk reduction activities shall prioritize the needs of residents whose ability to prepare for, respond to, and recover from wildfire impacts may be limited by income, health, mobility, or other disparities.

Chapter 3 Policy Changes

48

~~((R-640))~~ R-641e King County ~~((should continue to)) shall collaborate with key partners, such as the University of Washington, Washington State University including Extension, state and federal agencies, cities, first responders, Indian tribes, and ~~((forest))~~ landowners, ~~((to))~~ on activities that improve forest resilience and reduce wildfire risks, including the following:~~

- a. ~~((monitor))~~ Monitoring and ~~((evaluate))~~ evaluating impacts of climate change on forests and wildfire potential in King County
- b. Promoting species and structural diversity within and across forest stands in King County;
- c. Providing educational and technical assistance for small forest landowners;
- d. Leveraging partnerships to increase funding for landowner incentive cost-share programs;
- e. Expanding and enhancing opportunities for building public awareness and promoting shared learning about wildfire preparedness and risk reduction in King County;
- f. Reducing landslide and flooding risks resulting from wildfire damage and associated impacts; and
- g. Supporting the recovery of natural systems and communities affected by wildfire.

Chapter 3 Policy Changes

49

R-646 Lands within Agricultural Production Districts ~~((should))~~ shall remain in parcels large enough for commercial agriculture. A maximum residential density of one home per 35 acres shall be applied where the predominant lot size of agricultural-zoned parcels in the surrounding area is 35 acres or larger, and a maximum residential density of one home per 10 acres shall be applied where the predominant lot size of agricultural-zoned parcels in the surrounding area is smaller than 35 acres.

Chapter 3 Policy Changes

50

R-649 Agriculture ~~((must))~~ shall remain the predominant use in any Agricultural Production District and aquatic habitat or floodplain restoration projects ~~((, as well as, King County))~~ and mitigation reserves program projects shall not reduce the ability to farm in the Agricultural Production District. ~~((Therefore, until the county implements the watershed planning process described in R-650, such projects are allowed only when supported by owners of the land where the proposed project is to be sited. Criteria to be considered:~~

- a. ~~For a project proposed to be sited on lands that are unsuitable for direct agricultural production purposes, such as portions of property that have not historically been farmed due to soil conditions or frequent flooding, and which cannot be returned to productivity by drainage maintenance, or~~
 - b. ~~For a project proposed to be sited on lands suitable for direct agricultural production:~~
 - (1) ~~there are no unsuitable lands available that meet the technical or locational needs of the proposed project, and~~
 - (2) ~~the project is included in, or consistent with, an approved Water Resources Inventory Area Salmon Recovery Plan, Farm Management Plan, Flood Hazard Management Plan or other similar watershed scale plan; or the project would not reduce the baseline agricultural productivity within the Agricultural Production District.)~~
- King County, through implementation of projects and programs, shall ensure sufficient land within Agricultural Production Districts remain available to support long term viability of commercial agriculture and that its programmatic and project actions support the maintenance or improvement of drainage and other agricultural support infrastructure. To the maximum extent practicable, King County should tailor measures to protect threatened or endangered species to support continued operation of working farms within the Agricultural Production Districts and should strive for outcomes consistent with goals King County may establish for optimal area of productive agricultural lands within the Agricultural Production Districts.

Chapter 3 Policy Changes

51

~~R-650 ((Aquatic habitat restoration projects, floodplain restoration projects and projects under King County's mitigation reserves program in an Agricultural Production District shall be evaluated through a collaborative watershed planning process with the goal of maintaining and improving agricultural viability, improving ecological function and habitat quality, and restoring floodplains through integrated, watershed-wide strategies. A watershed planning process shall be established for an agricultural production district because of the number of potential restoration projects and shall:~~

- ~~a. — ensure that agricultural viability in the Agricultural Production District is not reduced as the result of actions taken and that agriculture remains the predominant use in the agricultural production district;~~
- ~~b. — evaluate and recommend actions at all scales across the affected watershed to maintain and improve agricultural viability, restore ecological functions and aquatic habitat and restore floodplains, including voluntary actions taken by landowners;~~
- ~~c. — be a collaborative effort among affected land owners, interested stakeholders, and King County and shall be updated on a periodic basis; and~~
- ~~d. — identify and recommend actions that King County should take or ensure are taken to maintain and improve agricultural viability in the Agricultural Production District and address any impacts to agriculture from aquatic habitat restoration projects, floodplain restoration projects and projects under King County's mitigation reserves program constructed in the Agricultural Production District.))~~

(R-650 continued on next slide)

Chapter 3 Policy Changes

52

(R-650 continued)

The County shall administer a collaborative review process considering watershed context for projects sponsored by the King County Department of Natural Resources and Parks, Water and Land Resources Division, in the unincorporated area where a habitat or floodplain restoration project may result in reducing the amount of land available for farming in Agricultural Production Districts. The review process shall be administered by the Division and strive for balance in outcomes that achieve co-equal goals of maintaining and improving suitability of land for agricultural productivity, increasing habitat quality, and restoring floodplains and ecological function. The review process should:

- a. Occur early in the planning process for projects, and at regular intervals for ongoing programs;**
- b. Consider guidance from relevant plans relating to agriculture, salmon recovery, and floodplain management;**
- c. Consider efforts for advancing multiple resource interests;**
- d. Track on-the-ground changes in land cover relative to acreage targets for farmland and habitat restoration areas, focused on impacts to agricultural lands and fish populations;**
- e. Consider input and recommendations resulting from engagement and input from external partners and subject matter experts; and**
- f. Identify and address barriers to efficient implementation of the process.**

The review process may also be offered for projects and programs sponsored by King County agencies aside from the Water and Land Resources Division and/or for projects and programs sponsored by external entities.

Chapter 3 Policy Changes

53

R-650a ~~((The Snoqualmie Valley Agricultural Production District is the first Agricultural Production District to undergo a watershed planning effort called for in R-650. King County shall implement the recommendations of the Snoqualmie Fish, Farm and Flood Advisory Committee. The recommendations of the task forces and other actions identified in the final Advisory Committee Report and Recommendations will form the basis for a watershed planning approach to balance fish, farm and flood interests across the Snoqualmie Valley Agricultural Production District and an agreement on protecting a defined number of acres of agricultural land. The Advisory Committee, or a successor committee, will monitor progress of the task forces and will reconvene to evaluate the watershed planning approach to balancing interests prior to the next Comprehensive Plan update. The policy issues and recommendations outlined in the Snoqualmie Fish, Farm, Flood Advisory Committee Report and Recommendations are largely specific to the Snoqualmie Valley and are not intended to be applied broadly in other Agricultural Production Districts. Future Fish, Farm, Flood efforts focused in other Agricultural Production Districts will need to go through their own processes to identify barriers to success for all stakeholders in these geographic areas. R-649 continues to apply to the Snoqualmie Valley Agricultural Production District until the watershed planning effort outlined in the Fish, Farm and Flood recommendations is complete. A policy reflecting the outcome of this effort shall be included in the next eight-year update.))~~
The County shall continue to support the Snoqualmie Valley Agricultural Production District fish, farm, flood effort, as appropriate, through completion of the task forces and establishment of measurable goals for agriculture, habitat restoration, and floodplain restoration for the Snoqualmie Valley Agricultural Production District.

Chapter 3 Policy Changes

54

R-650b **The County shall continue to document and consider the lessons learned from the Snoqualmie Valley Agricultural Production District fish, farm, flood effort to guide and refine the collaborative planning and review processes in a watershed context for projects and programs in other geographies with the co-equal goals of balancing farm, fish, and flood interests where farms, fish habitat and floodplains overlap, as well as strategies for avoiding, minimizing, and mitigating losses of farmable land, floodplain functions, and habitat functions. The County should support planning efforts similar to the Snoqualmie Valley Fish, Farm, and Flood Advisory Committee in other geographies if and when the County and partners choose to pursue such efforts or if acute tensions among various interests arise in a particular Agricultural Production District or other area of the county.**

Chapter 3 Policy Changes

55

R-656a King County may only approve the removal of land from the Agricultural Production District if it is, concurrently with removal of the land from the Agricultural Production District, mitigated through the replacement of agricultural land abutting the same Agricultural Production District that is, at a minimum, comparable in size, soil quality, and agricultural value. As alternative mitigation, the County may approve a combination of acquisition and restoration totaling three acres for every one acre removed as follows:

- a. A minimum of one acre (~~must~~) shall be added into another Agricultural Production District for every acre removed; and**
- b. Up to two acres of unfarmed land in the same Agricultural Production District from which land is removed shall be restored for every acre removed.**

Replacement land to comply with the requirements of this policy may be acquired added to the Agricultural Production District in advance of removal of land from the Agricultural Production District, rather than concurrently, if the criteria in R-656b are met.

Chapter 3 Policy Changes

56

R-656b Replacement land required under R-656a may be acquired and added to the Agricultural Production District in advance of removal as follows:

- a. The mitigation is for a public agency or utility project consistent with R-655;**
- b. Property proposed to be added to the Agricultural Production District is approved by the Department of Natural Resources and Parks to ensure compliance with R-656a;**
- c. The subsequent map amendment to remove the Agricultural Production District land identifies the previously added land being used for mitigation; and**
- d. The Department of Natural Resources and Parks tracks the acreage of advance additions of replacement land and subsequent removals to ensure that the requirements of R-656a are met.**

Chapter 3 Policy Changes

57

R-657 King County shall work with ~~((and provide support to))~~ Washington State University Extension and other technical service providers for ~~((its))~~ their research and education programs that assist small-scale commercial farmers.

Chapter 3 Policy Changes

58

R-661a To help make more farmland accessible to beginning, ~~((and))~~ low-income, historically underserved, and socially disadvantaged farmers, King County should expand its leasing of agricultural land to farmers and community organizations where appropriate and should encourage private farmland owners to lease unused land to farmers.

Chapter 3 Policy Changes

59

R-661b King County should expand representation of low income, ~~((and))~~ historically underserved, and socially disadvantaged farmers and community organizations within King County agricultural processes, such as the Agriculture Commission, advisory committees, task forces, and hiring.

Chapter 3 Policy Changes

60

R-662 **Agricultural processing, packing and direct sales are considered agricultural activities and should be allowed at a size and scale appropriate to the zone in which they are operating. King County (~~shall~~) should work with local and state health departments to develop regulations supporting these activities and with local non((-))profits and academic institutions to educate farmers about safe food processing practices and compliance.**

Chapter 3 Policy Changes

61

R-675 King County (~~should~~) shall prioritize its programs to help build and support a sustainable, reliable, equitable, and resilient local food system. King County (~~should~~) shall strive to (~~make~~) strengthen the local food system, (~~accessible~~) increase accessibly to (~~all~~) to the local food supply, and strive to make access to the local food system culturally appropriate by:

- a. Expanding leadership and ownership of food production opportunities to low-income, historically underserved, and socially disadvantaged farmers; and
- b. Making locally grown, healthy, and culturally relevant foods available to and reflective of King County communities and low-income, historically underserved, and socially disadvantaged farmers.

Chapter 3 Policy Changes

62

R-677 King County should promote and support local food production and local processing to strengthen a sustainable and climate resilient the local food system and reduce the distance that food must travel from farm to table.

Chapter 3 Policy Changes

63

R-677c King County should support low-income, historically underserved, and socially disadvantaged populations in efforts to improve equitable food access and food production goals, including support for alternative pathways for farmland access that meet their community's needs.

Chapter 3 Policy Changes

64

R-678 King County should support and collaborate with ~~((other organizations to further the development of))~~ food incentive program providers, with food providers, producers, and distributors, and with community-based organizations to further develop and expand programs that increase ~~((the ability of shoppers to))~~ access to affordable foods, increase the use of food assistance benefits, and increase the ability of farmers to accept electronic and other forms of payment at Farmers Markets and farm stands.

Logistics

- Website: [Kingcounty.gov/CouncilCompPlan](https://kingcounty.gov/CouncilCompPlan)
- Email: CouncilCompPlan@kingcounty.gov

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